

ISLANDS TRUST Local Trustee

## KEATS ISLAND PLANNING REVIEW PROCESS

(April 25, 2001)

### KEATS ISLAND RURAL LAND USE BYLAW – PART 1

#### Background to (PROJECT PLANNING STAFF) WORKING DRAFT – “APRIL 2001 ASSESSMENT TABLE”

**Keats Island’s Official Community Plan** (Bylaw 107), in effect since 1977, is currently undergoing a comprehensive public review. The **Islands Trust**, specifically the locally elected **Gambier Island Local Trust Committee**, has legal jurisdiction for land use and community planning on Keats Island (under the *Islands Trust Act* and the *Local Government Act*).

The end result of this 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**. The purpose of this new document is to ensure that the long-term vision of the Keats Island Community is maintained.

In **June 2000**, as part of “**phase 1**” of the review process, 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** – “**Assessment of Existing Official Community Plan Statements**” 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 “**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 brainstorm and provide input regarding their community values and vision for the future of Keats Island.

During “**phase 1**” of the process, input was received from people from most parts of Keats Island. Approximately 63 people attended the community forms. 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.

**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 summary working DRAFT “**Assessment Table**” of input from all sources has been prepared (**Attached**). The table combines all input received during “**phase 1**” of the Keats Island Planning Review Process.

**DRAFT Keats Island Goals, Objectives, and Policies** are being generated, based on analysis and review of the “Assessment Table”. Where there is a lack of consensus or clear direction in certain areas, a list of **ISSUES** is being identified. Further clarification and direction will be sought from the community. The DRAFT Keats Island Goals, Objectives, and Policies, and a “**Community Response Form**” (with questionnaire) will go back out into the community for further input and review in Spring/Summer 2001, during “**phase 2**” of the Keats Island Planning Review Process.

The Gambier Island Local Trust Committee encourages people of all ages, lifestyles and lengths of residency or interest in Keats Island to participate in the Keats Island Planning Review Process. Our objective is to obtain the widest possible input of the community as a whole. And we will continue to provide a variety of opportunities for everyone to have input into shaping the content of the new Keats Island planning documents.

### **Who to Contact For More Information**

**Gillian Saxby** of the Islands Trust is the Keats Island Planning Review project planner:

Phone: (250) 335-1616 or Toll Free (via Enquiry BC)  
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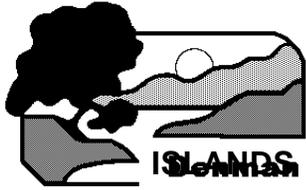
Or contact a member of the **Gambier Island Local Trust Committee**:

Trustee Kim Benson (Keats) (604) 886-9868  
Trustee Bob Gibson (Gambier) (604) 931-1455  
Chairperson John Money (Saturna) (250) 539-2975

Additional information and documents relating the Keats Island Planning Review Process can be viewed and downloaded at:

[www.keatsisland.net](http://www.keatsisland.net)

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](http://www.islandstrust.bc.ca)



**ISLANDS TRUST Local Trustee**

## KEATS ISLAND PLANNING REVIEW PROCESS

### KEATS ISLAND RURAL LAND USE BYLAW – PART 1 (PROJECT PLANNING STAFF) WORKING DRAFT – “APRIL 2001 ASSESSMENT TABLE” **COMMUNITY INPUT AND PRELIMINARY DRAFT GOAL AND OBJECTIVE STATEMENT IDEAS**

The wording is in a 3 column table format containing: the existing Keats Island Community Plan, the results of the VALUES QUESTIONNAIRE, WORKBOOK and community input (June 2000- March 2001), and Preliminary DRAFT Goal and Objective statement ideas (April 2001). The community response to the DRAFT statements will be used to generate DRAFT policy statements for further community review.  
 (abbreviations: Existing or DRAFT Goal = G , Existing or DRAFT Objective = OBJ, Existing Policy = P)

**\*NOTE:** Some community input comments containing ideas in more than one Goal, Objective, or Policy category are repeated under each appropriate heading.

Existing Keats Island OCP		COMMUNITY INPUT June 2000 – March 2001	STAFF ANALYSIS DRAFT RLUB WORDING
Existing GOALS and Objectives	Level of agreement	COMMUNITY INPUT from the VALUES Questionnaire and OBJECTIVES Workbook. The Level of community agreement from WORKBOOK CHECK BOXES (High, Mid/Neutral, and Low or Need to Change)	DRAFT GOAL STATEMENT IDEAS
<b>G1</b> TO PRESERVE KEATS ISLAND	<b>High</b> Level of Agreement with Existing G1	<b>AS IT IS NOW</b> <input type="checkbox"/> Similar to now, but no “hippy shacks” or junky looking properties.. <input type="checkbox"/> Same or slightly expanded. <input type="checkbox"/> We are close to Vancouver. We must maintain a sense of going to something unique, precious and different from our cities. <input type="checkbox"/> To always have this careful and thorough planning. To maintain its character and pureness. <input type="checkbox"/> Exactly as now <input type="checkbox"/> I would not want a lot of change, especially in the quiet and green aspect of the island. <input type="checkbox"/> Very much like it is now.	<b>G1. TO PRESERVE AS IT IS NOW...</b>  <b>ANALYSIS:</b> <i>There is a high level of agreement and consensus within the community regarding the desire to preserve the island as much like it is now, for the future.</i>
<b>OBJ1</b> To preserve the natural beauty, privacy and rural character of Keats Island	<b>High</b> Level of Agreement with Existing OBJ1	<input type="checkbox"/> A relaxing, quiet place with convenient access to the mainland. A place where more people come to live full time/part time while retaining its ‘wilderness’ feeling. <input type="checkbox"/> Much as it is today. <input type="checkbox"/> as much as possible as it is now. <input type="checkbox"/> I would like to be very much the same as it is now. <input type="checkbox"/> The way it is now. <input type="checkbox"/> Much like it is today. <input type="checkbox"/> Much as it is now. Much like it is today (and has been for 75 years). Self-reliant, cooperative and friendly island. A magical, special and spiritual place. A place to “get away from it all”. A place for families and kids.	

	<ul style="list-style-type: none"> <li><input type="checkbox"/> General maintenance of the status quo.</li> <li><input type="checkbox"/> Much the same.</li> <li><input type="checkbox"/> It stays the same</li> <li><input type="checkbox"/></li> <li><input type="checkbox"/> Its relative isolation yet its close proximity to Vancouver. It is an <u>island</u>. It doesn't have any store or businesses of any kind. It is primarily a private island. The hardships involved getting there by boat but the nature is worth it</li> <li><input type="checkbox"/> We desire that Keats Island be in the next 5-10 years much like it is today. There should be limited further development and that restricted to the 10 acre parcels in the middle of the island.</li> <li><input type="checkbox"/> We hope Keats Island will be rural in nature with limited further development (much as it is now) and a minimum of automobile, truck and barge traffic, and the roads, noise, pollution and safety concerns that traffic brings.</li> <li><input type="checkbox"/> I hope it will remain as unchanged as possible.</li> <li><input type="checkbox"/> Remain much the same except for fire safety and prevention, access on and to island, respect for each others property and home. Have a communal area to meet.</li> <li><input type="checkbox"/> As it is today!</li> <li><input type="checkbox"/> To stay much the same as it now. Large acreage lots. Very few cars. No commercial business.</li> <li><input type="checkbox"/> My hope is that Keats will continue with the features that make it special but with sufficient protection that there continue. This includes protection of the natural environment (forest, wildlife, ocean, beaches, drinking water); access for this nature (walking trails, beach access, boat access, <u>public docks</u>); safety and security (fire, vandalism, traffic safety). I'd like to see a balance between the beautiful natural environment and some amenities for comfort. For example, we have electricity, phones, a water system, fire protection, roads and vehicles for transporting goods and buildings supplies but we must keep vehicles safe, slow, as quiet as possible.</li> <li><input type="checkbox"/> I hope that Keats will maintain much of its current personality as a peaceful, green and natural place to live, but with better organized and legally protected public access, public wharves and general security; improved roads and road maintenance; improved parks and park protection. I would like to see a delineation of all park boundaries on the island and improved opportunities for public access to beaches on Keats Landing side of the island.</li> <li><input type="checkbox"/> Not unlike it is now. New development should be more sensitive to "rural" qualities. Clear-cutting of lots for cabins should be discouraged.</li> <li><input type="checkbox"/> No change except secure public docks.</li> <li><input type="checkbox"/> Minimal "development" of all kinds. Assured public transportation to and from the island; private vehicular use discouraged. Lowest possible impact on the island.</li> <li><input type="checkbox"/> Basically the same. No [phy]sical changes.</li> <li><input type="checkbox"/> About the way it was 4 years ago.</li> <li><input type="checkbox"/> Not much different than it is today. Keeping things simple. A certain amount of rules and regulations is good but not when it interferes with your freedom of choice.</li> <li><input type="checkbox"/> Honestly—like it is <u>now</u>.</li> <li><input type="checkbox"/> Exactly the same as today with continued focus to limit cross island vehicle traffic and focus moorage where the population resides.</li> <li><input type="checkbox"/> Much the same as it is now but with progress made on intra-community issues and disagreements.</li> <li><input type="checkbox"/> Please try to preserve what we currently have.</li> <li><input type="checkbox"/> Unchanged from present</li> <li><input type="checkbox"/> statements are open ended. I'm not sure what they mean.</li> <li><input type="checkbox"/> I am in favour of developing a plan that will retain the current level and type of development on the island and prevent an increase in density or commercialization.</li> </ul> <p><b>NATURAL BEAUTY</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The natural beauty and serenity.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Community continues to share values regarding the need and desire to preserve and protect the existing natural beauty, peace &amp; quiet, unique rural character of Keats Island</i></li> </ul> <p><b>G2 TO PRESERVE NATURAL BEAUTY</b></p>
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	<p> <input type="checkbox"/> Remoteness, nature, quiet. No car ferry but regular foot passenger service. Meeting with islanders.  <input type="checkbox"/> Beauty. Isolation (proximity to Vancouver yet removed).  <input type="checkbox"/> The nature and natural beauty and abundance. The peace and beauty untouched. Safety—due to small population. Peaceful—it is a haven away from city life.  <input type="checkbox"/> Scenery, quiet, nice folks.  <input type="checkbox"/> Natural beauty.  <input type="checkbox"/> Nature, trails, Island location, safe community, peacefulness, neighbourly support—looking after each other, relationship to Baptist Youth Camp, relationship with Barnabas.  <input type="checkbox"/> The peace and tranquillity of the woods. The natural beauty. Provides respite from noise pollution and crowds.  <input type="checkbox"/> Natural beauty so close to Vancouver. Eagles and seals. Lack of development.  <input type="checkbox"/> I really want it to remain in a forest-like state rather than have large areas of grass. I appreciate the improved ferry service.  <input type="checkbox"/> Nature, scenery and quietness. Our escape from city life. Building and improving cabin.  <input type="checkbox"/> Natural beauty, tranquility, nature sounds, safety getting away from the urban bustle.  <input type="checkbox"/> To maintain a beautiful, peaceful and isolated island environment! Maintain the island the way it is now!  <input type="checkbox"/> Would like to preserve the uniqueness and beauty we have here.  <input type="checkbox"/> Natural setting—apartness.  <input type="checkbox"/> Preserve the natural environment—forests, watersheds, etc.  <input type="checkbox"/> We value the beauty and nature and the tranquility of Keats. The freedom from urban development, lack of vehicle traffic, the nature trails are very much valued by us.  <input type="checkbox"/> We value the beautiful, natural, “unimproved” surroundings, Keats (and Barnabas) Camps, and the absence of commercial activity—all of which refresh us in this retreat from life in the city.  <input type="checkbox"/> Rural atmosphere. Wild life.  <input type="checkbox"/> Rural beauty. Few roads and few vehicles  <input type="checkbox"/> The balance mentioned above—it is wonderful to live on this beautiful, clean, natural island and still have comfort. The forest flora and fauna. The ocean for swimming, snorkeling and boating. The people. Ferry service and docks.  <input type="checkbox"/> Proximity to Sunshine Coast and Vancouver. Climate, green space, people, sense of community (in Eastbourne), Keats Landing and Eastbourne Wharves. Beach and central parks, solitude in winter, wildlife, ocean and mountain views, relatively clean air, walking and jogging opportunities.  <input type="checkbox"/> Natural/rural/peaceful/<u>non-commercial</u>.  <input type="checkbox"/> Nature. Easy access, close to Vancouver and still far enough away and “remote”. To be able to relax and enjoy island life.  <input type="checkbox"/> Not really “rural character” that implies farming, agriculture. We aim to preserve the natural untouched character. This is our <u>main</u> reason for using and enjoying Keats.  <input type="checkbox"/> Protecting natural/rural character is essential to me. </p> <p><b>PRIVACY, PEACE AND QUIET</b></p> <p> <input type="checkbox"/> Quiet...lack of traffic and noise.  <input type="checkbox"/> Quiet. Non-urban feel.  <input type="checkbox"/> Quiet days without barking dogs and kids playing loud music. It’s getting to be we have just as much quiet in the suburbs where we have noise by-laws.  <input type="checkbox"/> Value quiet - Quiet and privacy—because these are difficult to find.  <input type="checkbox"/> Peaceful, quiet refuge.  <input type="checkbox"/> The quiet, natural, relaxing environment.  <input type="checkbox"/> Peaceful atmosphere—contrast to urban areas.  <input type="checkbox"/> Peaceful—it’s a great change from the city. Proximity—easy to get to. Never crowded.  <input type="checkbox"/> We most value the peace and tranquility of undisturbed land and the trails thru the island. Keats is a beautiful </p>	<p><b><u>ANALYSIS:</u></b>  <i>There is a high level of shared community values regarding the need to protect the island’s limited and fragile natural environment, including:</i></p> <ul style="list-style-type: none"> <li>• forests, wildlife, drinking water sources</li> <li>• ocean, beaches, marine environment</li> </ul> <p><b>G3 TO PRESERVE PRIVACY, PEACE AND QUIET</b></p> <p><b><u>ANALYSIS:</u></b>  <i>There is a high degree of shared Community support to retain the “peace”, “quiet”, “tranquility” and “serene”, “slow paced”</i></p>
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	<p>island where learning to respect nature and to create one's own activity in a clean, healthy environment enables succeeding generations to understand and treasure our wonderful country. The island is a welcome and wonderful contrast to city living. To quote Danielle Crittenden (National Post, Friday, July 21st, 2000): "Young children spend their so-called free time in supervised activities and after-school programs. There is scarcely a minute when they're rid of adult authority and rules, or left alone to experiment with their independence and competency in the wider world." Summer on Keats (and any time thru fall and winter) children can build tree houses, hike and "experiment with their independence" in a 'safe' environment within the natural environment.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Private, small community because it's great to get away from the noise and cluster of the city to the quiet, undeveloped serenity of Keats.</li> <li><input type="checkbox"/> Abundant natural forests and greenery. Peace and quiet, except for the sounds of Nature. Eagles, deer, owls and other wildlife. Stepping back in time to a simpler life. Absence of human intrusions. Keats is a sacred and special place because of what it <u>doesn't</u> have (i.e. a feeling of over development /homogenization). It is small, fragile, precious and vulnerable (especially being so close to Vancouver/Sunshine Coast). It must be protected for future generations to enjoy.</li> <li><input type="checkbox"/> A peaceful retreat from the fast pace and noise of city/suburban life. Mostly natural in vegetation, etc. with minimal changes due to human intervention. Very little vehicular traffic.</li> <li><input type="checkbox"/> Lack of traffic. Rural character. Quiet, quiet. Slow pace.</li> <li><input type="checkbox"/> The community. The peace. The quiet.</li> <li><input type="checkbox"/> The Baptist Camp portion of the island as a separate community. It is very safe and private.</li> <li><input type="checkbox"/> Undeveloped rural nature of the island. Gravel roads. No fences (almost). Quietness, sounds of nature readily heard.</li> <li><input type="checkbox"/> Natural/rural/peaceful/<u>non-commercial</u>.</li> <li><input type="checkbox"/> The wilds and the rocks and the views and the forest land!</li> <li><input type="checkbox"/> The peace and quiet. The relatively private lifestyle. The "closeness" to nature feeling. The lack of commercialism on the island.</li> </ul> <p><b>RURAL CHARACTER</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Quiet, picturesque, maritime climate. Foot passenger access only. Lack of economic development, lack of condos.</li> <li><input type="checkbox"/> Rural nature. Lack of government bureaucrat intervention. Lack of cars/trucks. Tranquility.</li> <li><input type="checkbox"/> The rustic, sub-rural, quality of life presents the highest value. The quiet and clean environment, coupled with risks low enough to allow young children to play essentially un-supervised are qualities difficult to find in this day and age. Keats is located such that it can be used by extended family, many who travel long distances, on an annual basis. It allows family visits to maintain connections and facilitates periodic gatherings of the clan. I would be concerned if the costs of this major project were distributed "evenly" across the island population the benefits accrue primarily to one community. Maintaining the privilege of having boat floats is important.</li> <li><input type="checkbox"/> A quiet, rural island with few cars. An oasis away from the big city.</li> <li><input type="checkbox"/> I would like to see it retain its quiet rural character—which appealed to me in the first place.</li> <li><input type="checkbox"/> Close to town. Quiet, rural setting.</li> <li><input type="checkbox"/> The rural character, lack of roads, views of the sea and nearby hills and mountains, small community.</li> <li><input type="checkbox"/> Rural feel to the place. Forest feel to the place. Freedom to enjoy whatever it is you find yourself doing. Community spirit and activities/events. Isolation from the rest of the world but quick access back to it.</li> <li><input type="checkbox"/> Still relatively uninhabited and quiet.. Very rural. Few roads.</li> <li><input type="checkbox"/> Its rural character and close proximity to Vancouver.</li> <li><input type="checkbox"/> Its rural undeveloped nature.</li> <li><input type="checkbox"/> Its natural beauty and rural character, enhanced by few people and few amenities.</li> <li><input type="checkbox"/> Keats, especially the Baptist Church Lands and Barnabas, with a little luck and reasonable prudence should</li> </ul>	<p><i>ambience of the island -as a "refuge" in contrast to the "traffic" and "noise" of urban areas</i></p> <p><b>G4 TO PRESERVE UNIQUE RURAL CHARACTER</b></p> <p><b><u>ANALYSIS:</u></b>  <i>The Community identifies the "unique rural character" of Keats Island as including:</i></p> <ul style="list-style-type: none"> <li>• <i>Natural beauty, tranquility, unspoiled views</i></li> <li>• <i>No car ferry</i></li> <li>• <i>Lack of roads, cars, traffic</i></li> <li>• <i>Slow paced, feeling of "remoteness" within close proximity to Vancouver</i></li> <li>• <i>Clean, quiet sanctuary, safe, friendly, self-reliant, community spirit</i></li> <li>• <i>Undeveloped, rustic, non-commercial,</i></li> </ul>
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	<p>remain a quiet sanctuary for families.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of traffic. Rural character. Quiet, quiet. Slow pace.</li> <li><input type="checkbox"/> Rural atmosphere. Wild life.</li> <li><input type="checkbox"/> Rural beauty. Few roads and few vehicles</li> <li><input type="checkbox"/> Undeveloped rural nature of the island. Gravel roads. No fences (almost). Quietness, sounds of nature readily heard.</li> <li><input type="checkbox"/> Natural/rural/peaceful/<u>non-commercial</u>.</li> <li><input type="checkbox"/> Quiet rural atmosphere</li> <li><input type="checkbox"/> Protecting natural/rural character is essential to me.</li> </ul> <p><b>SENSE OF COMMUNITY</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Quiet, serene, strong sense of community, natural, environmentally preserved,.</li> <li><input type="checkbox"/> I <u>hope</u> it will stay as a family oriented summer cottage sort of place.</li> <li><input type="checkbox"/> Unique community. – The range/diversity of people.</li> <li><input type="checkbox"/> More community events. We plan to retire here in 5-10 years.</li> <li><input type="checkbox"/> Maintain the integrity of the island ambience as we now enjoy it.</li> <li><input type="checkbox"/> The quality of life afforded, comfort and privacy within wilderness setting. I want to get away from city life— not be sitting on my neighbours like I would expect to in an urban setting.</li> <li><input type="checkbox"/> A greater sense of island wide community developed</li> <li><input type="checkbox"/> Sense of community and sense of safety which we enjoy. Isolation from itinerant traffic who bring litter etc. and a lack of pride in the island.</li> <li><input type="checkbox"/> Much the same as it is now but with progress made on intra-community issues and disagreements.</li> <li><input type="checkbox"/> Respite from the hustle and bustle of life at the millennium. We don't want to see Keats' communities divided between extreme pro-development types or preservationist purists. Let's strive for gradual, moderate development and avoid many of the negative consequences.</li> </ul>	<p><i>family-oriented</i></p> <p><b>G5 TO ENCOURAGE AND MAINTAIN A SENSE OF COMMUNITY</b></p> <p><i>There is a shared desire to improve island-wide communication and cooperation:</i></p> <ul style="list-style-type: none"> <li>• <i>Islanders working together to resolve issues and areas of disagreement</i></li> <li>• <i>Achieving a balanced, consultative approach to decision-making</i></li> </ul>
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Existing Keats Island OCP		COMMUNITY INPUT June 2000– March 2001	STAFF ANALYSIS WORDING
Existing GOALS and Objectives			DRAFT OBJECTIVE IDEAS AND ISSUES
G2 TO PROTECT KEATS ISLAND	High Level of Agreement with Existing G2	<b>CONTROL DEVELOPMENT</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> CONCERNS: The short term self -interest of speculators who see Keats as a “development opportunity.” The attitude that “growth is inevitable and must be accommodated.” The tendency of many islanders to only think about their own needs/desires and not to think about the island as a whole/or to think long term—human-centered not nature-centered.</li> <li><input type="checkbox"/> As long time “Eastbourners” we value most highly the natural and peaceful ambience of our rural, marine setting. However, we think changes are inevitable in the next few years, so let’s plan for it and manage it!</li> <li><input type="checkbox"/> Please no ‘citification’ of the island.</li> <li><input type="checkbox"/> Current community plan has the key points. Camps provide the opportunity for non-owners to enjoy the island and should be encouraged to grow.</li> <li><input type="checkbox"/> Concerns about people who want to develop the Island and change it into a suburbanized or commercial place and lose the unique character of the Natural Environment here.</li> <li><input type="checkbox"/> The building of huge homes among existing modest, summer cabins. Seeing hunters carrying fire arms and a deer killed and left on the Trail to Salmon Rock are concerns.</li> <li><input type="checkbox"/> Water, water, water. Growth (and lack thereof).</li> <li><input type="checkbox"/> Any developments be well done.</li> <li><input type="checkbox"/> Plumpers Cove, where our property is, is evolving VERY slowly, but mostly generational change. The same folks, but the former kids now running things, in the same locations, with improvements to creature comforts (ie fewer draughts, better beds, more reliable water, better “toys”). There were a few new homes developed over the last 10 years. There are limited or no opportunities, under current restrictions, for more development.</li> <li><input type="checkbox"/> Population at similar level. Residents more careful about refuse and noise.</li> <li><input type="checkbox"/> The land use contract D.L. 696 will be fully resolved and implemented.. Limited population growth will have taken place.</li> <li><input type="checkbox"/> With as little further ‘high tech’ development as possible—roads, construction, buildings, etc</li> <li><input type="checkbox"/> I envision that the S.C.R.D. and other assorted beaucrats will ruin that and turn it into a sort of Surrey-On-The-Sound by regulating minimum habitable dwelling criteria to favour houses rather than cottage, and refusing to acknowledge low, or no, water consumption sewer systems.</li> <li><input type="checkbox"/> Minimal “development” of all kinds. Assured public transportation to and from the island; private vehicular use discouraged. Lowest possible impact on the island.</li> <li><input type="checkbox"/> Minimal development.</li> <li><input type="checkbox"/> We value the beauty and nature and the tranquility of Keats. The freedom from urban development, lack of vehicle traffic, the nature trails are very much valued by us.</li> <li><input type="checkbox"/> Low density population. Parkland and undeveloped forest areas.</li> <li><input type="checkbox"/> Quiet, picturesque, maritime climate. Lack of economic development, lack of condos.</li> <li><input type="checkbox"/> To protect Keats Island from damage caused by future development, Including logging on private land, including tree felling around cabins.</li> <li><input type="checkbox"/> Respite from the hustle and bustle of life at the millennium. We don’t want to see Keats’ communities divided between extreme pro-development types or preservationist purists. Let’s strive for gradual, moderate development and avoid many of the negative consequences.</li> <li><input type="checkbox"/> I am not against development. It’s unavoidable. It must be done so as to minimize impact.</li> </ul>	<b>OBJ1 TO MANAGE GROWTH AND DEVELOPMENT</b>  <b>OBJ 2 TO MAINTAIN EXISTING ISLAND DEVELOPMENT TYPE</b>  <u>ANALYSIS:</u> <i>There is a high level of Community consensus regarding the need for careful holistic planning and management of existing and future development:</i> <ul style="list-style-type: none"> <li>• Resist “suburbanization”, “citification”, “commercialization”</li> <li>• Retain low density, and population levels</li> <li>• Encourage retention of undeveloped, forested areas</li> <li>• Minimize negative impacts of development</li> <li>• Minimize need for road expansion or development patterns which would increase the need for roads or reliance on private</li> </ul>
OBJ2 To protect Keats Island from damage caused by future development	High Level of Agreement with Existing OBJ2		

		<i>automobile use</i>
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<p><b>G3</b> TO ENSURE ADEQUATE UTILITIES AND SERVICES</p>	<p><b>High</b> Level of Agreement with Existing G3</p>	<p><b>WATER SUPPLY AND CONTAMINATION ISSUES</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The issues of septic, water supply and fire protection will be resolved</li> <li><input type="checkbox"/> A good water system. Clean ocean water to swim—makes me wonder about some <u>old</u> cottages and what is <u>really</u> happening around the island—that goes for Keats camp cottages too—we need an inspection</li> <li><input type="checkbox"/> Tax based water system for Eastbourne..</li> <li><input type="checkbox"/> New broad hydro or water supply easement should be carefully planned, narrow and winding. Tree lopping c.f. branch thinning/windowing. Lopping—ultimate tree deck. Tree clearance on the private lots, especially smaller lots.</li> <li><input type="checkbox"/> Yes. “Vision” is not a verb! Get the S.C.R.D. off and away from Keats Island.</li> <li><input type="checkbox"/> A reliable water system would be a tremendous asset.</li> <li><input type="checkbox"/> Water issues of great importance—quantity and quality. Are the current septic systems going to contaminate drinking water? These issues must be looked at prior to further construction.</li> <li><input type="checkbox"/> Much the same as it is now but with progress made on intra-community issues and disagreements.</li> <li><input type="checkbox"/> Water consumption levels—how much can existing water levels support?</li> <li><input type="checkbox"/> Only that growth destroys the very thing that attracted one to the place in the first instance.</li> <li><input type="checkbox"/> To resolve community issues related to the supply of utilities and services.</li> <li><input type="checkbox"/> No services are provided for our tax \$!</li> <li><input type="checkbox"/> I would encourage the community to live simply and minimize reliance on further services.</li> <li><input type="checkbox"/> I am content with the services and utilities currently available to me on the island and am pleased that my community, Eastbourne, seems to be solving its water problems within the community and with the support and cooperation of residents, volunteers and the SCR.D. I hope we can keep it that way. In short, it seems I am looking for an OCP that will maintain the current situation on Keats now and protect us from “growth” and “development” which I do not regard as desirable for our island communities.</li> <li><input type="checkbox"/> No over development using water table</li> </ul>	<p><b>OBJ 3 TO RESOLVE WATER AND SEPTIC ISSUES</b></p> <p><b><u>ANALYSIS:</u></b> <i>There are general concerns regarding:</i></p> <ul style="list-style-type: none"> <li>• <i>Water quality and quantity</i></li> <li>• <i>Water consumption levels and capacity</i></li> <li>• <i>Drinking water contamination from septic fields</i></li> </ul> <p><b><u>ISSUE #1:</u></b></p> <ul style="list-style-type: none"> <li>• <i>There is a lack of consensus on how to resolve these issues</i></li> <li>• <i>Some favour a tax based water system for Eastbourne, while others would prefer not to have Regional District utilities and services</i></li> </ul>
<p><b>OBJ 3</b> To resolve community issues related to the supply of utilities and services</p>	<p><b>High</b> Level of Agreement with Existing OBJ 3</p>	<p style="text-align: center;"><b>COMMUNITY INPUT</b> June 2000 – March 2001</p>	<p><b>DRAFT OBJECTIVES IDEAS AND ISSUES</b></p>
<p><b>EXISTING LAND USE AND SUBDIVISION OBJECTIVES &amp; POLICIES</b></p>	<p><b>High</b> Level of Agreement with Existing OBJ4</p>	<p><b>EXISTING USES ONLY ....</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> No increase in farmland,</li> <li><input type="checkbox"/> Cottage/recreation/residential uses preserved.</li> <li><input type="checkbox"/> Keep its present style and mix of summer cottages and permanent residences.</li> <li><input type="checkbox"/> Imperative the needs of local area islanders are not forced on other island areas. However, larger issues (like fire protection) should be dealt with island-wide on consultative basis.</li> <li><input type="checkbox"/> Agriculture—only existing, no expansion.</li> <li><input type="checkbox"/> We see <u>very</u> limited usefulness for on island service businesses beyond what exists today (i.e. little).</li> <li><input type="checkbox"/> Only existing uses – as now</li> <li><input type="checkbox"/> “Existing uses only” may not be best in future.</li> <li><input type="checkbox"/> No institutional recreation.</li> </ul>	<p><b>OBJ 4 TO MAINTAIN EXISTING USES</b></p> <p><b><u>ANALYSIS:</u></b> <i>There is a high level of community support for maintaining existing uses only:</i></p> <ul style="list-style-type: none"> <li>• <i>Primarily small summer cottage</i></li> </ul>

**P1.** That land uses be limited to residence, private and institutional recreation, public park and existing agriculture and also limited small scale local service business pursuant to..... that any application for the establishment of a shop or other commercial under- taking on Keats be referred to a public hearing on the island.

**P2.** That institutional recreational uses be permitted on larger parcels only . The minimum parcel size standard for such a use

**High Level of Agreement with Existing P1**

**High Level of Agreement with Existing P2**

- These seem to be all right for the foreseeable future.
- Need to meet needs for work and supplies on island.
- Keep an open mind here.
- I would not like to see large-scale agricultural business developed on the island.
- Does this include logging? Current logging should not be allowed. Also re agriculture: there must be environmental controls and concerns re watersheds, smells, etc. What is institutional rec.? What about private rec. on 10 acre parcels? Existing agriculture ok as long as present owners have it; no new agric.
- Agree, if limited to present uses. No additional expansions.
- I would prefer the plan to discourage retail or other “businesses” that would require re-zoning. Perhaps such initiatives should be put to an island-wide referendum.
- No need to retail or commercial business.
- We prefer no small local service businesses but would certainly expect a public hearing if one were to be proposed.
- I am opposed to any commercial undertakings on the island as I believe they do not further the “natural beauty and rural character”.
- Perhaps the size/magnitude of such a venture should be restricted as well based on the amount of land involved.
- Should be subject to public hearings, etc.
- Should be same as 2. Above rather than blanket 4 hectares.
- No more institutional facilities to be added.
- We prefer no further institutional recreational uses other than what exists.
- There should be public input on any new institutional recreational—the #s of people have an impact on services.
- I don’t know what is meant by institutional recreation.
- Is existing land use limited to residential only? I am not in favour of any commercial development beyond what currently exists: public and private camping; private contracting as home-based business; individual handicraft-type sales; small home-based B&B.
- A list of acceptable use[s] must be specified.

**NO COMMERCIAL**

- We don’t want commercial development although it was nice, many years ago to be able to walk to the Baptist Camp for an ice-cream cone or chocolate bar when the small store was operating in summer months.
- still a non-commercial “summer” island).
- I would not like to see retail or commercial business established.
- Non commercial activity.
- Not much more development, no increase in commercial use. No more subdivision as in Eastbourne—too crowded.
- No commercial business. Very few cars. To stay the same as it is now. Large acreage lots.
- We value the beautiful, natural, “unimproved” surroundings, Keats (and Barnabas) Camps, and the absence of commercial activity—all of which refresh us in this retreat from life in the city.
- Natural/rural/peaceful/non-commercial.
- Quiet, picturesque, maritime climate. Foot passenger access only. Lack of economic development, lack of condos.
- The peace and quiet. The relatively private lifestyle. The “closeness” to nature feeling. The lack of commercialism on the island.
- Quiet, picturesque, maritime climate. Foot passenger access only. Lack of economic development, lack of condos.
- Concern about requests for commercial development—this should not happen.

*type residential with a mixture of permanent residences*

- *Need for island-wide consultation prior to any expansion or change in existing uses*
- *Concerns exist relating to expansion of agricultural and/or private institutional uses (ie. Summer camps)*
- *There is a high level of support for the existing requirement for a public hearing prior to the establishment of a store or commercial undertaking on Keats*

**ISSUE #2:**

*Establishment of one small general store/post office type retail commercial parcel in the Eastbourne area of Keats*

- *There is a lack of consensus on this issue. More direction is needed regarding what policies and criteria should be used to evaluate any application for commercial rezonings (location, scale, level of*

in 4 hectares  
(9.9 acres).

	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please no paved roads, major commercial use or changes that will lead to increase in population/use of island.</li> <li><input type="checkbox"/> My biggest concern is having Keats become commercialized and more like the mainland. I think the “plan” is as it should be now.</li> <li><input type="checkbox"/> No retail or stores!</li> <li><input type="checkbox"/> These seem to be all right for the foreseeable future.</li> <li><input type="checkbox"/> There should be <u>NO</u> stores, hotels, B&amp;B.</li> <li><input type="checkbox"/> Prefer to discourage retail business. Retain rural atmosphere.</li> <li><input type="checkbox"/> Is existing land use limited to residential only? I am not in favour of any commercial development beyond what currently exists: public and private camping; private contracting as a home-based business; individual handicraft-type sales; small home-based B&amp;B.</li> <li><input type="checkbox"/> Are we protected from the possibility that some might choose to build something larger than a single family dwelling on individual properties? Can we prevent the construction of commercial establishments? Do we have a “sign by-law” to help prevent commercialization of the island.</li> <li><input type="checkbox"/> I would not like to see large-scale agricultural business developed on the island.</li> <li><input type="checkbox"/> I would prefer the Plan to discourage retail or other “businesses” that would require re-zoning. Perhaps such initiatives should be put to an island-wide referendum.</li> <li><input type="checkbox"/> Perhaps the size/magnitude of such a venture should be restricted as well, based on the amount of land involved.</li> </ul> <p><b>SMALL STORE COMMERCIAL</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> I think a small store/restaurant would create a sense of community</li> <li><input type="checkbox"/> I like the way Keats Island is now, however I wouldn’t mind one General Store where you could purchase milk, bread or other perishable items.</li> <li><input type="checkbox"/> Access to enhanced services such as gas, food, and other consumables...via deliveries</li> <li><input type="checkbox"/> Small store</li> <li><input type="checkbox"/> Good to have a store (small).</li> <li><input type="checkbox"/> Include store/cafe for community.</li> <li><input type="checkbox"/> Would like limited commercial store.</li> <li><input type="checkbox"/> Need small scale diversity. Would support store or other small business.</li> <li><input type="checkbox"/> Much the same as it is now but, the addition of a general store and cafe and library and community hall.</li> <li><input type="checkbox"/> Close to what it is now—but a small store (dry goods etc.) would be handy.</li> <li><input type="checkbox"/> We know many owners who plan to retire to Keats over the next 5 years. This will create demand for some commercial services e.g. a general store/post office.</li> <li><input type="checkbox"/> Convenient store on each side of the island.</li> <li><input type="checkbox"/> Possibility of a community “corner grocery store” to serve on island residents for the basics only. Possible recreation facilities of an open, seasonal nature. A small rural style community centre in Eastbourne. I see myself and my wife retired here in years along with a much larger aging population of full time residents than we have now.</li> <li><input type="checkbox"/> Much the same with <u>gradual</u> improvements to water and <u>small</u> commercial services. No car ferry, limited vehicle traffic.</li> <li><input type="checkbox"/> Small retail outlet(s) would be appreciated</li> <li><input type="checkbox"/> Policy could include limited on-island commercial (per #2 below).</li> <li><input type="checkbox"/> Add commercial (limited).</li> <li><input type="checkbox"/> Land uses should include some retail.</li> <li><input type="checkbox"/> See above. (Would like limited commercial store.)</li> <li><input type="checkbox"/> Should allow for small business and non institutional recreation.</li> <li><input type="checkbox"/> A small general store would be appreciated.</li> <li><input type="checkbox"/> No objection to a small convenience shop or diner. Nothing more.</li> </ul>	<p><i>community support, potential impacts on growth and development, trends, etc.)</i></p> <p><b>ISSUE #3:</b> <i>Addition of more public use land like community hall or an outdoor recreation playing field</i> <i>As above, more community discussion and direction is needed on this issue</i></p>
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		<input type="checkbox"/> A store would be great <input type="checkbox"/> Would like a store. <input type="checkbox"/> These seem to be all right for the foreseeable future. <input type="checkbox"/> Any service that reduces use of private vehicles should be encouraged.	
<p><b>OBJ5</b> To limit residential densities in new developments.</p>	<p><b>High</b> Level of Agreement with Existing OBJ 5</p>	<p><b>LIMIT NEW DEVELOPMENT</b></p> <input type="checkbox"/> Slow growth, continue as owner/builder approach. <input type="checkbox"/> We would like to see Eastbourne gradually develop the feel of a small “village”. This would require infrastructure changes, esp. a safe and adequate water system, some fire protection and a stronger police presence. Eastbourne subdivision has the density (200 lots and about 170 dwellings) to justify the infrastructure costs. <input type="checkbox"/> No fancy subdivisions <input type="checkbox"/> Very limited development, <input type="checkbox"/> no new subdivisions <input type="checkbox"/> No more than 500 lots on Keats Island. No more than 75-100 full-time residents. Green spaces protected (at least 500 acres). Lots of wild spaces.. ...Remaining a magical, beautiful, natural summer place for everyone. <input type="checkbox"/> No more than 500 lots. No more than 100 full time residents <input type="checkbox"/> I would hope not much more developed in residences or in roadways than at present. <input type="checkbox"/> similar to what it is now, controlled development <input type="checkbox"/> Development is not always progress when looking at quality of life. The vision for the island will survive the constant erosion by those who would like to develop it <input type="checkbox"/> Not much more development, no increase in commercial use. No more subdivision as in Eastbourne—too crowded. <input type="checkbox"/> No commercial business. Very few cars. To stay the same as it is now. Large acreage lots. <input type="checkbox"/> Relative lack of development, ability to live here without a vehicle. Quiet, low density. Islands Trust commitment to resist the suburbanization of the island. <input type="checkbox"/> Low density population. Parkland and undeveloped forest areas. <input type="checkbox"/> When planning to allow further subdivision, remember that not all the lots in Eastbourne have dwellings on them—but this will likely change in the next 10 years so will increase density. Also the issue of divestiture of docks and continuing Dogwood Princess service <input type="checkbox"/> Generally, but “reason” should prevail. <input type="checkbox"/> Two dwellings. <input type="checkbox"/> Unrealistic in long term. if 2 dwellings allowed/10 acres, why not limit to 1 dwelling/5 acres? Is the effect not similar? <input type="checkbox"/> Otherwise problems with water and human traffic will increase. <input type="checkbox"/> Lots with previously permitted variations should not have to comply now, unless density is unreasonable e.g. compared to Eastbourne. <input type="checkbox"/> To limit residential densities in new developments. <input type="checkbox"/> No new developments. <input type="checkbox"/> 100 acre minimum—to many 10 acre lots now exist. <input type="checkbox"/> Parcel size is adequate. Should be ok to build 2nd cabin. <input type="checkbox"/> Smaller parcels of 1 or 2 or 5 acres would give better mix and more affordable tax base. <input type="checkbox"/> Low density is good, but 1/9.9 acres is extreme! <input type="checkbox"/> Must have 4 hectare parcel to qualify for 2nd cabin. <input type="checkbox"/> This is because we need to resolve supply of utilities, services. <input type="checkbox"/> Densities could increase and still preserve character. <input type="checkbox"/> Have a limit of say 10 acres. <input type="checkbox"/> Allow 2 dwellings/9.9 acres. Precedent set at L.6031. <input type="checkbox"/> Need to specify conditions for allowing more than 2.	<p><b>OBJ 5 TO ESTABLISH A LIMIT TO GROWTH ANALYSIS:</b> <i>There is a high level of agreement that the level of development on Keats Island needs to be carefully managed and limited. However, there is a wide range of opinion about:</i></p> <ul style="list-style-type: none"> <li>• Total allowable density for the island as a whole</li> <li>• Lot sizes and densities within new developments</li> <li>• Dwellings per parcel based on lot size</li> <li>• Impacts of development on existing water supplies, island character, etc..</li> <li>• More direction, clarification needed</li> </ul>
<p><b>P3</b> To permit no more than two dwellings on a single parcel, except by land use contract.</p>	<p><b>High</b> Level of Agreement with Existing P3</p>		
<p><b>P4</b> To limit residential densities in new developments to a maximum of 1 dwelling per 4 hectares (9.9 acres</p>	<p><b>Mid/Neutral</b> Level of Agreement with Existing P4</p>		
<p><b>P5</b> That if the Baptist church so desires, the Regional District consider entering in to a land use contract with the church concerning DL</p>	<p><b>High</b> Level of Agreement with Existing P5</p>		
			<p><b>ISSUE #4:</b></p> <ul style="list-style-type: none"> <li>• Total Island density</li> <li>• Lot sizes and densities in new subdivisions</li> <li>• Number of dwellings per parcel, based on lot size</li> <li>• Managing development to minimize negative</li> </ul>

696 for the purpose of establishing separate titles for the existing holdings of lessees.

- There may be a need to review in future.
- Maintain low density.
- More dwellings per larger parcels but limit numbers based on what island-wide resources can support.
- Some lots are [too] small for more than one dwelling.
- Doesn't this contradict #4.
- LUC outdated?
- Why 2, why not 1?
- Check lot size.
- No more than 2, no matter what.
- Are we protected from the possibility that some might choose to build something larger than a single family dwelling on individual properties? Can we prevent the construction of commercial establishments? Do we have a "sign by-law" to help prevent commercialization of the island? We don't consider the subdivision of DL696 to be a new development.
- Smaller lot sizes should be permitted
- Public access must be preserved to beaches and foreshore
- If "Corkum" or "Baptist" property should come up for sale, acquisition for park use may be best result.
- May need to add that no current publicly accessible scenic/park areas should be cut off by development.

*impacts*

- *More direction is needed regarding the available planning tools which might be used to achieve this objective (ie. density transfer, amenity zoning, comprehensive zoning, etc.)*

LAND IN PUBLIC OWNERSHIP		COMMUNITY INPUT June 2000 – March 2001	PROTECTED AREAS/ PUBLIC LAND OBJ. & ISSUES
<p><b>OBJ6</b> To improve access to public lands.</p>	<p><u>Low</u> Level of Agreement with Existing OBJ 6</p>	<p><b>BETTER ACCESS TO PUBLIC LAND</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Continued free access to all beaches—enhanced where necessary</li> <li><input type="checkbox"/> Undeveloped private lands should be encouraged to remain so through a policy of tax adjustment. At present, private land that is likely to remain undeveloped should be taxed at an adjusted rate, not a zoned residential rate. This special incentive rate (to keep it natural) should remain in place until such times as a building permit is served for development—keep the policy simple with no string attached. May we refer to lot 26 DL1593 Keats Island. Present taxes make it almost prohibitive to retain it without development.</li> <li><input type="checkbox"/> Why not? Perhaps Islands Trust could lead a campaign to purchase Corkum’s Pebble Beach property for a major provincial park. This would be preferable to eventual 10-acre subdivision, which is alternative.</li> <li><input type="checkbox"/> Increase percentage of total land as park to 12% = provincial average.</li> <li><input type="checkbox"/> Maintain current levels. If a major development is proposed (unlikely) beach/shoreline access should be maintained at least historic levels.</li> <li><input type="checkbox"/> Public access to beaches is vital. Policy is to avoid “Andy’s Beach” situation where upland owner’s development impacts on access.</li> <li><input type="checkbox"/> To improve access to public lands.</li> <li><input type="checkbox"/> Non vehicular.</li> <li><input type="checkbox"/> Trails maintained, please!</li> <li><input type="checkbox"/> Why?</li> <li><input type="checkbox"/> If only 8% in parkland (marine park) What’s the big deal?</li> <li><input type="checkbox"/> Very important.</li> <li><input type="checkbox"/> Some areas should remain natural.</li> <li><input type="checkbox"/> I’m very concerned about public access to the island.</li> <li><input type="checkbox"/> Pedestrian access only.</li> <li><input type="checkbox"/> Access is adequate now.</li> <li><input type="checkbox"/> Keep access “as is”.</li> <li><input type="checkbox"/> There is no public land other than marine park - residents have built a trail to park</li> </ul> <p><b>PARKS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Salmon Rock ensured a ‘public’ use.</li> <li><input type="checkbox"/> A park where kids can gather for field activities—or at least paths, or some open green—ensuring no vehicle entry.</li> <li><input type="checkbox"/> Control of the population of deer, raccoons and Canada geese.</li> <li><input type="checkbox"/> Low density population. Parkland and undeveloped forest areas.</li> <li><input type="checkbox"/> Must not apply to former park land.</li> <li><input type="checkbox"/> No comment. I’m not sure what you’re asking me?</li> <li><input type="checkbox"/> There is a park NOW!</li> <li><input type="checkbox"/> I disagree with this statement. Parks are green space.</li> <li><input type="checkbox"/> Why is this necessary?</li> <li><input type="checkbox"/> Is this appropriate? Need a more encompassing statement covering all owners.</li> <li><input type="checkbox"/> If “Corkum” or “Baptist” property should come up for sale, acquisition for park use may be best result.</li> <li><input type="checkbox"/> The more public parks the better. What is “large scale”?</li> <li><input type="checkbox"/> Why not?</li> <li><input type="checkbox"/> May need to add that no current publicly accessible scenic/park areas should be cut off by development.</li> <li><input type="checkbox"/> Agree for brand new development and subdivision. Do not agree for current DL696 application; we do not consider this a new subdivision or development.</li> </ul>	<p><b>OBJ 6 TO MAINTAIN ACCESS TO NATURAL ENVIRONMENT</b></p> <p><u>ANALYSIS:</u> <i>There is a high level of support for:</i></p> <ul style="list-style-type: none"> <li>• Retention of intact forested areas and undeveloped natural areas;</li> <li>• Ensuring non-vehicular public access to beaches, scenic areas and pedestrian hiking trails is protected</li> </ul> <p><b>OBJ 7 TO INCREASE PARK AREAS</b></p> <p><u>ANALYSIS:</u> <i>There is a high level of support for increasing the amount of parkland on Keats Island.</i></p> <p><u>ISSUE #5:</u> <i>More direction and clarification is needed regarding:</i></p> <ul style="list-style-type: none"> <li>• Priority areas for parkland acquisition;</li> <li>• Appropriate tools and mechanisms to acquire additional parkland (ie. Dedications, purchases, voluntary donations, etc);</li> </ul>
<p><b>P6</b> That Keats be established as a low priority area for large scale park acquisition.</p>	<p><u>Mid/Neutral</u> Level of Agreement with Existing P6</p>		
<p><b>P7</b> That, wherever possible, at the time of development or by means of will or dedication, improved public access be provided by means of trails to scenic views, local parks and beaches</p>	<p><u>Mid/Neutral</u> Level of Agreement with Existing P7</p>		
<p><b>P18.</b> That the Parks branch be requested to review the operation of Plumper Cove park to reduce detrimental effects caused</p>	<p><u>High</u> Level of Agreement with Existing P18</p>		



	<ul style="list-style-type: none"> <li><input type="checkbox"/> Undeveloped rural nature of the island. Gravel roads. No fences (almost). Quietness, sounds of nature readily heard.</li> <li><input type="checkbox"/> No cars or trucks in our area, therefore no traffic. The clean, green areas. Boat and truck traffic should be in the area they live.</li> <li><input type="checkbox"/> Relative lack of development, ability to live here without a vehicle. Quiet, low density. Islands Trust commitment to resist the suburbanization of the island.</li> <li><input type="checkbox"/> Rural nature. Lack of government bureaucrat intervention. Lack of cars/trucks. Tranquility.</li> <li><input type="checkbox"/> The major concern we have is automobile and truck traffic. We hope it can be minimized so that the safety and well being of people coming to the island would not be compromised.</li> <li><input type="checkbox"/> The relic cars. The vandalism. Lack of any policing. Trucks using the ramp and making noise up the hill between midnight and 4 A.M.</li> <li><input type="checkbox"/> Vehicles should not be promoted.</li> <li><input type="checkbox"/> Do not want vehicle access.</li> <li><input type="checkbox"/> Cars should not be encouraged on Keats.</li> <li><input type="checkbox"/> Vehicles should not be promoted.</li> <li><input type="checkbox"/> Not required.</li> <li><input type="checkbox"/> I don't care about "damage to vehicles", I worry about damage to the environment eg. washouts and eroded drains! Ditch making is a self perpetuating problem of funneling runoff to one side of road...gullies, washouts . This happens at all ditches: just open your eyes! Roads as is, no widening or smoothing...natural speed limits. The wider they are, the faster they go.</li> <li><input type="checkbox"/> Do <u>not</u> encourage vehicle use.</li> <li><input type="checkbox"/> To reduce the use of vehicles.</li> <li><input type="checkbox"/> Too many derelicts.</li> <li><input type="checkbox"/> Encourage alternate vehicles over cars i.e. golf carts.</li> <li><input type="checkbox"/> Island could be electric golf carts as priority.</li> <li><input type="checkbox"/> The number of vehicles on the island should be limited!</li> <li><input type="checkbox"/> N/A. This is a non-issue as conserving gas friendships etc. already address this.</li> <li><input type="checkbox"/> not presently and are in very poor condition.</li> <li><input type="checkbox"/> Not practical.</li> <li><input type="checkbox"/> Cross-island shuttle during summer, when Eastbourne not served by Princess (or Mercury)?</li> <li><input type="checkbox"/> Shuttle buses and trucking service should operate.</li> <li><input type="checkbox"/> Alternative needed to privately owned vehicles.</li> <li><input type="checkbox"/> To reduce the use of vehicles.</li> <li><input type="checkbox"/> Golf cart priority bylaw and vision.</li> <li><input type="checkbox"/> Sounds good in theory but I'm not sure how much more joint use can be encouraged/supported in areas where the members of a community are not a close-knit group.</li> <li><input type="checkbox"/> Suggest every car on the island must be insured and carry a decal costing \$500. When the car is removed the decal is redeemed for the deposit.</li> <li><input type="checkbox"/> Seems contrary to objective of reducing vehicle use. Should use other forms of transportation.</li> <li><input type="checkbox"/> Impractical. Should be left to individuals.</li> <li><input type="checkbox"/> Do you think it will work?</li> <li><input type="checkbox"/> Too vague. Need more specific ways to minimize vehicles.</li> <li><input type="checkbox"/> Limit numbers please.</li> <li><input type="checkbox"/> Vehicles are necessary. More and more people will be residing here.</li> </ul> <p><b>ROADS/PARKING/DITCHING</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> No paved roads and few cars!</li> <li><input type="checkbox"/> .Derelict cars and properties that look like junkyards are greatest concern.</li> <li><input type="checkbox"/> Value dirt roads and the trails. I like the absence of human impact.</li> </ul>	<p><i>(no paving, widening, straightening or "upgrading");</i></p> <ul style="list-style-type: none"> <li>• <i>Request regular and "accountable" maintenance of existing roads in consultation with islanders;</i></li> <li>• <i>Maintain community access to existing walking trails</i></li> </ul> <p><b><u>ISSUE #6:</u></b> <i>Concerns have been raised regarding:</i></p> <ul style="list-style-type: none"> <li>• <i>Increase in vehicular traffic and noise from cars, trucks, and trail bikes;</i></li> <li>• <i>Increased pressure for more parking and vehicle accommodation;</i></li> <li>• <i>Unlicensed and unsafe vehicles;</i></li> <li>• <i>Lack of RCMP enforcement;</i></li> <li>• <i>Abandoned derelict vehicles, and vandalism;</i></li> <li>• <i>Safety of pedestrians;</i></li> <li>• <i>Road runoff and erosion</i></li> </ul>
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P9 That a small upgrading be made in the standards adhered to by the Department of Transportation and Highways in maintaining Keats island roads to ensure passability and to reduce damage to vehicles

<p><b>Mid/ Neutral</b> Level of Agreement with Existing P9</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> No new roads, no widened roads, . Vehicles <u>limited</u> eg. to either commercial (construction) or maintained private vehicles for people who are permanent residents and must have a car/truck</li> <li><input type="checkbox"/> We love the lack of cars and small winding roads. I very much do <u>not</u> want widening or smoothing of roads.</li> <li><input type="checkbox"/> No paved roads, dirt paths and “country lanes”. Absence of traffic and cars.</li> <li><input type="checkbox"/> Rural beauty. Few roads and few vehicles</li> <li><input type="checkbox"/> Please no paved roads, major commercial use or changes that will lead to increase in population/use of island.</li> <li><input type="checkbox"/> Safe trails NOT roads.</li> <li><input type="checkbox"/> Not necessary but should pave the hilly access road (approx. 100 m).</li> <li><input type="checkbox"/> To <u>minimum</u> width. Only the main road across the island should be Dept. of Highways standard.</li> <li><input type="checkbox"/> Paved road to dock.10</li> <li><input type="checkbox"/> Road access dangerous. Should be paved and widened.</li> <li><input type="checkbox"/> It used to be wide. NO!</li> <li><input type="checkbox"/> <u>NO</u>.</li> <li><input type="checkbox"/> Inadequate now—return to its former state.</li> <li><input type="checkbox"/> Very impractical idea—unnecessary!</li> <li><input type="checkbox"/> We also want accountability. I want to know how my tax \$\$ are spent.</li> <li><input type="checkbox"/> <u>All</u> public roads must be maintained.</li> <li><input type="checkbox"/> Don't feel the roads need to be upgraded beyond their current condition. Its one way to reduce the use of vehicles.</li> <li><input type="checkbox"/> Strongly disagree. The roads are fine now.</li> <li><input type="checkbox"/> Road standards are fine as they exist on isl.</li> <li><input type="checkbox"/> Not done sufficiently at present.</li> <li><input type="checkbox"/> We should consider paving the roads.</li> <li><input type="checkbox"/> Roads have been fine for 75 years.</li> <li><input type="checkbox"/> Why improve roads if you want to reduce vehicle use?</li> <li><input type="checkbox"/> No upgrading. Just maintenance.</li> <li><input type="checkbox"/> ADD ditching and water run-off: is it clear whose responsibility this is? As more of the properties in Eastbourne are developed, the patterns of water run-off change and a change in the ditches uphill can result in water damage to properties downhill</li> </ul> <p><b>TRAILS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Nice trails</li> <li><input type="checkbox"/> Trails not roads, no cars,</li> <li><input type="checkbox"/> Still largely forested and green with lots of walking trails. At least 500 acres protected through covenants or other means. Lots of wild places and wildlife.</li> <li><input type="checkbox"/> The right to walk the trails, all over Keats Is. And not feel threatened by noisy vehicles or motor bikes. The friendly atmosphere with neighbours looking out for each others property and notifying each other of any problems. Safety and usual few cases of vandalism.</li> <li><input type="checkbox"/> Safe trails NOT roads.</li> </ul>	
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<p>FERRY SERVICE AND WHARVES, MOORAGE AND BOAT STORAGE</p> <p><b>OBJ 8</b> To ensure that the ferry service be reviewed with consultation from islanders</p> <p><b>P10.</b> That ferry service to the Howe Sound Islands be reviewed, with consultation between the ferry service and the islanders, considering structural improvements to the Dogwood princess, if that vessel is retained, with particular regard to engine noise, passenger comfort and baggage space; ferry schedules and routings, including Eastbourne; and organization of the service, including the number and ownership of vessels used.</p>	<p><b>High</b> Level of Agreement with Existing OBJ 8</p> <p><b>High</b> Level of Agreement with Existing P10</p>	<p style="text-align: center;"><b>COMMUNITY INPUT</b> June 2000 – March 2001</p> <p><b>FERRY SERVICE</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Passenger ferry service only</li> <li><input type="checkbox"/> Would like a small ferry like Dogwood Princess to drop of nearer the camp site at Plumper Cove i.e. Gov.</li> <li><input type="checkbox"/> Year round access.</li> <li><input type="checkbox"/> I hope that it will still only be accessible by foot ferry</li> <li><input type="checkbox"/> To ensure that vessels and schedules meet the needs of islanders.</li> <li><input type="checkbox"/> No car ferries.</li> <li><input type="checkbox"/> No car ferry or paved roads.</li> <li><input type="checkbox"/> The M.V. Dogwood Princess creates dangerous sized waves as it approaches Keats Landing. This is due to the standard sized wake created during ordinary speed that proceed along a typical trajectory which intersect with a larger set of waves created when the Dogwood Princess slows in its approach to the Landing. When the vessel slows, it is common for the operator to turn the vessel towards the Landing at the same time. [Diagram. See values page 22b.] Note that as these wakes travel towards shore they intersect. This produces a summated wake that is destructive. It has led to numerous complaints including to the RCMP. Allegations of destruction of pilings and damage to floats. I would appreciate it if you would note this and if appropriate alert the BC Ferry Corporation.</li> <li><input type="checkbox"/> I hope there will be a BC Ferries operated dock at Eastbourne/Keats landing or a Sunshine Coast Regional District.</li> <li><input type="checkbox"/> Year round access by ferry and moorage for boats</li> <li><input type="checkbox"/> Maybe get rid of the ferry</li> <li><input type="checkbox"/> Quiet, picturesque, maritime climate. Foot passenger access only. Lack of economic development, lack of condos</li> <li><input type="checkbox"/> To ensure review of the ferry services includes input from islanders, and</li> <li><input type="checkbox"/> To ensure that vessels and schedules meet the needs of islanders.</li> <li><input type="checkbox"/> Eastbourne and Keats Landing docks should be maintained by Sunshine RD or BC Ferries. It is one of the few services tax payers get from the RD. The ferry service is part of the provincial highway network and so should be maintained with public funds.</li> <li><input type="checkbox"/> More Dogwood sailings daily from Eastbourne!</li> <li><input type="checkbox"/> To ensure review of the ferry services includes input from islanders, and</li> <li><input type="checkbox"/> Who says we need a BC Ferry. PRIVATIZE! I don't use the ferry—I knew it was an ISLAND when I purchased my property—therefore I own a boat!</li> <li><input type="checkbox"/> Within economic realities. What does “including the number and ownership of vessels included” mean?</li> <li><input type="checkbox"/> The more accessible Keats is the busier it will be. People need to have a safe way off island for emergencies, but let them solve some access issues on their own. Vehicle access from a barge is sometimes desirable for people from Eastbourne. Is the wharf the best way to do this? \$ cost?</li> <li><input type="checkbox"/> Look for support from BC Ferries to ensure on-going provision of adequate docking facilities for BC Ferries at both Keats Landing and Eastbourne within economic realities.</li> <li><input type="checkbox"/> Present drop-off, pick-up facilities are limited and cramped. A separate float to accommodate several boats at one time is required in Langdale</li> <li><input type="checkbox"/> Need a small landing float to deliver passengers at ferry terminal</li> </ul>	<p><b>WATER TRANSPORTATION OBJECTIVES IDEAS AND ISSUES</b></p> <p><b>OBJ 9 TO MAINTAIN EXISTING FERRY SERVICE</b></p> <p><b>ANALYSIS:</b> <i>There is a high level of support to retain the existing passenger-only ferry service to Keats Island, and to:</i></p> <ul style="list-style-type: none"> <li>• <i>Ensure ferry schedules are developed in consultation with islanders;</i></li> <li>• <i>Ensure ferry service meets existing needs of islanders without inducing new demands for increased service;</i></li> <li>• <i>Request BC Ferries to address concerns regarding ferry noise and wake, and pick-up/drop off float in Langdale;</i></li> <li>• <i>Consider increased ferry service to Eastbourne as one means of reducing cross-island traffic;</i></li> <li>• <i>Consider an additional Dogwood Princess ferry</i></li> </ul>
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		<i>drop off at Plumper Cove Provincial Marine Park</i>
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**OBJ 9**  
That additional wharves, moorings and boat storage be established

**P11**  
That Eastbourne wharf be widened to permit vehicle use.

**P12** That a permanent attached float be provided at Eastbourne wharf if the maintenance of this float can be carried out within reasonable cost.

**P13** That provision be made for boat storage facilities at Langdale and that the Greater Vancouver RD be requested to consider the establishment of

**Mid/ Low**  
Level of Agreement with Existing P11

**Mid/ Neutral**  
Level of Agreement with Existing P 12

**Mid/ Low**  
Level of Agreement with Existing P 13

**DOCKS/WHARVES**

- Another public wharf, accessed through public provincially registered land should be established on the northwest side of Keats.
- Dock would be great.
- Wharf issue resolved and held in public trust. Enhanced water taxi access to Gibsons, Horseshoe Bay and Downtown Vancouver via daily commuter service.
- Provision for new dock on Crown Lands on northwest side providing space for vehicle parking.
- No change except secure public docks.
- Would like to see Eastbourne get a larger government wharf and better loading facility and possibly their own marina.
- My concern is to risk losing any of the above. Currently the Docks Divestiture and Subdivision DL696 both threaten us in my opinion. Docks Divestiture is an obvious threat—we could lose the security of public access as we experience it now. DL696 threatens our access to Keats Landing dock and to many of the island beaches.
- I am concerned about wharf divestiture, public access and moorage at Keats Landing, abuse and encroachment on public parks in Eastbourne, abandoned vehicles; possible restriction of barge access at Keats Landing, fire safety, continued safe water supply.
- Parking at the government wharf should not be allowed, should be in area provided, for safety and appearance of our island.
- When planning to allow further subdivision, remember that not all the lots in Eastbourne have dwellings on them—but this will likely change in the next 10 years so will increase density. Also the issue of divestiture of docks and continuing Dogwood Princess service.
- No cars/trucks to be parked on the government wharf and better loading facilities with their own small marina.
- Docks to allow access to the island
- Current is fine.
- Disagree with a drive-down wharf! It's a safety issue! Liability concerns!
- Why? Who would pay? Users?
- SCR D to take over (hopefully!)
- Who will pay?
- Don't we have one now?
- Stupid idea!
- Won't happen due to fact Keats Landing is only drive-down wharf and safe winter moorage.
- Year round moorage imperative.
- Prefer an alternate site to be developed for vehicle/barge access.
- There are enough vehicles now.
- Not done.
- Vehicles should be discouraged.
- No, do not widen.
- We have no problem with the float as long as we don't pay for it as we don't use it.
- Is this done? We need boat anchorage.
- Not sure.
- As well as break-water.
- Beyond existing one—no.
- Not feasible.
- Not sure.
- No necessary.
- Public transportation services should be the priority over private vehicles.

**OBJ 10 TO RESOLVE ISSUES REGARDING PUBLIC WHARVES AND MOORAGE**

**ISSUE #7**  
**Concerns have been identified regarding:**

- Public access,
  - Moorage,
  - Vehicular access and parking at Keats Island government wharves (Keats Landing and Eastbourne);
  - “Linear Marinas” i.e. a ramp and dock at waterfront properties
  - Enhanced water taxi access to Eastbourne, Gibsons, Horseshoe Bay and Downtown Vancouver
- More direction is needed on these issues*

**ISSUE #8:**

**Establishment of year round public moorage**

- There is a lack of consensus and clear direction on this issue.
- Guiding principles are needed

boat storage facilities in east Howe Sound if improved ferry service does not reduce the demand for these facilities.

**WATER, ACCESS, TRAFFIC, and MOORAGE**

- Limited boat noise, no ski-doos Year round boat moorage.
- Access and moorage
- Year round access by ferry and moorage for boats
- Limits to the number of moored boats during holiday weekends, especially ones mooring close to shore, would be an improvement, but likely an unreasonable expectation.
  
- No cars or trucks in our area, therefore no traffic. The clean, green areas. Boat and truck traffic should be in the area they live.
- Improve water taxi service to Eastbourne.
- Cannot control individual use!
- All islanders must have access to moorage at Keats Landing.
- There is now a float 12 mos. a year!
- To replace existing float?
- Many permanent residents require year-round moorage.
- What's wrong with Gibson's? Who is going to provide?
- Obsolete.
- Don't really understand this one. We need storage and moorage at Eastbourne.
- Public boat transportation should be the priority—private boats less so.
- Also need to address year-round moorage for islanders as this dramatically improves our quality of life.
- The only place that may need improved boat storage/moorage facilities is Keats Island if govt. docks become threatened. In general, our OCP must account for the possibility that our public docks could disappear—then what??? What guiding principles would we use for trying to create our new access to Keats?
- As one of the many non-waterfront residents, I rely on public transportation to get to Keats. I do not have a vehicle on Keats and would prefer to keep it that way..
- Additional policies are needed [re Water Transportation] to ensure continued dock access.
- [Additional objective suggested:] To prevent development of "Linear Marinas" i.e. a ramp and dock at waterfront properties. Nothing spoils the beauty of a shoreline as much as the ugly structures constructed to dock boats. We should encourage organized moorages to reduce the proliferation of private docks. If they are allowed, stringent specifications should be developed and enforced to ensure they are visually compatible.

*regarding: level of community support, scale, jurisdiction and funding, potential impacts on cross island traffic, growth and development, trends, etc*

**ISSUE #9:**

***Establishment of another Wharf Site***

- It has been suggested that another public wharf, accessed through public provincially registered land should be established on the northwest side of Keats [at Plumper Cove Provincial Marine Park].
- *Guiding principles are needed regarding: 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, growth and development, trends, etc*

FORESHORE	COMMUNITY INPUT June 2000 – March 2001		
<p><b>OBJ 10</b> To prevent environmental degradation</p>	<p><b>High</b> Level of Agreement with Existing OBJ 10</p>	<p><b>PROTECT FORESHORE (BEACHES)</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Control or garbage or sewage release from boats would improve the water and beach quality. People coming ashore to “water their dogs” is a recent change for the worse.</li> <li><input type="checkbox"/> Too many to list. I am concerned about off island visitors who use the gov’t ferry to come to Keats. These transients use the beaches and leave their garbage and unextinguished fires!</li> <li><input type="checkbox"/> Implement policy to stop dogs from running loose without their owner. Clean up after your dog! No dogs on the Beach!</li> <li><input type="checkbox"/> Quiet. Public access to beaches. ECA has done a good job with water and fire protection.</li> <li><input type="checkbox"/> To prevent environmental degradation, and</li> <li><input type="checkbox"/> To prevent incompatibility among the uses of the foreshore and those of adjacent upland.</li> <li><input type="checkbox"/> What about the dock in Plumper Cove—does it meet the present criteria?</li> <li><input type="checkbox"/> Major conflict in our community which needs to be settled.</li> <li><input type="checkbox"/> Absolutely no fish farms on any portion of Keats foreshore—also a total ban in Howe Sound.</li> <li><input type="checkbox"/> Do not understand the incompatibility issue!</li> <li><input type="checkbox"/> Paved road to dock.</li> <li><input type="checkbox"/> Pump out facilities are required and no discharges should be allowed at sea and in our case—Plumper Cove Marine Park.</li> <li><input type="checkbox"/> Holding tanks for boaters an exceedingly high priority.</li> <li><input type="checkbox"/> Disposal of boat sewage should be a first priority.</li> <li><input type="checkbox"/> To prevent environmental degradation, and</li> <li><input type="checkbox"/> Foreshore right should not limit access to island.</li> <li><input type="checkbox"/> To prevent incompatibility among the uses of the foreshore and those of adjacent upland.</li> <li><input type="checkbox"/> Needs better terms and conditions to open for discussion and disagreements.</li> <li><input type="checkbox"/> What sort of incompatibility? Blocking views? Septic runoff?</li> <li><input type="checkbox"/> There should be no access to water across public beaches for boat launchings, ramps for trucks alighting from barges etc. This could be built into the Gov’t dock (Gibsons for example)! Why ruin a beautiful beach?</li> <li><input type="checkbox"/> Sounds good in theory but I’m not sure how much more joint use can be encouraged/supported in areas where the members of a community are not a close-knit group.</li> <li><input type="checkbox"/> Suggest every car on the island must be insured and carry a decal costing \$500. When the car is removed the decal is redeemed for the deposit.</li> <li><input type="checkbox"/> Seems contrary to objective of reducing vehicle use. Should use other forms of transportation.</li> <li><input type="checkbox"/> Impractical. Should be left to individuals.</li> <li><input type="checkbox"/> Do you think it will work?</li> <li><input type="checkbox"/> Too vague. Need more specific ways to minimize vehicles.</li> <li><input type="checkbox"/> Limit numbers please.</li> <li><input type="checkbox"/> Wider public needs may in some cases have to prevail over the private concerns of upland users.</li> <li><input type="checkbox"/> Can’t understand the objective here.</li> <li><input type="checkbox"/> Islanders should not have say in private foreshore use of owner, providing based on defined principles.</li> <li><input type="checkbox"/> Need to add uses of adjacent public waterway also. Should not be view from upland owners perspective entirely.</li> <li><input type="checkbox"/> Topping, cutting of trees in park areas to improve views is common.</li> <li><input type="checkbox"/> Land/vegetation <u>destruction</u> should be monitored as closely as <u>construction</u>.</li> <li><input type="checkbox"/> Leave alone.</li> <li><input type="checkbox"/> Pollution prevention measures a must.</li> <li><input type="checkbox"/> Plumper needs to be more accessible to whole island especially since it has a publicly funded dock.</li> <li><input type="checkbox"/> This part should be made more accessible to Keats Islanders by land.</li> </ul>	<p><b>OBJ 11 TO PROTECT the MARINE ENVIRONMENT</b></p> <p><b><u>ANALYSIS:</u></b> <i>There is a high level of Community support for protecting the island’s foreshore and beaches from pollution and environmental degradation</i></p> <p><b>OBJ 12 TO RESOLVE ISSUES REGARDING THE USE OF FORESHORE</b></p> <p><b><u>ANALYSIS:</u></b> <i>More discussion is needed regarding how to resolve conflicts between owners of waterfront property and users of public foreshore</i></p> <p><b><u>ISSUE #10:</u></b> <i>Concerns have been raised about conflicts regarding appropriate uses of foreshore, especially at beaches:</i></p> <ul style="list-style-type: none"> <li>• <i>Uses which affect public access to and enjoyment of island beaches;</i></li> <li>• <i>Appropriate locations for barge ramps or boat launches, private docks, public moorage,</i></li> <li>• <i>Uses or moorage facilities which</i></li> </ul>
<p><b>OBJ 11</b> To prevent incompatibility among the uses of the foreshore and those of adjacent upland.</p>	<p><b>High</b> Level of Agreement with Existing OBJ 11</p>		
<p><b>P14</b> That foreshore use be regulated based on sound ecological principles to prevent environmental degradation and to prevent incompatibility among the uses of the foreshore and of adjacent upland.</p>	<p><b>High</b> Level of Agreement with Existing P 14</p>		
<p><b>P18.</b> That the Parks branch be requested to review the operation of Plumper Cove park to reduce detrimental effects caused by park users on</p>	<p><b>High</b> Level of Agreement with Existing P 18</p>		

other island users; and that the disposal of sewage for boats moored at the park be regulated to prevent water pollution problems.

	<ul style="list-style-type: none"><li><input type="checkbox"/> Needs defining.</li><li><input type="checkbox"/> Take no action.</li><li><input type="checkbox"/> Wider public needs may in some cases have to prevail over the private concerns of upland users.</li><li><input type="checkbox"/> Needs to be detailed.</li><li><input type="checkbox"/> Public access must be preserved to beaches and foreshore</li></ul>	<p><i>generate sewage discharge;</i></p> <ul style="list-style-type: none"><li>• <i>Uses which generate garbage, dog waste, excessive noise, fire hazard, etc.</i></li></ul>
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Water Utility	COMMUNITY INPUT June 2000 – March 2001		WATER RESOURCES OBJECTIVES IDEAS AND ISSUES
<p><b>OBJ 12</b> To safe guard water sources and to manage water distribution</p> <p><b>P15</b> The reduction or removal , as soon as feasible, of current problems connected with the supply of utilities and services to island users.</p> <p><b>P16</b> That a water utility be organized for those parts of the island where such a utility would be acceptable to the islanders, to safe guard water sources and to manage water distribution. This utility should be in the form of a local improvement district if the islanders so</p>	<p><b>High</b> Level of Agreement with Existing OBJ 12</p> <p><b>High</b> Level of Agreement with Existing P 15</p> <p><b>Mid/ Neutral</b> Level of Agreement with Existing P 16</p>	<p><b>WATER RESOURCES</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Water consumption levels—how much can existing water levels support?</li> <li><input type="checkbox"/> The SCR D will not establish a local service area until a high-volume supply is identified. No local groundwater supply of this magnitude is feasible, and Islands Trust rejects/opposes pipeline and reservoir options. This is a classic catch 22 situation!</li> <li><input type="checkbox"/> Community water supply is fine, works well. It keeps the local roads small (new main 8" d = digging or widening roads).</li> <li><input type="checkbox"/> Cost implication, and equity of cost bearers vs. benefit derives is a concern.</li> <li><input type="checkbox"/> Not required or desirable.</li> <li><input type="checkbox"/> To ensure there is adequate water resources for islanders.</li> <li><input type="checkbox"/> We need adequate and safe water i.e. quantity and quality both important.</li> <li><input type="checkbox"/> This is a great need.</li> <li><input type="checkbox"/> Water is not a maybe! Must have decent water!</li> <li><input type="checkbox"/> I have been on Keats 50 years—I gave up waiting and drilled my own well.</li> <li><input type="checkbox"/> Let communities work on this themselves.</li> <li><input type="checkbox"/> Would like emphasis to be on exploiting all possibilities for provision of water locally, through community initiatives to be supported by government—as has been the case in Eastbourne—rather than asking for “municipal” water system piped from off-island, and all that that entails. This is an island. There should be only as much development as there is water available “on the island” and on the property to be developed. “NO REGIONAL DISTRICT.”</li> <li><input type="checkbox"/> No over development using water table</li> </ul>	<p><b>OBJ13 TO RESOLVE WATER SUPPLY ISSUES (see OBJ 3)</b></p> <p><b>ANALYSIS:</b> <i>There is a high level of agreement regarding the need to safe guard water sources and to manage water distribution. There are general concerns regarding:</i></p> <ul style="list-style-type: none"> <li>• <i>Water quality and quantity</i></li> <li>• <i>Water consumption levels and capacity</i></li> <li>• <i>Drinking water contamination from septic fields</i></li> </ul> <p><i>There is a lack of consensus on how to resolve these issues. Some favour a tax based water system for Eastbourne, while others would prefer not to have a “municipal water system”.</i> <i>. (see ISSUE #1)</i></p> <p><b>ISSUE #11:</b> <i>Guiding principles are needed regarding:</i></p> <ul style="list-style-type: none"> <li>• <i>The establishment of tax-based Local Service Area(s) for all or part of the island to fund services and utilities.</i></li> <li>• <i>Appropriate means</i></li> </ul>



HUNTING		COMMUNITY SAFETY
<p><b>OBJ 14</b> To resolve problems with Hunting/shooting</p>	<p><b>High</b> Level of Agreement with Existing OBJ 14</p>	<p><b>OBJ 15 TO BAN HUNTING AND SHOOTING ON KEATS ISLAND</b></p> <p><b>ANALYSIS:</b></p> <p><i>There is a high level of agreement that hunting and shooting should be prohibited on Keats Island (due mostly to concerns for safety, and lack of enforcement)</i></p>
<p><b>P19</b> That where hunting and shooting are a problem, the owners or the property where the activity is taking place be approached by concerned islanders and requested to take remedial action</p>	<p><b>Mid/High</b> Level of Agreement with Existing P 19</p>	
<p><b>OBJ 15</b> To establish fire protection services</p>	<p><b>High</b> Level of Agreement with Existing OBJ 15</p>	
<p><b>P19</b> That the RD assist the islanders in organizing fire protection and</p>	<p><b>High</b> Level of Agreement with</p>	

garbage disposal and that the RD administer these services if so requested

<p>Existing P 19</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Major fire concerns!</li> <li><input type="checkbox"/> With no increase in taxes.</li> <li><input type="checkbox"/> We could perhaps use more help with firefighting initiatives. Support re: garbage has been very good and much appreciated.</li> <li><input type="checkbox"/> To ensure fire protection safety</li> <li><input type="checkbox"/> Not possible</li> </ul> <p><b>VANDALISM/ BREAK INS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> We are concerned about vandalism, theft and bad apples. Fire protection.</li> <li><input type="checkbox"/> The break-ins that have been occurring, example: Mr. Capps</li> <li><input type="checkbox"/> The friendly atmosphere with neighbours looking out for each others property and notifying each other of any problems. Safety and usual few cases of vandalism.</li> <li><input type="checkbox"/> Vandalism, access on and to/from island.</li> <li><input type="checkbox"/> remain friendly and safe for children.</li> </ul>	<p><b>OBJ 16 TO IMPROVE FIRE PROTECTION SERVICES</b></p> <p><u>ANALYSIS:</u> <i>There is a high level of agreement about the need to improve fire protection services (see also ISSUE #11)</i></p> <p><b>OBJ 17 TO PREVENT VANDALISM AND BREAK-INS</b></p> <p><u>ISSUE #12</u></p> <ul style="list-style-type: none"> <li>• <i>Prevention of vandalism and break-ins</i></li> <li>• <i>RCMP response to reports of island crimes</i></li> </ul>
	<p><b>TAXES/GOVERNANCE</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> I am concerned about increasing government intrusion.</li> <li><input type="checkbox"/> Not only an on-island hearing but an on-island vote by islanders must approve any such proposal—not the Trustees.</li> <li><input type="checkbox"/> Too high taxes, too few services—should be a category for recreational use</li> <li><input type="checkbox"/> Its history of little or no off-island interference from bureaucrappy. But I guess that's over, eh?</li> <li><input type="checkbox"/> I hope it doesn't become more encumbered with rules and regulations and levels of government than it is now !!</li> <li><input type="checkbox"/> It has taken longer than I had hoped to mobilize an OCP approach but I am pleased it is here. It will be important for Island Trust to keep a very open mind in conjunction with your mandate to protect the islands. Some degree of progress and services greater than what we have here today would in my opinion serve the island well along with an island wide agreement as to what we don't want to see.</li> <li><input type="checkbox"/> I want my taxes to be reduced. I would like to be able to reclaim property lost due to erosion</li> <li><input type="checkbox"/> Rural nature. Lack of government bureaucrat intervention. Lack of cars/trucks. Tranquility</li> </ul>	<p><u>ISSUE #13:</u> <b>Concerns have been expressed regarding:</b></p> <ul style="list-style-type: none"> <li>• <i>Maintaining island self-sufficiency and limiting government involvement in island affairs (within the current legal framework: ie. Islands Trust Act, Local Government Act, etc)</i></li> </ul>

**COMMUNITY REQUESTS (#S 1- 2 as of April 2001)**

- #1 October 2000 letter from Trevor Roote regarding return questionnaire.** Summarized as... like Keats as it is. ..." inclination is to say disband this whole unnecessary bureaucratic layer of government and let the RD do whatever planning and building inspection , which might be necessary". Do not want bureaucrats meddling in water systems, forcing private property owners to grant public right of ways through their yards, telling us that we can have or not have a vehicle on the one public road access the island..etc. Suggest that "cottage owners work together to see that our island is well taken care of without this huge bureaucracy that is developing in the Islands Trust. Regarding wharves: it is time that BC Government look after a few docks as they do highways , bridges and ferries.
- #2 January 28, 2001 letter from South Keats Investments Ltd, Harold Copping regarding Lot 18, DL 1594 Group 1, Plan 12701.** Summarized as follows: 5.5 acre southeastern tip of Keats Island is owned by nine families. Building permits were issued for all 9 sites in 1976, however , Islands Trust now advises that only 2 of the 9 dwellings on the lot are regarded as "legal conforming" and that the other 7 are "legal non conforming" which creates difficulties when building permits are required for modifications to those 7 cottages. Request that a special zone be created for Lot 18 so that routine building modifications permit for the RD for each or any of the 9 cottages on our lot without the necessity of having to seek a zoning variance.