

# Memorandum

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**Date:** February 8, 2002

**To:** Kim Benson, Bob Gibson and John Money

**From:** Gillian Saxby

**Re:** Draft Revisions to Draft #1 Part 1 Keats Island RLUB

## **PURPOSE**

The purpose of this report is provide recommendations for revisions to the Part 1 Rural Land Use Bylaw (RLUB) working Draft June 2001. The next steps will be to integrate Part 1 - Policy , Part 2 – Regulations and the Maps into one comprehensive RLUB document.

## **BACKGROUND**

The review of the current Official Community Plan (OCP) for Keats Island (Bylaw 107) commenced in June 2000. An information mailer was sent out to all Keats Island residents and property owners that included a workbook/questionnaire as well as more detailed information about the review process. Two orientation and visioning community forums were held – one in North Vancouver, and one at Barnabas (Corkum Farm) on Keats. A “Keats Island Community Profile” report was also provided as a reference document for Keats Island. In the spring of 2001 the local trustees and staff met with the Keats Island Advisory Planning Group (APG) to design the second phase of the community consultation process. A second island-wide mailer, including the First Working Draft of the RLUB– Part 1 and a response form, was sent to all Keats Island residents and property owners. A second round of community information meetings were held in July.

The community responses from the questionnaire (communityresponsetable2001.doc) and the staff comments (staffcommentsresponsetable.doc) have been prepared. All information and documents relating the Keats Island RLUB review process are available for viewing and downloading at [www.keatsisland.net](http://www.keatsisland.net) and [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca), or upon request.

## **COMMENTS**

The following policies from the June 2001 draft Part 1 RLUB require revisions based on the written community responses received. **Staff comments are numbered and denoted in bold font.**

- P9 Existing and future provincial, regional, and community park types and uses such as Plumper Cove Provincial Marine Park, natural area community parks, and one potential outdoor recreational playing field site near Eastbourne have been identified on Schedule I)
1. **Add wording - Any future park type uses shall address costs and the affects on neighbouring properties such as traffic, noise and litter. Delete reference to Eastbourne.**
- P15 A community parks, greenways and trails plan should be developed with community input, in coordination with the Sunshine Coast Regional District, to help identify any further requirements as to the location and type of future community parkland, the

- location and development of an island greenways and trail system and the location of strategic beach access locations.
2. **Add wording - Areas to be considered as priority areas on Keats for acquisition are beach accesses, look out areas and trails such as Salmon Rock, Pebble Beach, Cotton Point and in the 400 acre Eastbourne/ 10-acres subdivision area**
- P20 The retention of large land holdings and parcel sizes for existing sustainable forestry use shall be supported. The minimum parcel size for sustainable forestry use should be 40 hectares (100 acres).
3. **Include in Part 2 definition of sustainable forestry from policy statement.**
- P26 a) The Local Trust Committee shall consider means to resolve water quality, quantity, consumption and contamination concerns through a tax based water system for Eastbourne.
4. **Add wording - that is paid for by the property owners that use the system.**
- b) The Local Trust Committee shall consider means to resolve water quality, quantity, consumption and contamination concerns through other means that do not involve the Regional District utilities and services.
5. **Amend wording - On request, the Local Trust Committee and add after concerns in other areas of Keats island through other locally acceptable means.**
- P36 The locations for public wharves, public barge ramps or boat launches, public marine park moorages, private docks and moorages, cooperatively owned or operated moorage, docking and swimming facilities for private institutional (non-profit) camps, marine conservation zones, and log dumping associated with existing island forestry requirements shall be designated on Schedule I. Any change or expansion in existing uses may require environmental impact study by a professional prior to rezoning consideration by the Local Trust Committee.
6. **Add wording after locations for – existing public wharves....**
- P39 a) The locations of public wharves, public barge ramps or boat launches, public marine park moorages, private docks, cooperatively owned or operated moorage, docking and swimming facilities for private institutional (non-profit) camps, marine conservation zones, and log dumping associated with existing island forestry requirements are designated on schedule I (not yet drafted),  
OR
7. **Delete a)**  
b) The locations of public wharves, public barge ramps or boat launches, public marine park moorages, private docks and moorages, cooperatively owned or operated moorage, docking and swimming facilities for private institutional (non-profit) camps, marine conservation zones, and log dumping associated with existing island forestry requirements shall be considered by the Local Trust Committee upon application for redesignation and rezoning. The application may require an environmental impact study to be conducted by a qualified professional biologist.  
**Add after location of - future public wharves...**  
**Add wording -Community information and consultation meetings should be held on Keats Island prior the public hearing. Each application should address issues such as ensuring public access to the foreshore and safety issues.**

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

8. **Amend 1<sup>st</sup> sentence - Properties designated as Community Residential on lots less than 0.8 hectares (2 acres), one single family dwelling only should be permitted.**

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

9. **Amend wording 1<sup>st</sup> sentence – Properties designated as Rural Residential that are 0.8 hectares (2 acres) or greater, but less 8.0 hectares (20 acres), one single family principal dwelling and one guest cottage of limited size may also be permitted as an accessory use. On residential lots 8.0 hectares or greater, two single family principal dwellings may be permitted.**

P53

a) On residential lots 4 hectares (10 acres) or greater in size, one single family principal dwelling and one guest cottage of limited size may also be permitted as an accessory use.

b) Notwithstanding the provision of P53(a) in the case where a natural area equal to no less than 2 hectares (5 acres) is protected by a conservation covenant, deemed suitable by the Local Trust Committee, one additional single family dwelling and one additional guest cottage may also be permitted.

(c) Alternatively, notwithstanding the provision of 53(a) in the case where an existing trail corridor and greenway buffer, deemed suitable by the Local Trust Committee, are dedicated, one additional single family dwelling and one guest cottage of limited size may also be permitted.

(d) The total lot density under the provisions of P53 shall not exceed 2 single family dwellings and 2 guest cottages.

10. **Amend wording**

(a) **Properties designated as Rural Residential on lots 2.0 hectares (5 acres) or greater in size, one single family principal dwelling and one guest cottage of limited size may also be permitted as an accessory use.**

(b) **Notwithstanding the provision of P53(a) in the case where a natural area equal to no less than 1 hectares (2.5 acres) is protected by a conservation covenant, deemed suitable by the Local Trust Committee, one additional single family dwelling per parcel may also be permitted.**

(c) **Alternatively, notwithstanding the provision of 53(a) in the case where an existing trail corridor and greenway buffer, deemed suitable by the Local Trust Committee, are dedicated, one additional single family dwelling per parcel may also be permitted.**

(d) **The total lot density under the provisions of P53 shall not exceed 3 single family dwellings and 1 guest cottage.**

P68 Home occupations are small scale business enterprises that provide a service or a product and are conducted by residents from within a dwelling unit or secondary building. Home occupations are permitted and shall be regulated as follows:

- a) home occupations shall only be permitted as a secondary use to a permitted residential use; and
  - b) home occupations shall be regulated to help minimize any adverse effects they may have on residential use, the peaceful enjoyment of surrounding lands, and on the residential character of the premises upon which they are conducted.
11. **Add wording – are of minimal impact to environment, provided they do not increase traffic, and provided they are quiet and non obtrusive.  
Add wording – Types of home occupation that are not allowed on less than 10 acres are: heavy machinery or building materials (that are not for use on the site) storage of materials or manufacturing.  
Commercial saw milling (only allowed short term on site) and commercial type buildings or signs are prohibited.**
- P73 The scale of private institutional (non profit) camp uses and activities on Keats Island should remain low impact, nature-based and compatible with the community’s vision of the island’s traditional role in providing recreational-based experiences for off-island visitors
12. **Amend by deleting - activities, remain low impact, nature based**
- P76 Existing private institutional (non-profit) camps, including rental groups, are encouraged to utilize charter vessels and water taxis as a means of reducing peak demands upon the passenger only ferry system.
13. **Delete P76**
- P78 The community well sites in Eastbourne are the only community facilities designated on Schedule I, the Land Use Map. Consideration for other community use facilities, such as a community hall and/or outdoor playing field in or near Eastbourne, can be addressed in response to an application for rezoning amendment.
14. **Add wording after community hall – , a tennis court  
Add wording after sites in Eastbourne - designated as Community Service and by the Local Trust Committee**
- P87 Rental of private dwellings for a period of less than 2 months, which is not of an arms length nature (eg. rental to another family member or close acquaintance through word of mouth communication), may be interpreted as a residential use of the property.
15. **Add wording - Rental of private residential dwellings to the same person(s) for a period of 30 days or more for purposes of a residence is permitted in residential designations.  
Reword P87 Rental of private residential dwellings for a period of less than 30 days to another family member or close acquaintance through word of mouth communication, may be interpreted as a residential use of the property, and is permitted.**
- P88 Rental of private dwellings for a period of less than 2 months to the same person(s) which is an arms length transaction (eg. rental to unknown third parties through printed, electronic, or internet advertising) is considered a commercial rental and shall not be permitted in residential designations.
16. **Amend wording - The rental of a residential dwelling, auxiliary guest cottage, sleeping cabin, accessory building, or campsite by the day, week, or any period less than 30 consecutive days to travelers or vacationers who maintain a residence elsewhere, and where the rental opportunity is advertised through**

**printed, electronic, internet or other means, is considered a commercial rental and is not permitted in residential designations.**

- P91 Small scale bed and breakfast uses, commercial guesthouses, inns, lodges, or other future commercial visitor accommodation development proposals shall be subject to redesignation and subsequent rezoning.
17. **Amend wording: Small scale bed and breakfast uses, commercial guesthouses, inns, lodges, vacation rental opportunities, or other future commercial visitor accommodation development proposals shall be subject to redesignation and subsequent rezoning on an application by application basis. Once the Local Trust Committee has considered the rezoning application, a public hearing is required by legislation prior to the establishment of a bed and breakfast or small scale commercial visitor accommodation use on Keats Island. The preferred form of visitor accommodation on Keats Island is small scale bed and breakfasts that are limited in number and scale.**
- P100 The use of safe, efficient, low impact forms of alternative transportation, such as golf carts, for the purposes of transporting passengers and supplies, shall be encouraged.
18. **Add wording after carts, - or a land taxi**
19. **Add New policy - The Ministry of Transportation is requested to provide safe public accesses on end of roadways such as Mable Beach.**
- P112 BC Ferries shall be requested to:
- a) provide an adequate level of passenger-only ferry service, for which expansion follows rather than anticipates demand;
  - b) consult with the Keats Island community on all aspects of proposed changes to their ferry service;
  - c) address concerns regarding ferry noise and wake, and the pick-up/drop off float in Langdale;
  - d) retain on-call ferry services for emergency evacuation purposes;
  - e) retain “cost recovery only” parking rates in Langdale;
  - f) consider increased ferry service to Eastbourne as one means of reducing cross-island traffic; and
  - g) consider an additional Dogwood Princess ferry drop off at Plumper Cove Provincial Marine Park during the summer months
20. **Delete - and g)**
- P113 Proposals for enhanced water taxi access to Eastbourne, Gibsons, Horseshoe Bay or Downtown Vancouver may be supported, subject to island wide consultation, and wide spread community support.
21. **Amend – add wording after supported – by the Local Trust Committee**
- P120 a) Long term public moorage for private vessels, if established, shall be located, as I identified on Schedule I (not yet drafted)
22. **delete a)**  
OR  
b) The Local Trust Committee may consider a proposed location for long term public moorage for private vessels, in response to an application for rezoning. Issues to be resolved prior to approval consideration should include: location; proposed use and scale; level of community support; environmental impacts; impacts on the immediate

surroundings; impacts on existing Keats Island facilities and services; and potential impacts on cross island traffic, and Keats Island growth and development patterns.

**Add wording to b) after application for rezoning – Environmental impact studies should be required and community information and consultation meetings should be held on island prior to the public hearing.**

OR

c) The Local Trust Committee may consider the establishment of another public wharf facility, accessed through public provincially registered land on the northwest side of Keats at Plumper Cove Provincial Marine Park, in response to an application proposal submitted by BC Parks. Issues to be addressed, prior to approval consideration should include: expansion of roads and vehicular access into “water access only” areas; level of community support; scale; jurisdiction and funding; potential impacts on Marine Park use; as well as growth and development impacts; environmental impacts; impacts on the immediate surroundings; impacts on existing Keats Island facilities and services; and potential impacts on cross island traffic, and Keats Island growth and development patterns.

**Delete c)**

P125 Locations for an additional public barge ramp or boat launch facility in Eastbourne may be considered in response to an application by a recognized non-profit local community based association, in consultation with the Ministry of Transportation and Highways, and the Keats Island community as a whole, as a means of reducing cross island traffic, pursuant to the provisions of P124.

**23. Add wording – after considered for – for rezoning  
Add wording – prior to the public hearing a community information and consultation process should occur including an on island meeting addressing specific details of the proposal such as environmental impact studies, any obstruction of public access to beaches and safety issues**

P133 a) The establishment of tax-based Local Service Area(s) for all or part of the island to fund services and utilities may be considered by the Local Trust Committee, in accordance with the Service Delivery requirements of the Letter of Understanding between the Gambier Island Local Trust Committee and the Regional District of Sunshine Coast Board. Appropriate means and methods used in the provision of such services and utilities (ie. location, scale, community support, etc) should be addressed with full community consultation.

**24. Amend by adding after location – who pays**

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

**Add as separate policy wording after Eastbourne – provided that it is paid for on a user pay system.**

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

**Delete c)**

P136 Land use regulations should specify minimum standards for effluent disposal for new buildings and subdivisions and provide for back up sewage disposal capability to cover

cumulative impacts of development from soil infiltration and cross contamination to adjacent properties.

25. **Add wording at end of sentence - Approved alternative means of sewage disposal are supported.**

26. **Add new policy - The Ministry of Transportation should be requested to require public washrooms at public beach accesses.**

P155 Hunting and shooting on Keats Island shall not be allowed due to concerns for safety, and lack of enforcement. However, owners of large parcels may, from time to time, request permission to conduct wildlife management activities within the boundaries of their own properties.

27. **Amend wording – delete shall not be allowed - replace with is not supported by the Local Trust Committee.**

### **RECOMMENDATIONS:**

The following revised policies are recommended for inclusion in the February 2002 draft RLUB Parts 1, 2 and maps.

P9 Existing and future provincial, regional, and community park types and uses such as Plumper Cove Provincial Marine Park and natural area community parks have been identified on Schedule I. Any future park type uses shall address costs and the affects on neighbouring properties such as traffic, noise and litter.

P15 A community parks, greenways and trails plan should be developed with community input, in coordination with the Sunshine Coast Regional District, to help identify any further requirements as to the location and type of future community parkland, the location and development of an island greenways and trail system and the location of strategic beach access locations. Areas to be considered as priority areas on Keats for acquisition are beach accesses, look out areas and trails such as Salmon Rock, Pebble Beach, Cotton Point and in the 400 acre Eastbourne/ 10-acres subdivision area

P20 The retention of large land holdings and parcel sizes for existing sustainable forestry use shall be supported. The minimum parcel size for sustainable forestry use should be 40 hectares (100 acres).  
(ensure definition of sustainable forestry from policy statement included)

P26 The Local Trust Committee should consider means to resolve water quality, quantity, consumption and contamination concerns through a tax based water system for Eastbourne that is paid for by the property owners that use the system. On request, the Local Trust Committee should consider means to resolve water quality, quantity, consumption and contamination concerns in other areas of Keats island through other locally acceptable means that do not involve the Regional District utilities and services.

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  - (b) Notwithstanding the provision of P53(a) in the case where a natural area equal to no less than 1 hectares (2.5 acres) is protected by a conservation covenant, deemed suitable by the Local Trust Committee, one additional single family dwelling per parcel may also be permitted.
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- a) home occupations shall only be permitted as a secondary use to a permitted residential use;
  - b) not to increase traffic and to ensure they are quiet and non obtrusive; and
  - c) home occupations shall be regulated to help minimize any adverse effects they may have on residential use and to the environment, the peaceful enjoyment of surrounding lands, and on the residential character of the premises upon which they are conducted.



Types of home occupations that are not allowed on less than 10 acres properties are heavy machinery or building materials (that are not for use on the site) storage of materials or manufacturing. Commercial saw milling (only allowed short term on site) and commercial type buildings or signs are prohibited.

- P73 The scale of private institutional (non profit) camp uses on Keats Island should remain compatible with the community's vision of the island's traditional role in providing recreational-based experiences for off-island visitors
- P76 delete this policy .
- P78 The community well sites in Eastbourne and the existing Hydro Shed and Parking Area near Keats Landing are the only community facilities designated as Community Service on Schedule I, the Land Use Map. Consideration for other community use facilities, such as a community hall, a tennis court and/or outdoor playing field in or near Eastbourne, can be addressed by the Local Trust Committee in response to an application for rezoning amendment.

New P Rental of private residential dwellings to the same person(s) for a period of 30 days or more for purposes of a residence is permitted in residential designations.

- P87 Rental of private residential dwellings for a period of less than 30 days to another family member or close acquaintance through word of mouth communication, may be interpreted as a residential use of the property, and is permitted.
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New P The Ministry of Transportation and Highways should be requested to provide safe public accesses on end of roadways such as Mable Beach.

- P112 BC Ferries shall be requested to:
- a) provide an adequate level of passenger-only ferry service, for which expansion follows rather than anticipates demand;

- b) consult with the Keats Island community on all aspects of proposed changes to their ferry service;
- c) address concerns regarding ferry noise and wake, and the pick-up/drop off float in Langdale;
- d) retain on-call ferry services for emergency evacuation purposes;
- e) retain “cost recovery only” parking rates in Langdale; and
- f) consider increased ferry service to Eastbourne as one means of reducing cross-island traffic.

P113 Proposals for enhanced water taxi access to Eastbourne, Gibsons, Horseshoe Bay or Downtown Vancouver may be supported by the Local Trust Committee, subject to island wide consultation, and wide spread community support.

P120 The Local Trust Committee may consider a proposed location for long term public moorage for private vessels, in response to an application for rezoning. Environmental impact studies may be required and community information and consultation meetings should be held on island prior to the public hearing. Issues to be resolved prior to approval consideration should include: location; proposed use and scale; level of community support; environmental impacts; impacts on the immediate surroundings; impacts on existing Keats Island facilities and services; and potential impacts on cross island traffic, and Keats Island growth and development patterns.

P125 Locations for an additional public barge ramp or boat launch facility in Eastbourne may be considered for rezoning in response to an application by a recognized non-profit local community based association, in consultation with the Ministry of Transportation and Highways, and the Keats Island community as a whole, as a means of reducing cross island traffic, pursuant to the provisions of P124. Prior to the public hearing a community information and consultation process should occur including an on island meeting addressing specific details of the proposal such as environmental impact studies, any obstruction of public access to beaches and safety issues.

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