

Keats Island TIDE LINES



Winter 2001

Volume 7 Number 2

Landing Fee Imposed at Gibsons Dock

by John Hall

Those who have parked their boat at Gibsons Dock since the latter part of the summer have probably been charged a \$5.00 fee for the privilege. This fee has been imposed by the Gibsons Landing Harbour Authority (GLHA). The GLHA committee, who are all relatively new to the job, imposed the fee based on a loss during the first quarter of 2001 and out of their concern that the dock area has become excessively crowded. They judged that the crowding was occurring because some small boats were abusing the old first-four-hours-free policy, causing larger boats to be turned away thereby creating a loss of over-night revenue. Their solution was one that other harbour communities such as Snug Cove had turned to and found effective in both increasing revenue and reducing traffic.

An obvious negative outcome from a Gibsons business perspective is that the islanders visiting the town spend a great deal of money on groceries, meals and many other items and services. This fee will reduce the number of small boats going to Gibsons and one would have to assume will also reduce spending in Gibsons. It is very easy for islanders to bring more of their needs from home and to find other diversions.

I strongly feel that the GLHA too hastily found an easy answer to a problem that they have as yet not fully examined. This new board needs to more completely analyze both the financial circumstances and the functional problems at the dock. Although we recognize the need for financial and functional health, there are a number of other solutions that could be incorporated into the plan. For example, the problems created by small boats filling the berths of potential over-night visitors need to be fully examined and possibly corrected in other ways. The rate structure of fishing and commercial boats, both of which are below the regular charges, should also be reconsidered, particularly if these boats are not used for their designated purpose.

Within the Regional District, islanders are already considerably under-served relative to their taxes paid, when compared to the mainlanders. They should not be the first tax targets. Unfortunately, for both the marine visitors and the larger Gibsons community, the imposition

of this charge on only one segment of the community without any consultation creates an atmosphere of division and an implication that islanders are a nuisance and are expendable. It also raises the islanders' concerns that once again those on the islands can be exploited financially to solve mainland problems. This fee may solve a problem for the dock management but in the long run it ill-serves the islands and the Gibsons communities.

If this issue concerns you, send a letter or an e-mail to Mayor Barry Janyk at bjanyk@town.gibsons.bc.ca

The Gibsons Landing Harbour Authority

by Fernando Ferreira, GLHA

The Gibsons Landing Harbour Authority (GLHA) is a non-profit corporation composed of seven volunteer directors appointed by the Town of Gibsons. Three of the directors must make regular use of the wharf and one must be a regular resident of Keats or Gambier Island.

Unlike the wharf divestiture program that residents of Keats and Gambier are familiar with, the Department of Fisheries and Oceans (DFO) have kept their fishing harbours. They have created Harbour Authorities of local users to perform the day-to-day management of the facilities. The DFO retains ownership and has the responsibility of taking care of major upgrades and repairs.

The GLHA signed a lease with the Small Crafts Harbour Program of the DFO. The primary purpose is to provide a Public, Commercial Fishing Harbour. The GLHA provides moorage for local commercial and pleasure craft as well as for transient vessels. The GLHA is entrusted to set moorage rates and collect the revenue. This revenue is used to pay the staff, utilities (garbage removal, electricity and gas, water, etc.) and also to maintain the floats.

Dogwood Princess News

by Rob Bennie, Senior Launch Operator

The crew on the Dogwood Princess has seen an interesting change in the traffic patterns on the Gambier/Keats Island route over the past summer. We had been expecting a continuing increase in our traffic statistics as more and more people move to the islands, either for their weekends, for their summer holidays or for retirement. In fact, while our general traffic statistics continue to grow, our peak period (weekend) traffic has dropped considerably, while at the same time our shoulder season and mid-week traffic has grown. We see a couple of trends here.

On one hand, we are finding that more and more schools are discovering the value of an excursion to the islands, the most pristine setting that is still located conveniently close to the city. Sunshine Coast schools hike to Gambier Lake and Plumpers Cove Marine Park for Outdoor Education programs. Prince of Wales Secondary School schedules annual creative writing retreats on Gambier. Students from all over the lower mainland attend Sea to Sky Outdoor School's spring and fall camps at Keats Camp to learn about the environment and the natural world. Finally, Keats Camp itself has been extending its own usage on weekends well into the fall season. As government looks increasingly toward "user pay" type service models we are trying to capture as much of this business as we possibly can, as a way of improving the viability of the route for its regular users. Generally, these groups travel outside of peak traffic periods but, when there is a potential conflict, we try to make extra sailings for the groups to ensure that our regular customers are not inconvenienced, occasionally even turning down the group business. Transporting all these groups has brought a large increase in our traffic throughout the shoulder season to the point where we are finding that business only slows down now for part of December plus January and February – a very good trend for our route.

On the other hand we have seen a large drop in usage from Eastbourne weekend cottagers during the summer months. When we established service to Eastbourne it came at the expense of Keats Landing. We reasoned, and our Stakeholders group agreed, that the main population growth would be at Eastbourne and that Keats Landing residents would not want to see a huge increase in cars on their side of the island with Eastbourne residents driving across island to catch the Dogwood Princess. Service to Eastbourne, with good connections to the Horseshoe Bay ferry would alleviate the potential problem. In the first years of service, this strategy worked

well – too well. It wasn't long before the Dogwood Princess was regularly overloading for Eastbourne on Saturday morning and Sunday afternoon.

Our schedule is set up to try to provide good connections for all three island stops - New Brighton, Eastbourne and Keats Landing. Unfortunately, this becomes impossible when we overload and have to split our trips up into individual segments to handle the traffic. So traffic to and from Keats Landing dropped off as residents used their own boats to limit their waiting time at Langdale Terminal. Similarly Eastbourne residents became frustrated when there was an overload and we couldn't return for those left until several hours had passed due to our other scheduled commitments. Eastbourne residents, not surprisingly, began to opt for direct service to Horseshoe Bay and traffic dropped off to the point where we stopped overloading to or from Eastbourne.

So what is the solution? One suggestion has been to go back to providing the best service for Keats Landing and simply "write off" the lost Eastbourne traffic. Another has been to continue with the status quo. A third solution presented itself when we noticed that Eastbourne traffic was down less significantly in the shoulder season than in the peak summer season. Since the Horseshoe Bay to Langdale ferry is more likely to be on time on weekends during the shoulder season, we reasoned that there might be some willingness to accept some delay for the lower B.C. Ferries fare so long as the delay was not too great and was predictable. The Langdale Terminal Manager is looking at ways to modify the Route 3 schedule to ensure that it can maintain its summer schedule for next year. If changes are successfully implemented we will be able to ensure that our connections for Eastbourne are "good" in more than theory. There will continue to be residents who are attracted to the speed and convenience of direct service but

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we feel confident that those who are attracted to our lower price, particularly families, will return if their travel time is within acceptable limits. We will therefore be carefully evaluating our statistics and discussing this issue with our Stakeholders group to determine the best course of action to take.

These problems centred around overloading and meeting our service demands are showing that the Dogwood Princess II is nearing the end of its working life. We are therefore exploring options for a replacement vessel for the route, perhaps by next fall. While the Dogwood Princess II has worked well over the years, we are seeing a need for larger capacity and more luggage space for groceries, carts and the other household items that islanders need to make transporting their belongings as convenient as possible.

In addition to these issues, there has been a slight change to our schedule this fall. The first morning sailing now leaves 5 minutes earlier in the morning to allow a better connection for those passengers who wish to catch the 8:20 sailing to Vancouver. As Route 3 sailing gets busier, increasingly our passengers are concerned about having to rush to get their cars from the parking lot before the ferry overloads. This takes some of the pressure off those passengers.

There has also been a gate and fence installed at the entrance to the Dogwood dock at Langdale Terminal. The purpose of the fence is to control foot passengers offloading from the Route 3 vessel, who during busy commuter trips often mixed with the cars in the exit lanes – a very unsafe practice. Unfortunately this will create an inconvenience for our passengers since they will no longer be able to park their cars at the head of the dock while unloading their groceries. Instead they can park next to the waiting room and carry their groceries around the fence by the Route 3 vessel berth (which will be kept open when there is no ferry in the dock). We are looking into getting a cart for those with heavy loads. Wheel chairs are available for those who cannot walk that far and, in emergencies, staff can open the gate to allow access. The Dogwood dock itself is now being locked during those hours when the Route 3 vessel is not operating. Graveyard staff has a key for emergency access. If you have any concerns relating to this last item please contact Gerry Parker, the Terminal Manager.

Suggestions or comments about any of these issues I have raised or any other matters are always welcome. I can be reached at rob_bennie@dccnet.com.

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Understanding the Keats Island Planning Review Process: Frequently Asked Questions

by Kim Benson, Local Trustee, Islands Trust

During the first Phase of the Keats Planning Review Process, Keats Islanders overwhelmingly said they wanted the process to accomplish 6 outcomes: (1) to preserve Keats Island as much as is possible like it is now; (2) to preserve the ecological integrity and natural beauty of Keats Island; (3) to preserve the island's privacy, peace and quiet; (4) to encourage and maintain a sense of island-wide community; (5) to preserve Keats Island's "unique rural character"; and (6) to manage growth and development on Keats Island in a manner consistent with the above 5 goals.

The main challenge for the Gambier Local Trust Committee, and our planning staff, is to accomplish these ends using the goals, objectives & policies, zoning and subdivision regulation tools provided to the Islands Trust under the *Islands Trust Act* and *Local Government Act*. All of this is to be implemented through the adoption of a new Rural Land Use Bylaw for Keats Island and surrounding islets, in a manner consistent with the values and wishes of the Keats Island community as a whole.

The members of the Gambier LTC have read, with a great deal of interest, the community input received thus far. As your local trustees, we are trying very hard to balance all the interests, desires, aspirations and concerns expressed to us by Keats Islanders. And as public input continues to be received and analyzed, certain policies in the DRAFT RLUB will be modified and revised accordingly.

As one means of trying to provide clarification on some of the issues being dealt with in the proposed RLUB, I will try to answer some frequently asked questions, related to the Keats Planning Review, and some of the proposals being considered in the bylaw review process.

1. Is the new Keats Rural Land Use Bylaw proposing to increase the Island's density?

No. Under the current zoning bylaw No. 96, and Subdivision Bylaw No. 103, it's estimated that Keats, which is about 1500 acres in size, could eventually have up to 501 residential lots, if all remaining sub-dividable lots were developed under the current 10-acre rules.

Technically speaking, the zoning we have now would allow 391 of these 501 lots each to have 2 dwellings per parcel (under their Land Use Contract, the 110 lease-hold lots on District Lot 696 - the Keats Camp property- can only have 1 dwelling per parcel). This means that under

the current situation, theoretically there could be a total of 892 residential dwellings on Keats Island, or a total residential density of about 1 primary (or full-sized) residential dwelling per 1.7 acres.

Under the proposed RLUB, total island density, both the total number of potential residential lots and the total number of potential full-sized or "primary" residential dwellings could actually be reduced, by a number of voluntary mechanisms, to a maximum density of about 552 primary dwellings, or 1 primary dwelling for about 2.7 acres.

It is proposed that a number of specific zones be created, based on lot size and the intended use of land. For example, the Eastbourne Community Association owns 3 lots for community water supply purposes. At Melody Point, there are 31 upland lots that the people of Melody Point own in common and wish to preserve as a privately owned green-space buffer and watershed. Barnabas Family Ministries owns a 52-acre portion of District Lot 1469 (the Corkum Farm property) and with the exception of a caretaker's residence, Barnabas will be using their portion of property for private institutional camp use, not residential development. As such, under the proposed RLUB, the potential number of residential lots on Keats Island could be reduced by a total of about 39 lots, from 501 to about 462 lots through voluntary site-specific zoning mechanisms implemented on individual parcels.

It is also being proposed that the residential dwelling density per parcel be reduced somewhat, in relation to: (1) the size of the lot and its capability for providing on-site water and sewage disposal; and (2) whether or not community benefits such as public trail ways or areas to be left in a natural state have been voluntarily created by the owner of the lot.

The new Keats Island RLUB proposes no changes to the density provisions of the Land Use Contract (ie. 1 dwelling per parcel at Keats Landing). In Eastbourne, Melody Point, and any other existing lots that are under 2 acres, 1 dwelling per parcel, plus, perhaps a small "sleeping cabin" of limited size (probably somewhere under 200 sq. ft) would be allowed. On parcels 2 acres or more, the permitted density would be 1 "primary" dwelling per parcel, plus an "auxiliary guest cottage" of limited size (probably somewhere between 500 and 1000 sq. ft.).

(Continued on Page 19)

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Things That Go Bump in the Night at Keats

by Maureen Phillips

When I bought my first property on Keats in 1989, I thought I'd died and gone to heaven. It was October, and Nature had played out her palette, splashing the trees with inimitable shades of gold and red. I had just made the gigantic leap from the city, migrating from the frenzy of Kitsilano Beach to the quiet shores of Keats Island.

One Saturday morning soon after taking possession of my lovely house, I was standing on the deck, gazing out over the water. Two women were strolling by on the beach below. One of them yelled up to me asking if I was the new owner of "that property"? I proudly shouted back, "Yes." She yelled up that her old aunt used to call the place, "The House of the Headless Man." I yelled back with the obvious question, "W-w-why is that?" The woman mumbled something about an old tale of a ghost having been seen stumbling around - a ghost with no head. Well! Now all I had to do was face the night alone in an old tumbling down house with a dismembered resident ghost. Kitsilano Beach with all its raucous human energy was suddenly looking more appealing than it ever had before. As it turned out, a few weeks passed before my headless man saw fit to raise his ugly, uh...neck.

It was 2:00 am - I know, because the first thing I did

when I heard "the noise" was look at the clock. My two cats heard it too, and jumped simultaneously bolt upright from their sleeping positions at the foot of my bed, fur pointing skyward. It was a voice, raspy and guttural, sounding like it came from a very old man with a very sore throat. He slowly growled, "Where...are...you?"

I sat, not breathing, straining my ears, listening for the slightest sound. I heard no creaking of floorboards, and believe me; a mouse couldn't cross any floor in that house without making it creak. Nor was there any sound of dry leaves crunching underfoot outside my bedroom window. It was as if the voice had come from somewhere else, in another dimension. The three of us (me and the cats) sat motionless for a good ten minutes, but heard nothing else. The cats relaxed and I slowly settled myself down onto the pillows. But I lay there wide-eyed, barely breathing, until sunrise. Only then did I fall into a deep, unfettered sleep.

Over the next couple of months I started meeting other Eastbourners. It was then I came to realize that practically everyone on the whole island thought my house was haunted. (Silly, naïve me. Much like the water situation, or lack of, when I first moved in. "Water?" they said, "You expected to have water?")

Around this time I also befriended the little gang of Eastbourne kids who seemed fascinated with my haunted house. One night they told me they had heard there was a man entombed in the chimney behind the old stove in the kitchen. I said that I didn't think so, but that anything was possible.

At first the kids were in the habit of knocking at my door on a Saturday night when they had nothing better to do. Actually, the knocking initially took the form of "knock and run." I was eventually able to coax them in for some hot chocolate, but only after they were certain that I wasn't going to dismantle the chimney and add them to the "booty" behind the wall. I bought a book of ghost stories and started reading to them around the kitchen table, candlelight flickering on their impressionable faces. Some of the kids would sit around afterwards and claim with bravado that the stories weren't scary at all anymore; that in fact, some of them were downright silly. They were approaching adolescence and living in a high tech world. I knew I had to step up the horror level if I was going to hold their interest. So I set out on a quest to find the scariest ghost story of all time.

I went to my dear old friend, Mrs. Baxendale, who

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(Continued from Page 6)

was a huge source of information and inspiration to me. She was 85 years old at the time; a writer and intellectual whom I loved and admired. I told her I was searching for the scariest ghost story ever written to tell the gang at Keats. She thought for a moment, then slowly rose from her chair, shuffled down the hallway into her dusty, cluttered bedroom and came back with a dog-eared, tattered book titled, "The Monkey's Paw," by W.W. Jacobs. Bingo!

The following Saturday I put out word that I'd be telling ghost stories on Maple Beach that night, after dark. I told them we would have a bonfire and treats, and that they had better be prepared to have the bejeezus scared out of them. "Yeah, sure," they said.

My sister, Mickey, and her husband, Dennis, were visiting that weekend with my nephew, Luke, who was just a baby then. (Now ten – not possible!) They had one of those walkie-talkie baby-minders used for listening to sounds from a baby's room. Dennis told Mickey and me that he had a brilliant idea. He planned to hide the walkie-talkie under the dinghy, which lay overturned a few feet from the bonfire. He went down to the beach ahead of time to execute his plan. The kids started arriving just after dark and found themselves a place around the fire. We adults waited to see who would sit on the dinghy. Jason Puddifant, looking around for a seat, claimed his spot on

the little boat, and I began to read.

"The Monkey's Paw," is one of the most chilling ghost stories ever written. As I read, the only sound besides my own voice was the crackling of the fire. I could see that everyone was engrossed. After a few minutes, I noticed Dennis quietly withdraw from the group. I read on, and as the plot thickened the tale turned sinister and frightening. Then suddenly I heard a crackling voice sounding faint and far away. It was saying, "Get...off...the...boat." I saw out of the corner of my eye that Jason was no longer listening to the story. I carried on reading. Jason was frowning slightly, but his attention had turned back to me. Then the voice came again, louder and more menacing, "Get...off...the...boat!" Everyone heard it this time and turned to stare at the dinghy. Jason jumped off the boat and stood about ten feet back, glaring at it. All eyes were on the talking dinghy. No one breathed, no one moved. Then Jason courageously ran over and struggled to lift it up. He flipped it over with adrenalin strength, revealing the little transmitter crackling away with Dennis' voice. Everyone howled with laughter. The interruption was perfectly timed as the story was building to its horrific conclusion and we all needed some comic relief.

I knew I had succeeded. I had found a ghost story capable of sending chills through the blood of even the most seasoned listeners. As the kids thanked me and drifted away from the warmth and safety of the bonfire, I heard them arguing about the arrangements for walking home. Some of the youngest kids were pleading with the oldest ones to walk with them. I heard one of the oldest say, "But if I walk you home, who's going to walk me home?"

Finally, the last of the kids disappeared into the coal black night. Mickey and Dennis took a sleeping Luke up to the house and went to bed. Meanwhile, I sat on a log at the beach for a quiet moment alone and made sure the bonfire was out. I was feeling quite pleased with myself. The night was dark and still; even the ocean seemed to be sleeping. Eventually I rose to make my way up the steps to the house. Just as I reached the door, a chill crept over me. Was it the wind that gently stirred the hair on the back of my neck? It suddenly occurred to me that I was entering the "House of the Headless Man." Would the ghoulish apparition of the same name choose tonight to pay me another visit? I took a deep breath, bravely turned the doorknob and stepped inside.

Thanks for the memory goes to Kris and Jason Puddifant, Shawn and Christian Rousseau, Lisa and Peter Nilsson, Jenny Cardinal, Lindsey and Jamie Ovens, Joanna and Rebecca McIlveen, Adam and Shannon McNaughton, Joey Gray, and Keith and Ryan Steuer.

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A Renewed Thanksgiving Tradition

by John and Joy Richardson

On Thanksgiving Sunday the Keats Landing community met to worship and to share a meal. This tradition, though many years old, was in abeyance for several years. This was the second year of our renewed tradition. The organization and preparation for the worship service and the meal involved the work of many in our community.

About 100 of us met for worship prior to the meal. We sang Thanksgiving hymns to the accompaniment of piano and trumpet. We heard the reading of the Bible and Pastor Paul Beckham preached the Thanksgiving sermon.

After the service we met in the Keats Camp dining hall to share our meal. Preparation began the day before when a crew met to prepare the dressing and six big turkeys. Others set up tables and made centerpieces from fallen maple leaves. These were gathered by one of our younger community members, David Lund age 7.

On Sunday at mealtime each family arrived with a salad or vegetables and a dessert. The kitchen crew led by Brian Davies provided turkey, potatoes, gravy and homemade buns. One hundred and forty people sat down to a wonderful meal. It was a great opportunity to meet



new people and to renew acquaintances.

Special thanks are due to Ron Sowerby, Graham and Maxine Davies, George Slade and the many other community members who helped prepare for and clean up after our celebration.

A donation was made to cover the costs of the meal. Costs were covered and a donation was given to Keats Camps.

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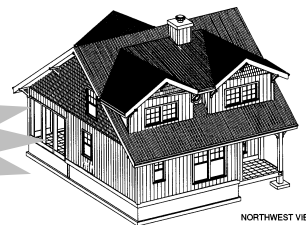
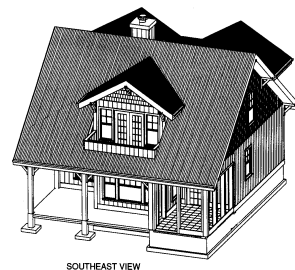
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The Barnabas Family Ministries

by Laura Nelson

At Barnabas Family Ministries our goal is to strengthen family relationships. We facilitate this by offering a variety of conferences such as: Family conferences in the summer, Marriage Enrichment and Preparing for Marriage conferences in the spring and fall, Father/Son, and Mother/Daughter conferences in September as well as other conferences throughout the year. Families from many parts of British Columbia and other parts of Canada and the US enjoyed five days here at Barnabas in the summer, enjoying the beauty of our Island and experiencing fun *in* and *on* the ocean. Being able to provide a place for people to spend time together making memories, getting involve in activities, and just having fun is wonderful.

We have completed bringing in the harvest. Did you know that there are 16 varieties of apples, pears and plums grown on the farm? Varieties include: King, Gravenstein, Cox's Orange Pippin, and Lodi. Our largest crop is the "Big Reds", an excellent crispy eating apple. Their origin is thought to be from Nova Scotia - brought in by Howie Corkum after visiting family, perhaps around

1940. Many of the fruit trees are over 35 years old, and therefore past their prime. We are currently growing trees in Richmond, having taken grafts from these historic trees, and plan to gradually add and replace over the next several years.

Sheep were the first animals raised on the property beginning around 1900. The Corkums later changed to beef cattle. We tried to continue the tradition but after several experiences of cows getting out and into the neighbours' yards, switched back to sheep. Our guests quite like the 'little lambs' and we have found them generally easy to raise.

We have enjoyed having many of you come to visit us in our General Store. It is always a delight to welcome our neighbours and we hope you will come see us again next summer.

If you haven't been to Barnabas and would like to visit, drop by and we will gladly give you a tour.

We hope you enjoy the recipe below and send you warmest regards from the Barnabas Staff.

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This Salad is a favourite here at Barnabas. The staff nicknamed the dressing "Pepto" because of its pink colouring.

2 heads Romaine
3/4 - 1 cup pecans halved, toasted
2 oranges, peeled and sliced or 1 can mandarin oranges, drained

Dressing 1/4 cup vinegar
 1/2 cup sugar
 1 cup vegetable oil
 1 tsp salt
 1 tsp dry mustard
 1/4 - 1/2 small red onion, chopped
 2 Tablespoons water

Place lettuce, oranges, and pecans in salad bowl. Combine dressing ingredients in blender and mix well. Refrigerate. Toss just before serving.

Note: You will not need all the dressing. It's also great as a dip for fresh fruit.

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Keats Connections

Keats Island is 'home' to many people who have unique and outstanding off-island adventures and accomplishments. I thought it would be enlightening to us all if some of these adventures were printed in the *Tide Lines*. I would appreciate your feedback on this idea, and, if you have had or know of someone who has had such an experience please let me know so that at least one article can be included in each issue.

The following article is the update Candace promised us in her Winter 2000 article, 'There's an Olympian Amongst Us!' about the mountain biking accomplishments of her son, Roland Green. **GY**

Roland Green Captures Several World Mountain Biking Titles

by Candace Gayton

Roland finished last year's racing season with a disappointing 14th place finish in the Olympics. This year has been far from disappointing. He has had phenomenal success with numerous wins - and it's not over yet.

To better understand Roland's accomplishments a little history is helpful. There are two main series of Mountain bike races in the world. The European World Cup Series known as 'World Cup Races' and the younger North American Series known as 'NORBA Races'. Roland competed in both race series and won both the World Cup and NORBA titles. Points are awarded for each finish so the rider with the most points wins the series. It seems a more reasonable way to determine a winner than having just one shot at the title as riders can have some bad luck come their way like being blocked by a crash, having a crash or even a flat tire - known to some as the 'F' word.

In the eight World Cup Races this year, Roland started off slow in April with an 11th place finish in California but he's picked up his pace since. The next race in May he won a Silver in Italy, then a Gold in Belgium. Roland was now the World Cup Leader!

Roland returned from Europe to thrill his fans in Victoria to a double weekend win in Road Racing and then June 23rd in West Virginia a double gold in Cross Country and Short Track mountain bike events.

What a sweet victory for an athlete to win a gold medal for his country in front of his family, friends and thousands of fans. After his recent wins Roland felt strong and knew he had what it would take to win the 4th World Cup on Grouse Mountain. He was really pumped with the race being held on home territory. Roland took the lead from the very start, setting a very fast pace. He was clearly the crowd's favourite, the entire crowd chanting Roland's name. He had put a minute and a half between himself and the second place rider. He was untouchable

up until the final climb of the race when a flat tire changed the ending to a perfect race. The second place rider from Switzerland rode past Roland as he struggled to change his flat tire and keep his composure with a microphone and camera filming his moment of crisis. When Roland remounted his bike there wasn't enough race left to overtake Sauser and get the lead back. The crowd was in shock and disbelief not knowing Roland had flatted. Words cannot express the disappointment we all felt as Sauser rode across the finish line first with Roland trailing seconds behind. The day was perfect, the race was perfect just the ending sucked.

For the 5th World Cup race in Colorado the following weekend the same script was running. Roland had over a minute lead after a few laps, and then he flatted. With the gap he put between himself and the second rider he managed to hang on to his lead but the second flat tire left him with a finish of 5th. A 2nd and 5th aren't bad finishes but when flat tires take your gold medals one can't help but feel cheated and disappointed. At least the second time wasn't as painful as the first.

With the amount of training time lost by travelling to Europe to do the next two World Cup Races, Roland decided to stay in North America and finish the NORBA



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races and do the National Championships as well. Some people didn't understand why he would seemingly abandon a series of the most prestigious races on the planet when you are the leader. He knew what he was doing. July 23, Mammoth Lakes California he won back to back the Cross Country and the Short track and pulled it off again in Vermont August 17 to capture the NORBA World Championship title. And somewhere in between he won the National Championship as well. It's starting to be a blur!

Now back to the World Cup Series that people thought he abandoned. It's not over til its over. Roland had slipped to 3rd place in the World Cup Race points because he did not do the 6th and 7th races in Austria and Switzerland. He would have to win the final race and last year's Olympic gold medal winner, Martinez would have to come in 5th or worse for Roland to win the series since Martinez was currently the leader.

The 8th and final World Cup Race was held in Quebec August 26th - the day Keats Island crowned Michael Sampson our new Crib Champion. All the big guns were there. I'm sure there were a few riders with long faces to see Roland show up for the final race. Richard, my other son was keeping us posted lap by lap of the race via the internet. He would phone every time there was an update. The race was progressing like the last seven races. Roland takes the lead, sets the pace, then begins to put some time

between him and the second rider. Rick and my stomachs are in knots. Each time the phone rings we are relieved there is no bad news and ecstatic he is riding so strong. Roland puts the hammer down and the gap widens right up to the end of the race. He wins!

Martinez finished 36th so Roland also wins the overall title of the World Cup Series! The confirmation of his overall win comes just as our guests arrive for Keats' annual marathon of laps around the crib board - just another perfect day on Keats. This time the ending is perfect!

P.S. There have been two more races since this writing. One was THE WORLD CHAMPIONSHIP RACE. It is comparable to an Olympic race, (not connected to a series). One race. One chance. All the best riders around the world are in attendance. It was held in Colorado on Sept 16/01. Winning this race earns the winner a standing yearly invitation to compete in this race for the rest of their life and THE coveted 'RAINBOW JERSEY'. A 'RAINBOW JERSEY' is awarded yearly to the winner of this race so there have been only a handful ever won. Roland now proudly wears a 'RAINBOW JERSEY'. His last race was closer to home - the Checkamus Challenge. It starts in Squamish and ends in Whistler. He loves to win this race solely for the trophy that is a monumental 20-lb. soapstone carving. I promised to take really good care of it for him.

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Thank You from Betty Pay

I would like to take this opportunity to thank my wonderful family for the celebration they planned on Aug. 25th for my seventieth birthday. What a great day!

I would also like to thank Eleanor Dick and the Ladies of the Birthday Club for the delicious luncheon and many gifts on Mon. Aug. 27th. Another great day!

I didn't want to turn seventy but I had such a good time I wouldn't mind doing it again (just kidding folks). Thank you all so much. The gift of having such good friends and family is truly a blessing.

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The Benson's Salmon B-B-Q and Corn Roast

An enjoyable afternoon and evening were spent at the Benson's Keats Island home on Saturday, August 25, 2001. Nearly 100 Islanders attended, including 15 Benson children and grandchildren. Guests were from all parts of the Island as well as from Gibsons and New Westminster. The occasion was the Benson's annual salmon Bar-B-Q and Corn Roast which celebrates Don and Evelyn's Wedding Anniversary. This year honoured their 48th year of marriage.

The highlight of the potluck supper was the 80 pounds of Fraser River sockeye salmon, cooked in authentic native fashion by Mel Nahanee of the Squamish Nation.

The evening culminated in "Karaoke" on the big deck where the ample talent of Keats Islanders was strongly demonstrated! GY



Mel Nahanee and Nelson Point with rack of delicious salmon



Benson's Salmon B-B-Q and corn Roast

A Good Ol' Fashion Hymn-Sing

Two dozen Keats Landing Cottagers gathered for a nostalgic hymn-sing on the Benson's deck and were accompanied by Carol Barker on the keyboard. Refreshments followed and farewells were said to the Barkers, who are moving to Mayne Island to be closer to family.



Adventures by Rowboat in the Early Days of Camping at Keats Island

by Harold Wolverton

When I speak of the early days I'm referring to the first years of the Baptist Camp facilities at Keats Island - not quite as early as the tenting years but in the years following, as leaseholders were building cottages.

Along the side facing Gibsons, starting near the main wharf were the Sam Selmans, the Pallots, the Keens, the Mills, the Steeves, the McLeans, the Bingham, the Vernons, the Coopers, the Pattisons and behind them were the Jeffs, the Sparrows, the Bowbricks, Mrs. Palmer, the Carmichaels, the Andersons (Burnhams), the Cochranes (McIlhose), the Moores, the Phillips, the Harveys, (the Grants), the Bulgins, and Charlie Mair in the Bay. Further along, the Newtons had a cottage and at Sandy Beach the Peggs and Boltons had cottages. Up above the wharf the Telfords and Henry Selman had cottages. There were others whose names have faded from my memory. Mr. Read was the year-round caretaker.

The main wharf was a ramp down to a string of floats that serviced the main float against which the Union Steamships could land. The most frequent ferry was 'The Capilano'. Often when the ship bringing campers, backed away from the wharf to sail to its next port of call, a few

brave souls would dive into the swirling, frothing water in the wake of the departing vessel. This practice demonstrated bravery but gave a strange sensation to the swimmer, a tickle sensation from the bubbles of air in the water.

One of the exciting events of the summer for some of us was to take a boat trip up into Howe Sound in the direction of Squamish. Some families had rowboats many did not. The occasional family had an outboard engine.

By the way, how many of you remember the ancient outboard engine used by Mr. Read to go back and forth to Gibsons? The engine needed a battery for ignition but not for an electric starter. On the top of the flywheel there was a knob for starting the engine by hand. Mr. Read would set the choke, and then rotate the flywheel vigorously in the reverse direction to which he wished the engine to start. The compression would kick back and start the engine spinning in the right rotation to drive the boat forward.

Harold Newton was the owner of the biggest outboard engine at Keats Island. It was a magnificent 25-horsepower engine that made his boat literally fly. He routinely drove the boat all the way from Vancouver via the outside passage to Keats Island. When we heard he would be coming we used to watch for him to come flying around Salmon Rock and along the shorefront past Sandy Beach.

But to return to the annual expedition of the brave and excited campers who wished to go on those voyages of discovery up into Howe Sound, let me continue. Naturally we waited for a nice sunny day with a breeze so the expedition could get under way. For days previous to leaving, masts and sails made of bed sheets or worn out canvas were fashioned into sails. (Rowing was for the birds.) A rudder was made out of an old broken oar. Usually the boats were loaded with far too much gear. A lot of stuff was taken, just in case. Once or twice there were three boats in the expedition.

One or two old photos still exist of the boats as they departed from the main float. We would set course with the wind at our backs and head toward Squamish, keeping to the North West side of Gambler Island. Each time we got as far as 'Potlatch Creek' it was decided by everyone, it was time we stopped to have something to eat. It seems to me that once or twice we camped at that spot over night. The brave fathers who accompanied the group were Rev.

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A. C. Bingham, Rev. Pattison and Dr. H. A. Wolverton. The teens included Bingham boys, Jack and Fred, Ronny Telford, Dave Philips, Newton and Harold Wolverton, and Bud Pattison. I think Ken Vernon used to come along too. It was a jolly time. Relationships and how to get along without things we were used to, were a priority.

We all took part in worship and prayers. Of course, we worked up incredible appetites and gobbled up everything edible. I remember A. C. Bingham handing me a container of what he called 'muddy water'. I hesitated to drink until he explained that it was lemon aid.

In those days our 'sleeping bag' was a couple of blankets. I don't think sleeping bags were yet invented, or were too expensive for the likes of us. So when we stayed at Potlatch Creek, we explored the territory, selected a place to make a bed and took time to gather wood for a camp fire.

On one trip we found an abandoned mine and of course had to find out how far it went into the mountain. There was no consideration given as to whether it was dangerous or not. Now a days you wouldn't think of entering an abandoned mine, or tunnel, as it might collapse while you were in it.

Furthermore there might be old explosives lying around, left years ago by those who had abandoned the site.

Generally the fathers would have stories to tell and advice from experiences of life.

It seemed that on those trips, it never failed that the day we left, the sky was blue, breezes were light and there was hardly a cloud in the sky. But by day light the next day, the weather seemed to change. We hardy souls were not going to return to Keats Island just because it looked like it might rain. The plan was to circumnavigate Gambler Island, at least. So when the boats were reloaded with all our camping gear we would bravely set off usually rowing. It happened often that on the first day the wind whipped us along and none of us had to lift a finger to the oars. But on the second day the skies would cloud over and there would be a chance of rain and no wind. In order to get anywhere with the boats we had to man the oars.

On one occasion I recall we saw a tug and barge gradually draw near, going our way. The suggestion was made, "Why don't we hitch a ride?" We changed course to swing in behind the barge and rowed like mad to keep up. It was my duty to stand on the front of the rowboat and try to hang on to the barge. There was nothing to hold on to except the splintery deck of the barge. Just as I would think I had a grip the rowing team would slacken off and all I could do was to try and grip with my fingernails. I simply could not hang on even though my nails were

breaking. The rowers kept yelling at me to hang on, no matter what. However, it was just beyond my ability to hold on and I had to let go. I still have nightmares about that failure 70 years ago.

Between Anvil Island and the far side of Gambier Island there is a barren rock that is the nesting place of hundreds of sea gulls. The island is covered with egg shells and un-hatched eggs. We stopped to explore and of course someone picked up a couple of unbroken eggs. When one egg was accidentally broken we knew then why some eggs were still unbroken. The smell drove us off the island in haste.

Eventually by the second or third day we would arrive back at Keats Wharf, tired, hungry and sometimes soaking wet. We were a happy bunch, but sure glad to get back to civilization, a comfortable bed, hot food, warm water and our regular companions with whom we reveled in those wonderful summer holidays.

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Water and Fire Issues at Melody Point

by John Hall

Water Quality

Melody Pointers have been very fortunate to find a more than adequate supply of water through rock drilling. Both the quality and quantity of our water has met our community's needs very well over the last eight years since our drilling program. However, our Water Board is concerned that there not be any opportunity for either biological or chemical pollution to enter the system as has happened in some systems over time. To prevent this, we have developed a water purity plan that includes the following:

1. Performing a sodium hypochlorite flush of the system each spring. This chemical is used as a "shock" treatment in swimming pools and is effective in destroying bacteria and some parasites.
2. Performing at least one water test per season.
3. Meeting with the Provincial Health Department's water purity personnel for further guidance on we can keep our water pure.
4. Meeting with a commercial water quality firm for more ideas.

The Water Board feels that it is important to use a preventative strategy rather than wait for a pollution problem to occur.

Fire Prevention

We have completed the installation of fire hoses at each pair of buildings and have encouraged each owner to have at least one large fire extinguisher in each cabin.

The remaining task is the installation of an alarm that would call all present to help.

Water pumps have been seen as too expensive and difficult to move quickly.

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Keats Recycling



During Fall 2001 islanders have again joined together to send our recyclable goods to SCRAPS. We are meeting at the Eastbourne bulletin board on the **FIRST THURSDAY** of each month to self-sort and transport our recyclables.

Many thanks to all who volunteer and participate in this program. Your help is greatly appreciated and goes a long way to keeping our island clean.

For any information or input, please feel free to call Maureen Forscutt at 604 886-3989.



Eastbourne Crib Tournament—2001

The 2001 Eastbourne crib tournament was held at Rick and Candace Gayton's this year. A questionable honour bestowed on them because Candace won last year's tournament.

It was a beautiful July afternoon made even better by the good food and enthusiastic competition by the 26 tourney entrants. After defeating his father, Sammy, in the semi-finals, Michael Sampson went on to defeat Rick Hickman in the final game to win the coveted Eastbourne Crib Trophy.

For most of us, the sting of being an early casualty was softened considerably by the companionship, sunshine, and superb view of Collingwood Channel from the Gayton's deck.

Congratulations Michael and thank you Rick and Candace for the super day. **GY**



Photo by Glen Young

Congratulations to Michael Sampson - 2001 Eastbourne Crib Champion. Trophy presented by Candace Gayton

Keats Island is Officially Floating 2" Higher!

by Doug Leatherdale

This year saw the second phase of an island clean-up, thanks to the Sunshine Coast Regional District. Cathy Kenny, the SCRD Solid Waste Coordinator, was very supportive in providing funding for two years, amounting to \$18,000 in total. The second phase of the clean-up had a slightly lower gross weight of recycled metal (about 80 tons compared to about 100 tons last year). We had six 30-yd bins again this year as well as some special bins for the collection and safe disposal of about 1 ton of batteries and 3 containers of old paint. Eighteen fridges were also removed and the freon extracted at a recycle depot. Keats is now off the list of potential toxic waste sites in Howe Sound!

A big thanks to all those who contributed by recycling or safely disposing of these materials; to the Keats Island Baptist camp who donated their site and vehicles for the collection and storage; and all those who helped on the weekend to make the clean-up such a success. This two-year community effort makes Keats the special place it is.

Public Notice from the GLHA

The Gibsons Landing Harbour Authority is now offering six-month permits for frequent users of the GLHA dock. The \$5.00 fee still applies for boats without permits.

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An Evening of Fun and Music on Keats

by Glen Young

A musical happening occurred on October 6th at the Pedersen residence in Eastbourne.

Approximately 40 people from all parts of the Island enjoyed the songs and music of great performers.

Roger Holdstock and Dan Kenning who comprise ½ of the *Fraser Union* Folk Group led the evening. They have been singing together for the past 15 years and sing mainly Canadian and topical folksongs. They concentrate on Canadian material as 'it is under-represented in our daily cultural exposure', says Roger. Roger and Dan feel singing is a community-building experience rather than simply performing and this showed vividly in their singing and the audience's reaction to it. *Bosses' Lament*, *Woman of Labrador*, and *The Ghost Program* were great hits, among many others. They are looking forward to singing again on Keats – next time with their whole group.

By happenstance, Rosemary Campbell was on Keats visiting a friend and she stopped by to sing several beautiful songs. Rosemary has been a well-known and major force on the Vancouver music scene for many years. She plays many genres of music including standard folk, jazz and Latin rhythms. She wowed the house with great guitar playing and singing of *Fragile* (by Sting) and other superb tunes.

Danny Shanks, a new cottage owner in Eastbourne, and an accomplished singer and songwriter sang several pieces to the accompaniment of his guitar. John Prine's *Please don't bury me*, *City of New Orleans* and his own creation *Tell Your Face* were real hits. Also Danny and Jackie Young sang *In a Town This Size* accompanied by yours truly on the accordion.

Jenny Forscutt fiddled the Celtic tunes *Mucking in Geordie's Byre* and *The Swallowtail Jig* and her brother Cole played *Allegro* on his fiddle, both accompanied by me on the accordion. Chanel Pay with Jenny and Cole did a great job singing *Mama Says No Play*, which stimulated thunderous applause.

This evening was a huge success and many thanks are due to Mel Lehan who sparked the idea and brought Roger and Dan to Keats as well as to Joan and Ken Pedersen who opened their home for the event and provided delicious food and refreshment during the evening.

This event may happen again due to popular demand! So watch your community bulletin board, dust off that instrument you have neglected, tune up your voice and get prepared to join in the fun.

See you next time!



Dan Kenning [L] and Roger Holdstock of *Fraser Union*



Danny, Glen and Jackie

Photos by Dave Forscutt



Rosemary Campbell

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(Continued from page 4)

On lots 5 acres or larger, it is being considered that, where a conservation covenant to protect natural green space, a public trail easement, or some other form of community betterment is provided by the owner, then an extra dwelling might be permitted on the lot as a “density bonus”. This provision would create a maximum of another additional 86 dwellings on the island. But this provision has the potential of protecting an additional 400 acres of land in its natural state, and/or creating public trails or community benefits where none now exist.

The bottom line is that, under the current bylaws, we can expect no more than an additional 31 acres of additional parkland and very few public trail easements to be created through subdivision of land on Keats Island. The current bylaws allow 822 “primary” residential dwellings with very little or no protection of green space or provision of public benefits.

On the other hand, the new Keats RLUB would allow for the creation of no more than 552 “primary” dwellings (including the density bonus dwellings), 104 “auxiliary guest cottages”, and 243 small “sleeping cabins”, while creating the possibility for the voluntary protection of much more in the way of undeveloped natural green spaces, trail easements and/or community benefits than could be required at the time of subdivision, under the existing regulations.

2. What is a Conservation Covenant?

A conservation covenant is a voluntary, written agreement in which a landowner promises to protect their land in specific ways. It can cover all or just part of the landowner’s property. The agreement is between the landowner and, either the local trust committee, or a conservation organization such as the Islands Trust Fund. The covenant is attached to the title of the land, registered in the Land Title Office, and binds future owners of the land, not just the current owner.

The purpose of a conservation covenant is to provide a means for voluntary conservation of privately owned land. Such a covenant offers a way of protecting land for a variety of uses such as natural area and wildlife habitat protection, watershed protection, and low-density residential use. The landowner retains all rights to the property that are consistent with the terms of the agreement, including the right to control access, and sell or bequeath the title. There is no automatic obligation to provide public access, unless it is negotiated under the terms of the covenant, consistent with the wishes of the landowner. Conservation covenants are a cost-effective way of protecting land without having to buy it at public expense.

3. What is being proposed regarding Commercial undertakings on the Island? Home Occupations?

Commercial Visitor Accommodation? And is what’s being proposed different from what is currently permitted under the existing bylaws?

No. The draft Keats RLUB is proposing to “hold the line” with respect to commercial undertakings on Keats Island. Under the current zoning Bylaw No. 96, the only business activities permitted on residential properties are agriculture, forestry, and “domestic industry” (more commonly known as Home Occupation). Home Occupations are, characteristically, some form of “professional practice, home craft or other occupation, provided that the use is conducted by the resident, and is confined to the interior of a dwelling”, where the use is clearly “accessory” to the residential use of the property.

Uses of property for commercial “retail sale of goods”, or for commercial overnight “tourist accommodation” (including bed and breakfast), or commercial “vacation rentals”, are not currently permitted on Keats. Someone wishing to establish such a business on Keats would need to apply for a rezoning of his or her property. Rezoning would be considered on an application-by-application basis.

The new Keats RLUB is proposing that the current situation not be changed, because there is not enough community consensus on these issues to warrant a change at this time. This way, the Keats Island Community will have a say, through the Public Hearing process, as to when, where, and if such businesses can be established on the Island, based on the merits of each individual rezoning application, and on the level of community support for each proposal.

Long term rentals of properties for residential purposes, and occasional, non-commercial, short-term cottage rentals to family or friends is permitted now, and would continue to be permitted under the new Keats RLUB.

4. Is the new Keats Island Rural Land Use Bylaw going to impose an additional layer of unnecessary regulation and bureaucracy on Keats Island property owners?

No. The philosophy being proposed within the Keats RLUB is to recognize and “enshrine” existing and traditional uses of Keats and surrounding islets land and foreshore within the new bylaw. This means that routine applications for development, which are consistent with the goals, objectives, policies, and regulations in the new RLUB should proceed with a minimum of “bureaucratic intervention”.

Where proposals for new development are outside or beyond the level of development envisioned within the new RLUB, clear guidelines will be provided for consideration of applications for rezoning of land or

foreshore. The requirements for rezoning (including a public hearing), where a change of land or foreshore use is being proposed, ensures not that there will be additional “bureaucratic intervention”, but rather that community consultation and a public process will be required before substantial changes or extraordinary expansions in use can occur. This should provide Keats Islanders with a greater degree of comfort, compared with the existing situation where there is little clarity, certainty or guidance regarding

changes or expansions in existing uses.

Let us know what you think about these proposals. Send written comments to the Gambier Island Local Trust Committee

c/o Gillian Saxby, Keats Island Planning Review Project Planner,

Fax: (250) 335-3105

E-mail: gsaxby@islandstrust.bc.ca

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

Are Keats Island Communications Channels in Jeopardy?

by John Hall, co-editor, www.keatsisland.net

Considering the size of Keats Island, we have unusually effective channels of communication. This has helped us deal with island problems and has contributed greatly to the development of a stronger sense of community for the island as a whole. The *Tide Lines*, established over six years ago by Dawn-Rae McLaren and last year taken over by Glen Young, has become a model small-community newsletter and a “must read” for most of us. As island or specific community issues have arisen, the *Tide Lines* has been a vital means of spreading information and sharing views.

Last year in conjunction with the Official Community Plan process, a Keats Island website (www.keatsisland.net) was developed to facilitate the provision of information regarding Community Plan issues and to encourage your involvement and feedback. The website editors were also interested in forming an on-going partnership with the *Tide Lines* regarding island and community issues and information. To develop this partnership, the two groups have agreed to work toward a common purpose through sharing of materials and cooperation regarding areas of specialization.

However the development and maintenance of the newsletter and the website takes a great deal of energy, time and commitment. Glen has found that he is no longer able to give the time that is required to do all of tasks required to produce the *Tide Lines*. We seldom think of the time required to gather articles, to organize the materials, to translate them into a computer-based format, to contract with printers, to arrange for delivery, to find advertisers to finance the publication and to manage the costs of the production. Not to mention the important task of coordinating with and contributing to the island website.

We all know that finding people to step into these roles is very difficult because of both the time and the skills needed. Glen still has a heart for the *Tide Lines*’ role in the community. However, he can only remain involved in some way if there is support from our community to take on some of the above tasks.

The importance of the *Tide Lines*, both in itself and as part of the larger coordinated effort to keep all us up-to-date, is unquestionable. The task of helping to create it can be a new and stimulating challenge for a number of you. Would you consider how you might contribute?

If so, contact Glen Young at 604 886 2834.

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Eastbourne Water System News

by J.H. Low, Chair, Water Committee, ECA

The Water Committee is continuing its quest for a tax-based, hybrid water system for Eastbourne. We are working closely with the SCRD as we move this initiative forward and I am pleased to report that substantial progress has been made in respect to our system being taken over. Although it is by no means a "done deal", the SCRD accepted the initiative in principal at their September meeting. This is subject, however, to a number of technical and financial concerns being resolved.

There are four main phases in this process:

1. Administrative (Political)
2. Technical (Engineering)
3. Process (Formal Community Approval)
2. Implementation (Construction)

The report by Steve Lee, Infrastructure Services Committee Manager, was again accepted at the October SCRD meeting. While there are many questions yet to be answered, the committee agreed to proceed with the technical phase. This engineering survey work will

commence shortly and is expected to take five to six months. Steve and his assistant Dave Crosby have met with us on Keats and have toured our facilities. We are continuing to stress, and the SCRD is coming to accept, the principle of a Hybrid Eastbourne System. It is our intention to work very closely with the SCRD as this process unfolds.

We have been working closely with Lee Turnbull our Area F Director and Kim Benson our Islands Trust Representative both of whom have been most supportive

The proposed system will follow the principles of tax-based, user pay, distributed storage and water conservation. Assuming the process moves ahead, the SCRD has advised that the first step in Phase 4 will be the installation of a purification system.

In the interim, the water committee and the ECA executive have agreed to continue in their respective rolls. As the process unfolds, we will be posting updates on the official (back) side of the Eastbourne notice board.

Relocation of the Eastbourne Bulletin Board

by Rose Ann Janzen

This ECA sponsored project occurred during the last weekend in August and the first weekend in September.

Among the many Eastbourne volunteers, hats off are due to Tor Fransvaag, the brains behind this engineering and construction feat, and to Greg Robertson, carpenter extraordinaire.

A big thank you to volunteers Terry Ovens, Lance Hickey, Rose Ann Janzen, Keir Miner, Brent McIlveen,

Helen Westerberg and Patty Scagel. A very special thank you to Joe Ortman, who kindly donated his services and use of his backhoe for the project.

The project was a huge success and all volunteers were treated to a sumptuous lunch prepared by Lesley Fransvaag. Needless to say, a wrap-up party followed and a good time was had by all!



Photo by RA Janzen



Happy Halloween!

Photo by Glen Young

Winter Projects by Dawn-Rae McLaren

It gets pretty quiet on Keats Island during the winter months. So a group of year-round residents decided to have a monthly get-together to discuss the members' various winter projects. Each monthly gathering was hosted by a resident in a different Keats community who explained to the others how his/her project was done. From the clues provided below, can you determine where and when each get-together was held, which project was explained and what it was made of?

Clues:

- 1 The gathering held at the 10 Acre Estates was held at some point after the meeting about fridge magnets, but at some point before the Eastbourne meeting (which didn't feature a discussion about a project made with dried seaweed).
- 2 The item made with pretty stones and the project using driftwood were a plant pot (which wasn't discussed in March) and the project featured at the Plumper Cove meeting, in some order.
- 3 The Melody Point project was made from pinecones. The fridge magnets weren't made with driftwood.
- 4 If the picture frame was made with pinecones, then it was discussed at the February meeting; otherwise, the picture frame was made from dried seaweed, and the jewellery box was made from pinecones and was featured at the gathering in January.
- 5 Neither the lamp (which wasn't created by a 10 Acres resident) nor the jewellery box was discussed in March.

See solutions on Page 23

	November	December	January	February	March	Driftwood	Sea shells	Stones	Pinecones	Seaweed	Lamp	Picture frame	Jewellery box	Plant pot	Fridge magnets
Plumper Cove															
Keats Landing															
Melody Point															
Eastbourne															
10-Acre Estates	X				X										X
Lamp															
Picture frame															
Jewellery box															
Plant pot															
Fridge magnets															
Driftwood															
Sea shells															
Stones															
Pinecones															
Seaweed															

Month	Community	Project	Material

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For more information contact:

Glen Young

Tel/Fax: 604-886-2834 or

e-mail: glen_young@sunshine.net

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Bob Williams: 604-517-1770 or 604-886-3693

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Water front home

Overlooking Eastbourne dock.

For more details.

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Solution to the puzzle on Page 22:

November, Plumper Cove, Fridge Magnets, Stones
December, 10 Acres, Plant Pot, Driftwood
January, Melody Point, Jewellery Box, Pi necones
February, Eastbourne, Lamp, Sea Shells
March, Keats Landing, Picture Frame, Seaweed

Please Visit the Keats Island Website

www.keatsisland.net

Due to space limitations, some articles have not been included
in this issue so they have been posted on the Island website.
My apologies to those contributors.

Keats Island Tide Lines

This newsletter is published twice a year in the spring and
fall. It is delivered free to all Keats Island property owners
and lease holders. It is a non-profit publication produced by
volunteers and funded by advertising

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Call for Tide Lines Articles

The next issue of the Keats Island Tide Lines will be published
mid May 2002. **Copy deadline is April 30th.**

Please support your newsletter by providing your articles, ads
and notices early.

Many thanks to the contributors and advertisers in this issue.
My apologies to those who's submissions were not included
due to space limitations.

I hope you enjoy this issue. Any feed-back is welcome.

GY

Voluntary Tide Lines Subscriptions?

I would like to know how readers would feel about a \$5 voluntary annual subscription
to help support this newsletter.

Hopefully, this would reduce scrambling to obtain sufficient advertising to cover costs.

The *Tide Lines* would continue to be provided to all Keats land owners whether or not they subscribe.
Please let me know your thoughts on this. Phone number and e-mail address are above. **GY**

The following three-page insert is paid
for and brought to you by the

Gambier Island Local Trust Committee
of
Islands Trust

Keats Planning Review, Fall 2001 Update

by Kim Benson, Local Trustee, Islands Trust

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

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

The Current Situation

Keats Island has had the same community plan and regulations for zoning and subdivision of land for almost 25 years. The current Keats Island planning process is about reviewing the existing 3 bylaws, and updating them to reflect the values of today's Keats Island community, within the context of the Islands Trust legislation and the current legislative framework in the Province of B.C.

The current zoning and subdivision bylaws for Keats Island (OCP Bylaw No. 107, Zoning Bylaw No. 96, and Subdivision Bylaw No. 103) total more than 110 pages. These bylaws are confusing. It's hard to relate one bylaw to the next, and to know which sections are relevant to Keats. These bylaws cover Keats, Anvil, the Pasley, Trail, and Thormanby Islands but not Gambier.

While some sections of the current bylaws are relevant to Keats, many are not relevant to any of the islands. They have been repealed on those parts of the mainland that they covered, when the Sunshine Coast Regional District (SCRD) had the land use planning function for Keats and other islands. The Islands Trust acquired full land use planning and regulatory powers for the islands in 1978, and inherited the

current Keats OCP, zoning, and subdivision bylaws from the SCRD at that time.

The old bylaws are very blunt and insensitive to local circumstances in some sections, and very vague and open to interpretation in others. The new Keats Island Rural Land Use Bylaw will replace these documents with a single, streamlined one, totaling about 65 to 75 pages, which will be tailored specifically to Keats Island and surrounding Shelter, Home, and Preston islets. The new Keats RLUB will recognize traditional Keats Island circumstances, land and foreshore uses. It will be more sensitive to local situations, and will include clear policy guidelines and community processes to handle any future proposals for new subdivisions or changes in zoning of land or foreshore in the Keats Island planning area.

The Legislative Process and the *Islands Trust Act*

In 1974, the Government of B.C. enacted special protective legislation for the Gulf Islands in the Strait of Georgia and Howe Sound. The *Islands Trust Act* establishes the Islands Trust as an autonomous local government for the Islands within this Trust Area. Under the *Act*, the object of the Islands Trust is to "*preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations, and the government of British Columbia*".

There is a local trust committee (LTC) for each group of islands designated as a local trust area, and 1 committee for Bowen Island. Keats Island is within the Gambier Island Local Trust Area. Each LTC has 3 members – 2 locally elected trustees and 1 Islands Trust Executive Committee member who serves as Chair. The members of the Gambier Local Trust Committee, currently serving a 3-yr term, are Bob Gibson from Gambier (604-931-1455), Kim Benson from Keats (604-886-9868), and Committee Chair John Money, a Local Trustee from Saturna

Island (250-539-2975).

The Gambier LTC has, with respect to Keats, all the power and authority of a regional district board, including preparation and adoption of Official Community Plans, rural land use bylaws, zoning and subdivision bylaws, regulation of soil removal and deposit, and authorization of permits under Part 26 of the *Local Government Act* (Management of Development). This ensures that Keats Island land use decisions are made by elected islanders, rather than by a “mainland-oriented” Regional District Board in Sechelt. And decisions are made with the “preserve and protect” objective of the *Islands Trust Act* in mind. Approximately 9% of Keats Island property taxes go to the Islands Trust.

The Keats Planning Review Process is being undertaken in a manner consistent with both the *Islands Trust Act*, and the *Local Government Act*. As such, the new Keats RLUB must include goals, objectives, policies, map designations, and regulations to guide decisions on planning and management of land and foreshore use for Keats and surrounding islets.

The content of the new Keats RLUB, must address the following: the approximate location, amount, type and density of present and proposed residential development (including affordable housing, rental housing and special needs housing, institutional, agricultural, recreational, public utility, commercial and industrial land and foreshore uses; policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity; location and phasing of any major publicly owned road, sewer and water systems; location and type of present and proposed public facilities, including schools, parks, waste treatment and disposal sites; and restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development.

Responsibility for certain matters lies outside the jurisdiction of the Islands Trust and are the responsibility of individual property owners, or the Provincial Government, the Federal Government, the SCRD, or the Coast Garibaldi Health Region. In some cases, more than one agency may have overlapping jurisdiction for a matter addressed in the new Keats RLUB. In these cases, other levels of

government and the public are requested to regard these policies as the stated desires of the LTC and the Keats Island community.

The process for preparing and adopting the new Keats Island RLUB is also being done in accordance with the *Islands Trust Act* and *Local Government Act*. During the development of the new Keats RLUB, the local trust committee must provide one or more opportunities for consultation with persons, organizations and authorities that will be affected by the new RLUB. The RLUB can only be adopted through a statutory process which includes a public hearing, approval of the Islands Trust Executive Committee, and approval of the Minister of Community, Aboriginal and Women’s Services (formerly Municipal Affairs).

The process is virtually the same as for any municipality or regional district in the province. However, the LTC is endeavouring to go “above and beyond” the statutory requirements for community consultation through a number of island-wide mail-outs, holding meetings both on and off the island, and posting all relevant information on www.keatsisland.net.

The LTC is also designing the Keats Review process based on the advice of the Keats Island Advisory Planning Group (APG). The 8-member APG is appointed by the LTC to advise on Islands Trust related matters involving Keats, and has representation from nearly all the communities on Keats.

Where’s the Process at Now?

The Process began in June 2000. During Phase 1, an information mailer, including a *Workbook/Questionnaire* about the existing Keats OCP and a *Community Values Questionnaire*, was sent to all Keats Island residents and property owners. In July 2000, two *Orientation and Visioning* community forums were held on Keats and in North Vancouver.

Phase 2 began in June 2001. A second information mailer was sent out. It included the First Working Draft of the Keats Island Rural Land Use Bylaw- Part 1 (Working DRAFT 1 – “Keats Island Goals, Objectives, and Policies”), as well as a *Community Response Form/Questionnaire* seeking input on the DRAFT 1 policy document. This document was

based on community input, legislative and Islands Trust Policy requirements, requirements of other government agencies, technical data and data gathered during Phase 1. Also, two more community forums were held in July 2001 to provide additional opportunities for public input.

Since June 2001, approximately 70 Response Forms and three written submissions have been returned. This translates into about 187 pages of written input received during Phase 2, not including the flip chart comments recorded at the July 2001 forums. About 75 islanders attended the forums.

Gillian Saxby, Project Planner for the Keats Planning Review Process is busy compiling and analyzing the input. She will be making recommendations to the local trust committee regarding revisions to the DRAFT RLUB based on this material and additional consultations being undertaken with the Eastbourne Community Association, Keats Camp, Barnabas Family Ministries, other affected individuals and agencies such as the SCRD.

Gillian has other duties with Islands Trust besides the Keats Planning Review. She is also the Project Planner for the Hornby Island OCP Review. In addition, she does research and policy work for the Islands Trust Council on groundwater management, marine stewardship initiatives and other Trust Area issues.

Thus, Derek Pratt, a consultant with Planistics Management Inc., has been hired to assemble the first draft Part 2 of the Keats Island RLUB, which must be consistent with the policies in the revised Part 1. The revision and redrafting process will take place throughout this fall and winter.

What are the Next Steps?

Early 2002. As soon as it's ready, the Complete First DRAFT of the new Keats Rural Land Use Bylaw will be mailed to Keats Islanders for review. This should occur in winter or early spring of 2002. Information regarding any public meetings and other opportunities for community input will be included in the mailer, posted on island notice boards, and on www.keatsisland.net.

Spring & Summer 2002. Once all three members of the Gambier LTC believe that subsequent revisions have produced a document that

will have broad public support, the Final DRAFT Keats Island Rural Land Use Bylaw will be considered for 1st Reading. At this stage, under a formal statutory review process, the Proposed Bylaw will be referred to government agencies for final comment, posted on-line, and mailed to Keats Islanders. The public will be invited to submit comments at a formal public hearing, to be held on Keats, probably sometime in June or early July 2002.

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

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

Who to Contact For More Information

The Gambier Island Local Trust Committee is seeking the widest possible input of the Keats Island community in developing the new planning documents for Keats. It's not too late to get involved. The *DRAFT* RLUB documents, questionnaires, and all relevant background materials can be found and downloaded at www.keatsisland.net.

Please send any Community Response Forms, or written comments to Gillian Saxby:

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

Fax: (250) 335-3105

E-mail: gsaxby@islandstrust.bc.ca

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

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