



Appendix A – Delegation Presentation Material

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Addressing the Causes and Problems
Affecting Freshwater and Marine
Shoreline Ecosystems to Rebuild the
Shellfish Industry Without
Depuration



Septic Systems and the impact on the Salish Sea

I am writing to you on behalf of Veins of Life Watershed Society a dedicated environmental organization focused on preserving and restoring British Columbia's precious ecosystems. We are deeply concerned about the ongoing degradation of freshwater and marine shoreline ecosystems within the Islands Trust area, and its consequent impact on the local shellfish industry. Our intent is to highlight the critical issues and advocate for the stringent implementation of existing bylaws and regulations to ensure the sustainable recovery and growth of this vital industry without the need for depuration.

Causes of Degradation in Freshwater and Marine Ecosystems

The ecosystems within the Islands Trust area are uniquely vulnerable to a variety of anthropogenic impacts. These delicate ecosystems are critical for maintaining biodiversity, water quality, and the viability of local fisheries, particularly the shellfish industry. However, several key issues have contributed to their degradation:

1. Improperly Maintained Septic Systems:

- **Leaching of Contaminants:** A significant portion of residential properties in the Islands Trust area rely on septic systems. When these systems are not adequately maintained, they can leak harmful contaminants, including pathogens, nutrients, and chemical substances, into nearby freshwater and marine environments. This leakage can lead to eutrophication, harmful algal blooms (HABs), and the accumulation of pathogens in shellfish beds.
- **Bacterial Contamination:** Poorly functioning septic systems are a primary source of bacterial contamination in freshwater streams and coastal waters, leading to elevated levels of *Escherichia coli* (*E. coli*) and other harmful bacteria. This contamination is directly responsible for the closure of shellfish beds and the necessity for depuration before shellfish can be deemed safe for consumption.

2. **Urban Runoff and Stormwater Discharges:**

- **Nutrient Overload:** Urban runoff, often rich in fertilizers, pesticides, and other pollutants, contributes to the nutrient overload in water bodies. This can exacerbate the growth of harmful algal blooms, which deplete oxygen levels in the water and create hypoxic conditions, detrimental to marine life and shellfish populations.
- **Chemical Contaminants:** Runoff from roads, parking lots, and industrial areas often carries oils, heavy metals, and other toxic substances into watercourses and marine environments, further compromising water quality and the health of aquatic organisms.

3. **Land Use Changes and Habitat Destruction:**

- **Shoreline Development:** The ongoing development along shorelines disrupts natural habitats, leading to increased erosion, sedimentation, and the loss of critical vegetation that supports aquatic life. These changes not only degrade water quality but also diminish the habitat available for shellfish and other marine species.
- **Deforestation and Agricultural Practices:** The removal of vegetation for agriculture or development increases soil erosion, leading to increased sedimentation in water bodies. This sedimentation can smother shellfish beds and reduce the availability of clean substrates necessary for shellfish to thrive.

4. **Wastewater Discharges:**

- **Untreated or Partially Treated Wastewater:** Discharges from residential, commercial, and industrial sources that are not adequately treated introduce a variety of contaminants into the marine environment. These discharges contribute to the degradation of water quality and pose significant risks to public health and marine life, particularly shellfish.

Problems Impacting the Shellfish Industry

The cumulative impact of these environmental stressors has led to several pressing problems that threaten the viability of the shellfish industry within the Islands Trust area:

1. Closure of Shellfish Harvesting Areas:

- The contamination of shellfish beds due to bacterial and chemical pollutants has led to the closure of numerous harvesting areas. This not only impacts the local economy but also threatens the cultural and traditional practices of Indigenous communities that rely on these resources.

2. Dependency on Depuration:

- The current levels of contamination have necessitated the use of depuration processes to make shellfish safe for consumption. While depuration is effective in reducing bacterial levels, it is a costly and time-consuming process that diminishes the quality and market value of the shellfish.

3. Loss of Biodiversity and Ecosystem Services:

The ongoing degradation of water quality and habitats has led to a decline in biodiversity, affecting not only shellfish populations but also the broader marine and freshwater ecosystems. This loss of biodiversity reduces the resilience of these ecosystems to environmental changes and limits their ability to provide essential services, such as water purification and habitat provision.

Recommendations for Action

To address these critical issues and support the recovery of the shellfish industry without the need for depuration, we strongly recommend the following actions:

1. **Strict Enforcement of Existing Bylaws and Regulations:**

- **Septic System Inspections and Upgrades:** We urge the Islands Trust to rigorously enforce regulations that require regular inspections and maintenance of septic systems. Where necessary, property owners should be mandated to upgrade their systems to prevent leaks and ensure the effective treatment of wastewater.
- **Stormwater Management:** Strengthen and enforce stormwater management regulations to reduce nutrient and contaminant runoff into freshwater and marine environments. This could include the implementation of green infrastructure solutions, such as rain gardens, permeable pavements, and buffer zones along watercourses.
- **Protection of Shoreline Habitats:** Enforce existing land use regulations to protect sensitive shoreline habitats from development. Implement stricter controls on shoreline development and promote the restoration of natural habitats to reduce erosion and sedimentation.

2. **Enhanced Monitoring and Research:**

- **Water Quality Monitoring:** Increase the frequency and scope of water quality monitoring in critical areas, particularly around shellfish beds. This data should be used to identify sources of contamination and assess the effectiveness of management measures.
- **Research on Sustainable Practices:** Support research into sustainable agricultural, forestry, and development practices that minimize environmental impacts and contribute to the restoration of freshwater and marine ecosystems.

3. **Community Engagement and Education:**

- **Public Awareness Campaigns:** Launch public awareness campaigns to educate property owners and residents about the importance of maintaining septic systems, reducing pollution, and protecting local water bodies.
- **Collaboration with Indigenous Communities:** Work closely with Indigenous communities to incorporate traditional ecological knowledge into conservation efforts and to support their leadership in restoring shellfish populations and marine ecosystems.

4. **Support for Shellfish Industry Recovery:**

- **Investment in Restoration Projects:** Provide funding and resources for projects aimed at restoring water quality and shellfish habitats. This could include the restoration of wetlands, the creation of shellfish sanctuaries, and the removal of marine debris and pollutants.
- **Policy and Regulatory Support:** Advocate for provincial and federal policies that support sustainable aquaculture and the recovery of the shellfish industry. This includes ensuring that water quality standards are met and that the industry is supported in adopting practices that reduce the need for depuration.

Conclusion

The shellfish industry in the Islands Trust area is at a critical juncture. The degradation of freshwater and marine shoreline ecosystems has not only impacted the viability of this industry but has also posed significant risks to public health, biodiversity, and the cultural heritage of Indigenous communities. By rigorously implementing existing bylaws and regulations, we have a unique opportunity to reverse these trends, restore our ecosystems, and rebuild a thriving shellfish industry without the need for depuration.

We respectfully urge the Islands Trust to take immediate and decisive action to address the causes of ecosystem degradation and to protect and restore our precious freshwater and marine environments. Your leadership is essential in ensuring a sustainable and prosperous future for all who depend on these vital resources.

Thank you for your attention to this critical issue. We look forward to your positive response and are ready to collaborate in any way necessary to achieve these goals.

Opportunities for Growth in BC

The shellfish industry in the state of Washington is one of the most successful and largest in the United States. It is a significant contributor to the state's economy and provides substantial employment. Here are some key figures:

Economic Impact:

- **Annual Revenue:** The shellfish industry in Washington generates approximately **\$184 million** annually. This figure includes the sales of farmed oysters, clams, mussels, and geoducks.
- **Broader Economic Contribution:** When considering the entire supply chain, including processing, distribution, and related industries, the total economic impact is estimated to be **over \$270 million** annually.

Employment:

- **Jobs:** The industry supports roughly **3,200 direct jobs** in shellfish farming, which includes aquaculture operations, harvesting, processing, and distribution.
- **Additional Employment:** When accounting for indirect and induced jobs (those in supporting industries and services), the total employment impact is estimated to be around **7,000 jobs** statewide.

Key Factors Contributing to Success:

- **Supportive Regulations:** Washington's regulatory framework is designed to support sustainable aquaculture while protecting environmental quality, which has helped the industry thrive.
- **Research and Development:** The state has invested in research and development, particularly through partnerships with universities and research institutions, to improve shellfish farming practices and address challenges such as ocean acidification.
- **Export Market:** Washington is a major exporter of shellfish, with a significant portion of its products shipped to international markets, particularly in Asia.

The success of Washington's shellfish industry can serve as a model for other regions, including British Columbia, in terms of effective regulation, environmental management, and community engagement.

Comparison of the Shellfish Industry: Washington State vs. British Columbia (with a focus on the Salish Sea Region)

Economic Impact

Washington State:

- **Annual Revenue:** Approximately **\$184 million** generated annually by the shellfish industry.
- **Broader Economic Contribution:** The total economic impact is over **\$270 million** annually when considering the entire supply chain.
- **Key Species:** Oysters, clams, mussels, and geoducks.

British Columbia:

- **Annual Revenue:** The shellfish aquaculture industry in British Columbia generates approximately **\$50 million** annually.
- **Broader Economic Contribution:** The overall economic impact, including related industries, is estimated at **\$97 million** annually.
- **Key Species:** Pacific oysters, Manila clams, mussels, and scallops.

Salish Sea Region:

- **Economic Impact within BC:** The Salish Sea region, which includes important areas like Baynes Sound, contributes significantly to British Columbia's shellfish industry, though specific regional figures are less commonly disaggregated. Baynes Sound alone accounts for about **50-60%** of British Columbia's shellfish production.

Employment

Washington State:

- **Direct Jobs:** The shellfish industry supports approximately **3,200 direct jobs**.
- **Total Employment Impact:** Including indirect and induced jobs, the industry supports around **7,000 jobs** statewide.

British Columbia:

- **Direct Jobs:** The shellfish industry in British Columbia supports around **1,000 direct jobs**.
- **Total Employment Impact:** When including indirect jobs in related sectors, the industry supports approximately **2,000 jobs** across the province.

Salish Sea Region:

- **Employment Contribution:** The Salish Sea region is a major hub for shellfish farming in British Columbia, with a significant portion of the province's shellfish-related jobs concentrated here. Approximately **600 jobs** in the Salish Sea region are directly tied to shellfish aquaculture.

Environmental and Regulatory Context

Washington State:

- **Regulatory Environment:** Washington has developed a robust regulatory framework that balances industry growth with environmental protection. Agencies like the Washington Department of Fish and Wildlife (WDFW) and the Department of Ecology work closely with the industry to monitor and manage water quality, shellfish safety, and habitat conservation.
- **Research and Innovation:** Washington has invested heavily in research, particularly around challenges like ocean acidification, to support the industry's sustainability and resilience.

British Columbia:

- **Regulatory Environment:** British Columbia's regulatory framework is also designed to support sustainable aquaculture, with oversight from agencies such as Fisheries and Oceans Canada (DFO) and the provincial Ministry of Agriculture and Food. However, challenges related to water quality and enforcement of existing regulations have hindered the full potential of the industry.
- **Research and Innovation:** While British Columbia engages in research to support the industry, there has been less investment compared to Washington State, particularly in addressing emerging threats like climate change and pollution.

Salish Sea Region:

- **Environmental Challenges:** The Salish Sea region faces significant environmental challenges, including pollution from urban runoff, improperly managed septic systems, and habitat loss, which have impacted water quality and the health of shellfish populations.
- **Regulatory and Management Issues:** Inconsistent enforcement of regulations and the need for more comprehensive water quality monitoring have been barriers to the sustainable growth of the shellfish industry in this region.

Key Takeaways

- **Economic Scale:** Washington State's shellfish industry is substantially larger and more economically impactful than British Columbia's, with higher revenue and employment figures. This is partly due to more developed infrastructure, stronger regulatory support, and greater investment in research.
- **Environmental and Regulatory Management:** While both regions have strong regulatory frameworks, Washington State has been more effective in balancing industry growth with environmental protection, leading to a more resilient shellfish industry. British Columbia, particularly in the Salish Sea region, faces more significant challenges related to environmental degradation and regulatory enforcement, which have limited the industry's growth potential.
- **Opportunities for Growth in BC:** By addressing these challenges, particularly in the Salish Sea region, and by drawing on lessons from Washington State, British Columbia has the potential to expand its shellfish industry significantly. This would involve stricter enforcement of existing regulations, increased investment in research, and enhanced community engagement to protect and restore critical marine and freshwater ecosystems.

The **Islands Trust Act** does contain references related to freshwater and marine ecosystems, particularly in the context of water quality and management. Here are some key points:

1. **Environmental Management Act Compliance:** Section 34.1 highlights the need for local trust committees to adhere to the Environmental Management Act, which involves water quality and contaminated site management.
2. **Islands Trust Conservancy:** The Conservancy is responsible for managing properties to protect environmental values, including aquatic ecosystems, and must create plans that likely involve water management.
3. **Coordination Agreements:** The Act allows for coordination with other governmental bodies, including those responsible for fisheries, to ensure environmental protection in the trust area.

These sections emphasize the importance of protecting water quality and managing the environmental impact of urban runoff and development in relation to freshwater and marine ecosystems.

The **Islands Trust Act** does not directly discuss sewers, septic systems, or urban runoff. However, it emphasizes compliance with the Environmental Management Act, which indirectly relates to these topics, particularly through the regulation of land use and development. This ensures that such infrastructure and urban runoff management do not adversely affect water quality or the environment. Local trust committees have the authority to regulate land use in ways that could include managing the impacts of urban runoff and septic systems, although specific details are not explicitly mentioned in the Act.





Making a difference...together

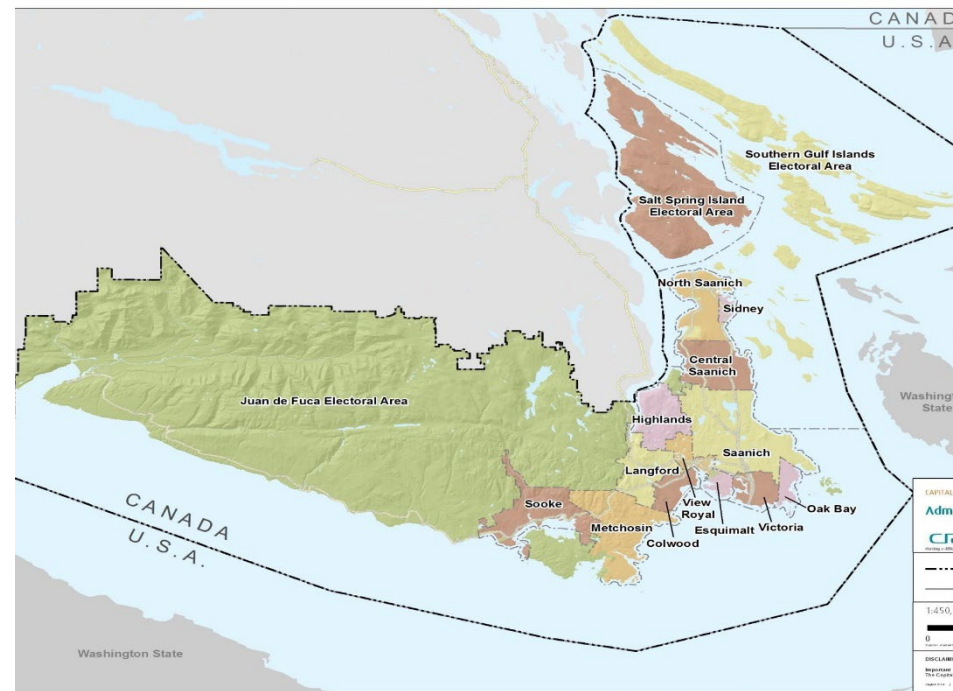
CAPITAL REGIONAL DISTRICT

RURAL HOUSING PROGAM



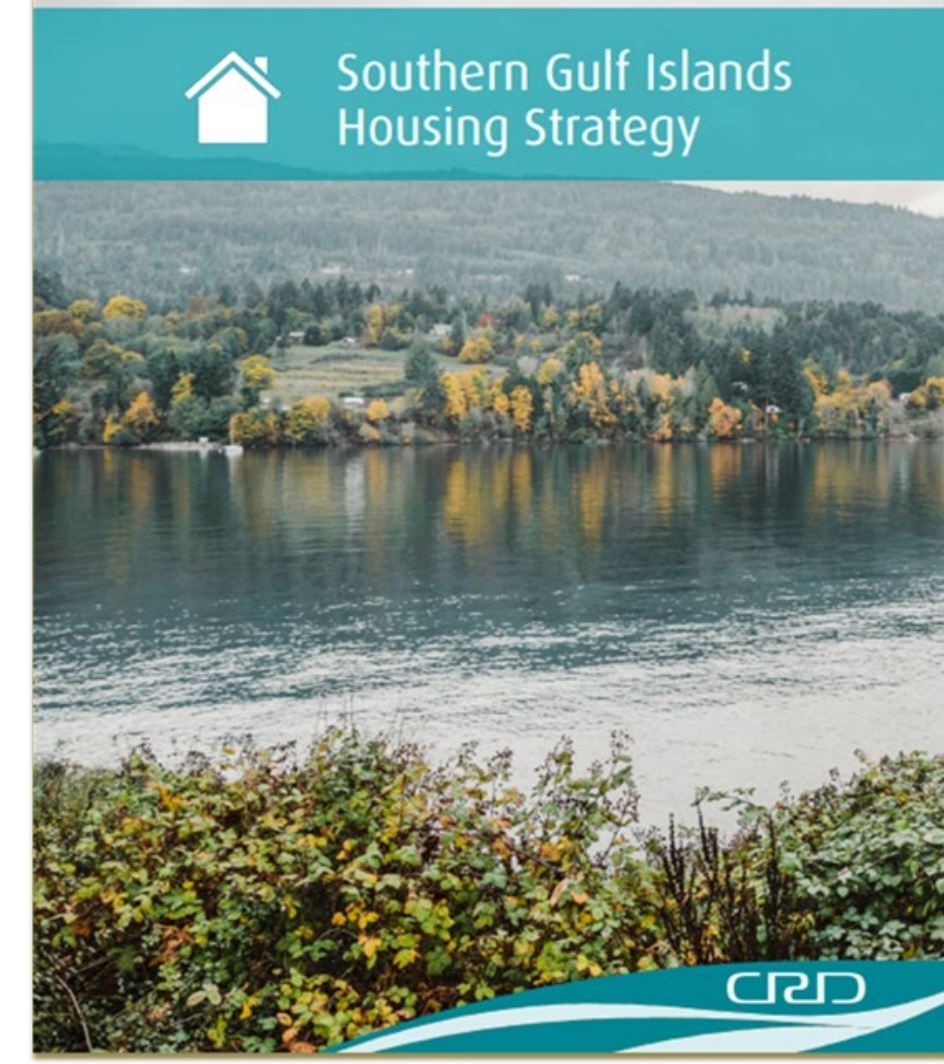
Justine Starke, Manager of Service Delivery,
Southern Gulf Islands Electoral Area
CRD Rural Housing Program Lead





RURAL ISLANDS IN CONTEXT

- Hidden homelessness
- Supply shortage
- Rural settlement pattern
- Growth constrained
- Lacking urban infrastructure
- Higher pre-development costs
- Older and lower income
- Complicated governance
- Doesn't check boxes



ISLANDS TRUST HOUSING OPTIONS TOOLKIT



January 2024



Vision for the Future

- Right mix of housing as generations shift
- Address hidden homelessness, break poverty cycle
- Islanders providing housing for islanders
- Diverse, vibrant community

Whole Government Approach –
Let's work to together!

CRD PILOT RURAL HOUSING PROGRAM

- Create capacity within CRD
- Not just a strategy
- Support non-profit sector
- ADU Incentives
- Pre-development funding
- Leverage additional funding
- Inspire Provincial and Federal Rural Housing Programs

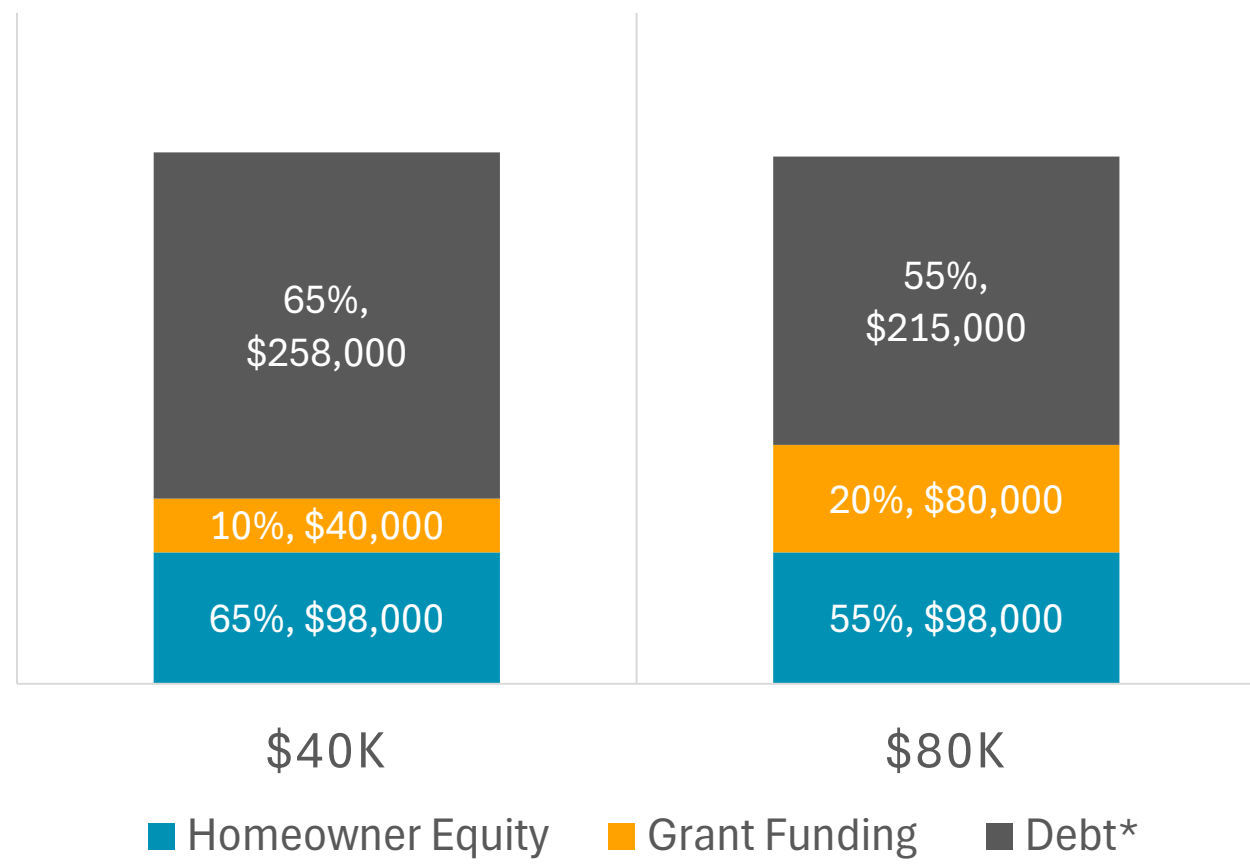


Accessory Dwelling Units

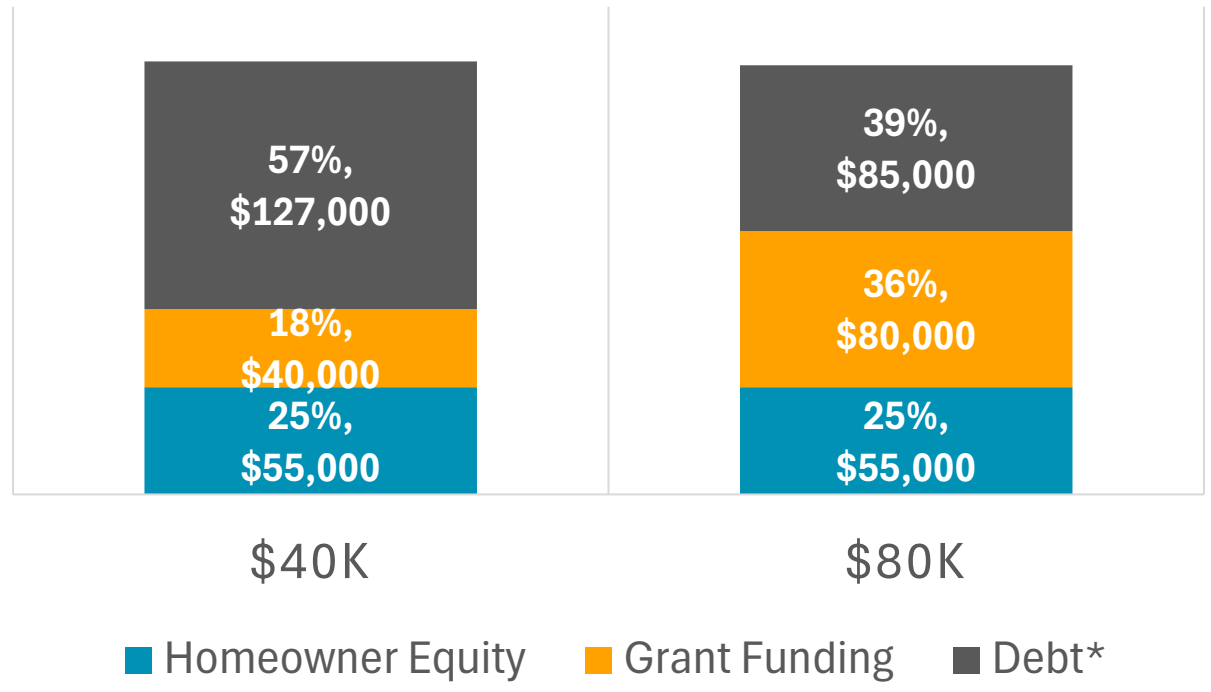


Types of secondary suites and accessory dwelling units

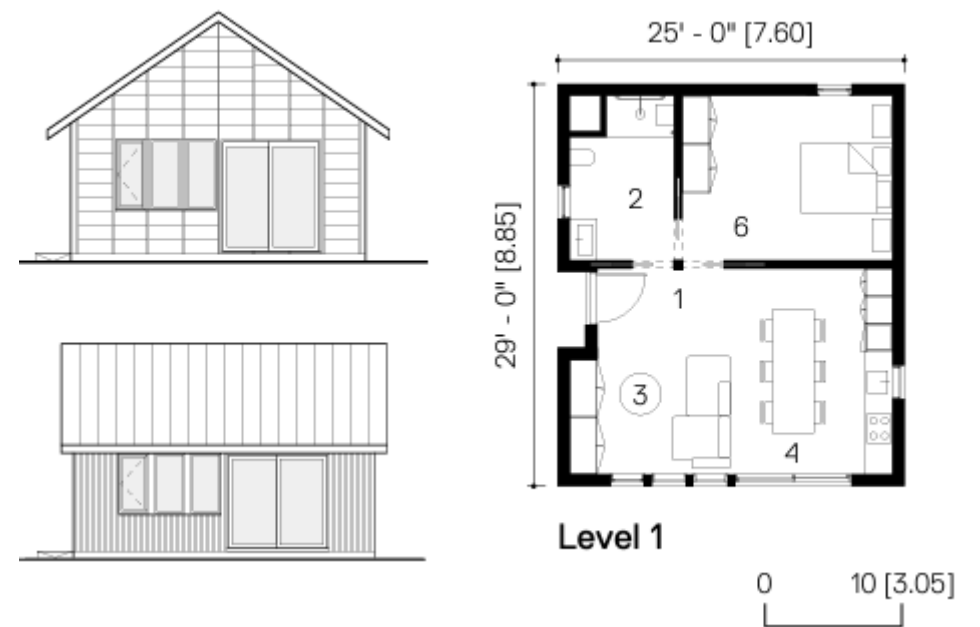
1-BEDROOM COTTAGE, NEW



1-BDR SECONDARY SUITE, RENOVATION



Accessory Dwelling Unit 02 – 750 ft²





**Local
Government**



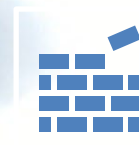
**Regional
Districts**



**Province &
BC Housing**



**Federal Gov &
CMHC**



**Private
Development**



**Homeowners –
Secondary
Market**



**Non-Profit Orgs:
Develop & Operate
Housing**

The Governance Relay

We go further and faster when we work squarely within our own authority. When we reach the limit, we need to pass the baton and work with our partners.



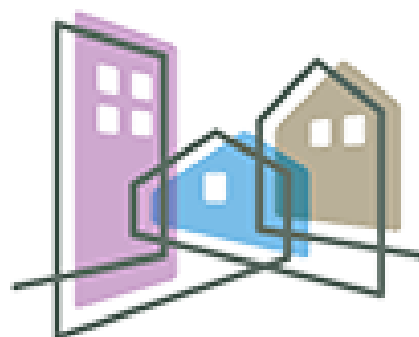
island health



Making a difference...together



Islands Trust



Galiano Cottage Co-op



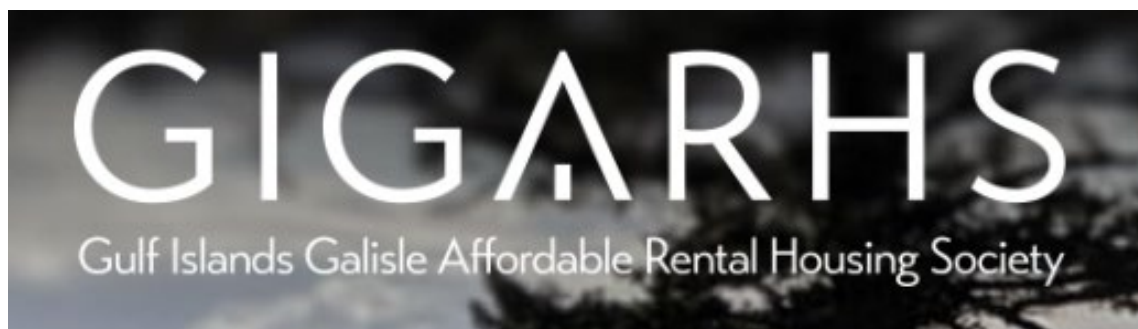
Galiano Island Film School
Affordable Housing

GALI

Society



Pender Island Plum Tree Court

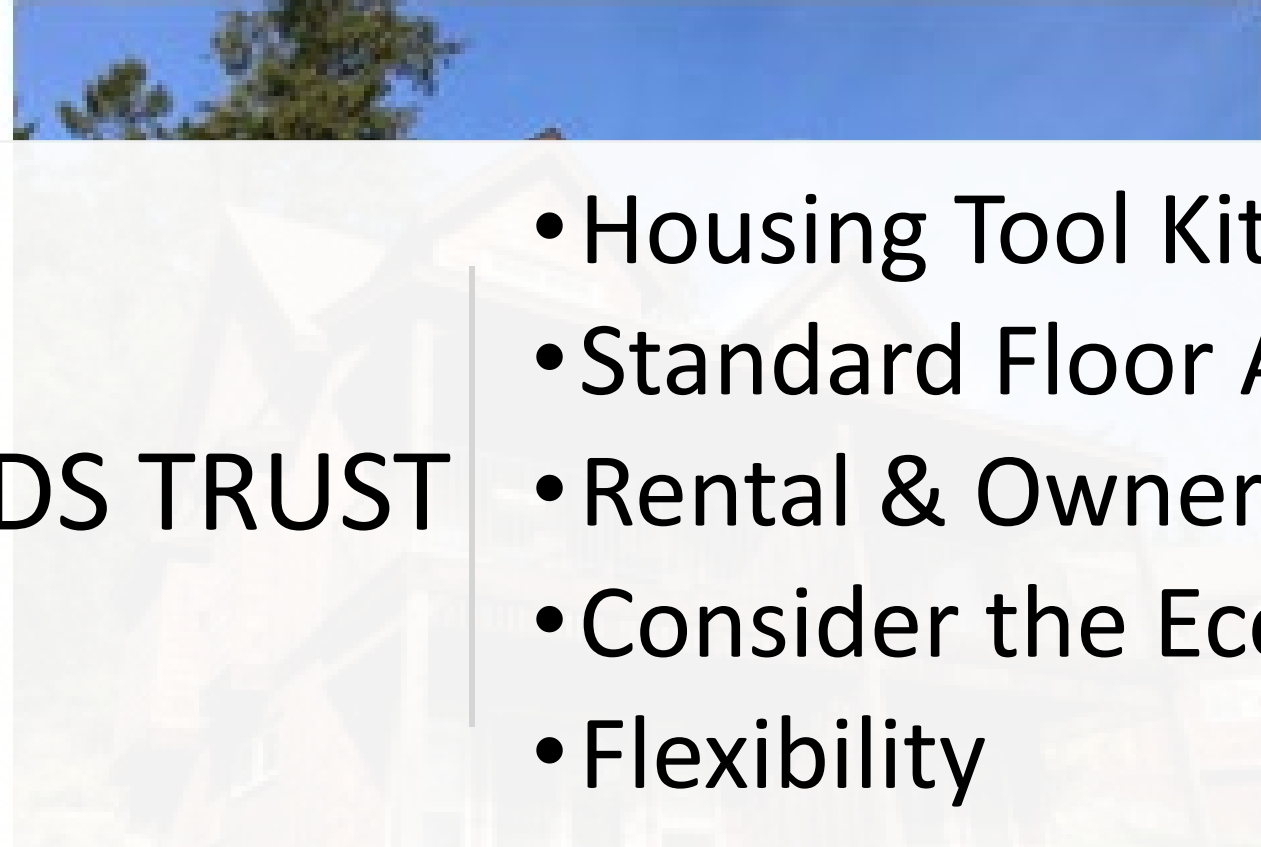
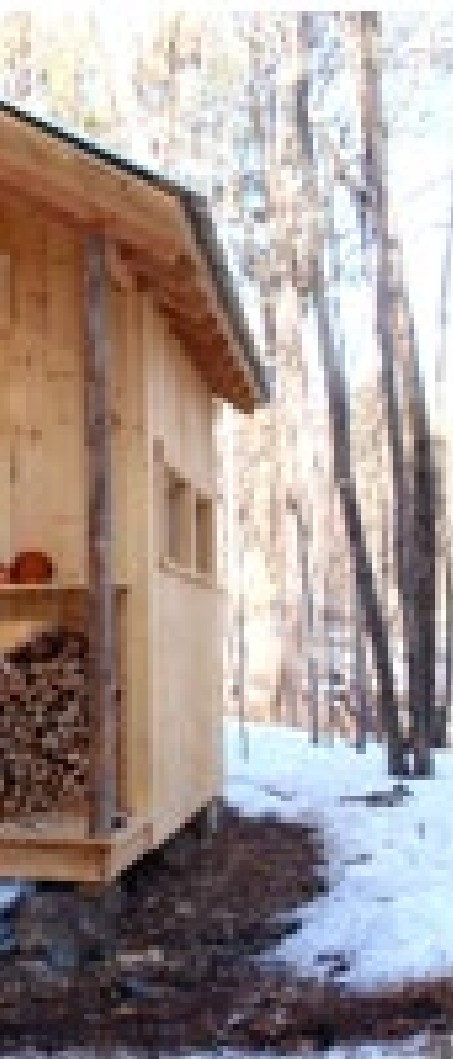


Galiano Island Housing Society
Page Drive

Building Permits & Inspections

Saturna Island Carefree Court



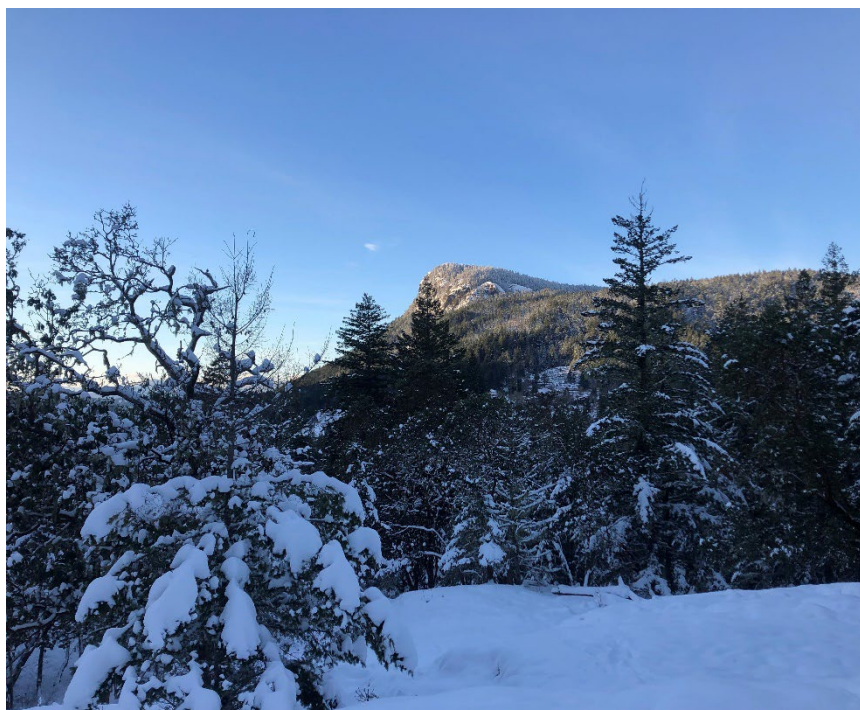


ISLANDS TRUST

- Housing Tool Kit
- Standard Floor Area
- Rental & Ownership
- Consider the Economics
- Flexibility



DISCUSSION



From: Andrew Leonard <aleonard@bimbc.ca>
Sent: Friday, November 1, 2024 9:47 AM
To: Executive Admin
Subject: Request for Delegation
Attachments: IT Delegation.pdf

Hello,

Please see the attached requisition for a delegation from Bowen Island Municipality to appear before the December meeting of Trust Council.

My office would like to address Trust Council on the following:

- A welcome and introduction from the Mayor of Bowen Island, as a municipality within the Trust.
- Results and implications of the [community opinion poll](#) held on Bowen as part of the 2022 elections;
- Concerns arising from Trust Council's October 16th letter to the Province which requests a wide-ranging review of the Trust;
- BIM Council's position and resolution on proposed Islands Trust Policy Statement engagement, as expressed in the October 31st letter to Trust Council.

Please feel free to contact my office with any questions or follow up. Should this request be accepted, I may wish to provide a letter to be attached to the Trust Council agenda as part of the delegation.

Thank you,

...A

Andrew Leonard (he/him)
Mayor, Bowen Island Municipality

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981 Artisan Lane, Bowen Island, BC V0N1G2
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Delegation request for Keep Salt Spring Sustainable to speak to the Trust Council Quarterly meetings December 2024

Subject: Council's Trust Policy Statement (TPS) review, and request for Provincial review/amendment of *Islands Trust Act*.

Substance of KSSS delegation text to the Trust Council Quarterly meetings December 2024:

KSSS notes that Chair Luckham and Trust Council recently wrote to Municipal Affairs Minister Anne Kang in a letter dated October 16, 2024 (attached).

In the paragraph headed "The Object [ie mandate] of the Trust" (p.2-3) your letter states that the Trust Act's term "unique amenities" is "undefined." This is not true. Following a 1982 attempt to abolish the Trust, the term "unique amenities" was defined at length, with comprehensive examples, in the 1986 *Islands Trust Position Paper No 1*, which was approved and published by the Minister and Trust Council of the day.

It is the legal duty of Trust Council to abide by this precedent and the *Islands Trust Act* on which it rests. Unique means unique: amenities not found elsewhere, and which depend on the protections of the Act in order to be preserved in perpetuity. This is where your efforts must be focussed: reducing growth in this protected area; not yielding to self-serving commercial pressures for yet more tourism, infrastructure and market-driven housing.

The only revisions the TPS truly needs are to align with Indigenous Reconciliation, and to find much more effective ways of restricting runaway growth. Since 1974, the human population of the Trust islands has grown fourfold — twice the growth rate of British Columbia, and of Canada as a whole.

For more than four years now Trust Council has had the 2022 *Governance Review Report*, which states: "There is no comprehensive analysis of the Trust Area's capacity to sustain current population and activity, or its ability to accommodate more growth and development, especially in light of climate change and other considerations." Such analysis must be done before tinkering with the TPS.

Furthermore, Council's own TPS revisions should now be suspended until the outcome of your appeal to the Minister is known.

Lastly, KSSS also notes, as reported in the *Driftwood* newspaper and elsewhere, that you are seeking to address conduct issues between trustees and staff. The problem seems to be enforcement, rather than the rules themselves. It is essential that the first clause in the Trust's own *Standards of Conduct* (attached) be retained as it is. Namely **Clause 1.1.1**, which states: **"the chief functions of a trustee are to serve the public, advocate the Trust mandate, and adhere to the Trust Policy."**

Thank you, Keep Salt Spring Sustainable



Info@friendsofthegulfislands.ca
<https://www.friendsofthegulfislands.ca>

Proposed Delegation for Quarterly Trust Council Meeting - December 2024

I am speaking on behalf of the Friends of the Gulf Islands Society. Our mandate is to ensure that the Islands Trust upholds its original purpose, which is to protect the natural environment and rural character of the Trust islands from the impacts of overdevelopment. Our society has over 100 members, with more joining regularly, and we reach an audience of more than 300 newsletter subscribers.

We have been closely monitoring the progress on the new draft Trust Policy Statement, or TPS, and are concerned about the recommended changes to the TPS draft and some of the comments of the Committee of the Whole.

Today, we want to highlight three key issues:

1. Attendance by trustees at Committee of the Whole meetings has decreased.
2. Significant and problematic changes are being made to the TPS draft.
3. The definition of “environment” in the draft TPS is inappropriate.

Firstly, trustee attendance at the Committee of the Whole meetings has been declining, with only 18 trustees present at the July and October meetings and just barely a quorum in November. This small group is nonetheless making decisions that dilute environmental protections in the TPS.

Secondly, we would like to address changes being made to the TPS draft. The Trust Act requires that the Trust Council focus on protecting the Trust area as a whole, not solely the interests of individual islands. This responsibility is executed partly through the Trust Council's budgeting power and also through the Executive Committee's authority to ensure bylaws are consistent with the TPS. Additionally, the Province, through the Minister, exerts authority by approving the TPS and certain bylaws. These elements of the Trust Act are designed to ensure that Local Trust Committees (LTCs) don't act independently of one another but instead work to protect the entire Trust area.

However, statements made by some trustees during Committee of the Whole meetings suggest a disregard for this aspect of the Trust Act. We've heard trustees say that LTCs should be free to act as they wish, unbound by the TPS. These sentiments are now being translated into motions and changes that undermine the oversight roles of the Executive Committee and the Province, effectively shifting authority to individual LTCs over their own bylaws and Official Community Plans (OCPs).

To give a few examples:

- At the October 3 Committee of the Whole meeting, a trustee suggested removing all directives from the TPS. Fortunately, others at the meeting disagreed.
- In November, some trustees stated that each LTC should govern its island as it wishes. Although no formal motion was passed on this, the preferences of certain trustees are clear, and these preferences are influencing actual amendments to the TPS draft.
- In both October and November, the phrase “protection of the unique amenities and environment” was removed from sections 3.4.1 (density limits) and 3.4.9 (housing) of the TPS draft. The rationale given was that this protection is already assumed in the mandate. However, Trustee discussions indicate that this language is not “assumed” and needs to be explicitly stated for the LTCs and Executive Committee to consider. If some directives contain the Object wording and some do not, what then what are the policy implications of this inconsistency?

At the October 3 meeting, some trustees even questioned the mandate of the Islands Trust Act, suggesting that "setting things up as priorities is not what we agreed to do", despite the Trust historically endorsing prioritization for 50 years. One trustee rightly pointed out that prioritization has always been fundamental to the Trust. Yet, it was suggested that staff provide a definition of “prioritization” for the Committee.

We’ve also heard calls to replace the word “ensure” with “consider” to reduce the directive nature of the language.

Another significant change is the removal of the definition of “Sustainable Communities” from the current TPS. This definition states: “human communities that have achieved a balance between environmental, economic, and social systems and that respect the carrying capacity of the supporting environment.” Surely, this concept is key to effective TPS implementation.

Finally, we are concerned about the new definition of “environment” in the glossary. It is defined as “all organic and inorganic matter on Earth,” which is overly broad, encompassing everything from water to toxic substances to concrete structures. This definition fails to capture the unique natural ecosystems of the Trust area as intended in the mandate.

The Committee of the Whole discussions appear to be advancing the deeply concerning reinterpretation of "unique amenities" from September 2023, for which citizens have yet to receive an adequate response from Trust Council despite numerous submitted written and verbal concerns. And now it appears that the concept of "environment" is receiving the same kind of distorting and diluting treatment.

We are strongly opposed to any actions that undermine the Trust’s historical mandate to preserve the natural environment of the Trust area. Today, we seek to bring these critical changes to light and to urge all those who value the protection of our natural environment, as well as the oversight roles of the Executive Committee and the

Province, to attend the Committee of the Whole meetings. We call on you to voice your commitment to preserving the natural environment across the Trust area. Without your support, we fear that the TPS will be left offering no more environmental protection than a municipal framework, thereby undermining the very purpose of the Islands Trust Act.

Appendix I

The exact Committee of the Whole proposed changes below are for reference:

The Committee of the Whole recommends to Executive Committee:

At the Oct 3rd meeting, that "Policy 3.4.2 Density Limits - Establish appropriate density limits for efficient and sustainable use of the land base that help to safeguard protected area networks, and is compatible with preservation and protection of the Trust Area and its unique amenities and environment"

be amended to:

"Manage community growth and its associated impacts by directing residential and mixed use development into appropriate locations, to prevent sprawl and relieve growth pressure in the surrounding rural areas, and to help safeguard protected area networks."

At the November 6th meeting, "Policy 3.4.9 Housing - Identify appropriate locations where density increases could support the development of safe, secure, diverse and affordable housing..... while CONSIDERING reducing dependency on private automobile use, and increasing use of trail systems, public transportation and active transportation, and without adversely impacting the Trust area and its unique amenities and environment."

be amended to:

" Identify appropriate locations where density increases could support the development of safe, secure, diverse and affordable housing "

Respectfully submitted,

Jennifer Margison, President