

Results of Islands 2050 – Policy Directions Survey

Between January 18 and February 7, 2021, the public were invited to comment on the Policy Directions Survey through an online anonymous survey.

The survey was completed by 406 members of the public and took, on average, 21 minutes to complete with a 97% estimated completion rate.

So that some context is provided, below the full text of the survey has been included alongside the results, which also features the raw data of all responses submitted through the survey process.

Policy Directions

Islands 2050: The Future of the Trust

Visual Policy Analysis & Public Engagement Phase II

January 2021

Thank you for taking the time to complete the Policy Directions survey.

The findings of the Islands 2050 engagement process will help the Islands Trust update the Policy Statement, the foundational document that guides the preserve and protect mandate of this special-purpose government. The document guides policy decisions about island landscapes and the waters surrounding them. It includes recommendations to other levels of government. Notably, it informs how local official community plans (OCPs) and land use bylaws are created – changes to this document could affect local OCPs.

Before you start, there are some things you need to know:

Survey Closes:

Friday February 5th, 2021, extending until Sunday, February 7th, 2021

Anonymous Survey and Personal Information:

When you complete the survey you are anonymous.

Survey results, and any other input we get about the Policy Directions report, may be shared publically at Islands Trust meetings, on our website, through social media, or in our publications or documents.

Any personal information gathered through this survey is subject to the Freedom of Information and Protection of Privacy Act. Enquiries about the collection or use of information in this survey can be directed to the Islands Trust's Legislative Services Manager at 250.405.5188.

The Islands Trust will not collect, use, or disclose personal information using this SurveyMonkey survey. Please be aware, however, that IP addresses are collected by SurveyMonkey itself.

There can be only one survey response per computer. If you share a computer with someone who also wants to respond, please work together on your response, or email your comments to us at islands2050@islandstrust.bc.ca.

Question 1

- 323 out of 406 completed (76%) who participated in the survey completed question 1

Regarding the policy directions we've outlined on climate change, please share your ideas. Please review p. 10, 11 & 12 of the report before answering.

In the chart below, the participants provided their answers.

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This is not the mandate of the Trust. The province is doing the policy and programs adequately, re: climate change.
Agree with the importance of the stated policy goals, responding to this crisis is a priority, critical to follow through on each direction. Acknowledging it is all connected is critical.
Food security. Bee friendly planting. Eel grass in addition to trees.
Exercising the Precautionary Principle and Not business as usual are of utmost importance.
The world is entering a Grand Solar Minimum, we need to prepare for this. Covid-19 measures, lockdowns, caused warming, not cooling. https://agupubs.onlinelibrary.wiley.com/doi/10.1029/2020GL091805
We are an island community, and a very small one. It is interesting to note that the entire section on climate change has zero mention of making it a sustainable community in the true sense of sustainability. There should be support for "people" in these communities. Initiatives to support job, small business, and infrastructure in these communities should be a highlighted point. It is such a basic and obvious part of each of your points. Encourage the economy of an island, and you have less travel, less commuting, less reliance on outside, thereby reducing our carbon footprint.
While identifying many important aspects of climate change that need attention, the issue for the Trust is that its' nice words of recognition in the policy statement do not translate to protection on the ground. Extensive loss, degradation and conversion of forests and native habitats by landowners, buyers, realtors and contractors is already creating problems for people, species and ecosystems in the Gulf Islands. These actions include the clearcutting of entire lots (with arbutus, Gary oak, mature cedars and firs) destruction of soils, compaction of root systems, zero knowledge of, or consideration for, how development interrupts water flow and creates drought conditions. These new developments are also done with zero consideration for the impact on the neighbours, or even residents who valued the previous habitats. It's not that is just 'development'; It's thoughtless, uninformed, entitled, arrogant development that should be impossible under the Trust. If the Trust is serious about resilience in the face of climate change and about the Trust mandate, then growth and carrying capacity also has to be factored into planning. This is the problem with urban (IT) planners on rural islands; the planners want to plan development. I have been horrified by some of the statements that IT planners make in the face of very inappropriate development proposals because they believe their mandate is "build communities" and facilitate growth and development. When will this change? There are few to no constraints on property development, including the footprint and size of houses,

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the extent of outbuildings, roads and amenities, impervious surfaces, and the extent of habitat destruction per lot. All of this perpetuates climate change and compromises resilience.
The preservation and protection of the environment needs to be topmost amongst priorities for the Trust. It goes hand in hand with reconciliation with first peoples. We cannot say we want to preserve the trust area for all British Columbians if we are willing to allow pollution and environmental degradation to continue. Climate change is where the trust would be most able to affect positive change through policies, zoning and bylaws. Short term vacation rentals are bad for carbon emissions and water usage. They should be tightly regulated
I really agree with most of this. I do feel that people went nuts taking down so many trees just because of fire threat, this behaviour also negatively impacts eco systems. I would re-logic that one. The rest is perfect, if you do insist on water catchment system the Trust should help cover the costs for those who own but can not afford to do that.
Thank you for including a consciousness about the role of these islands as valuable and vanishing ecosystems. It is difficult to consider the conflicting interests separately but perhaps the current climate crisis emphasizes the fact that without the environment we have nothing. Also these islands are an environmental trust. Thus the IT's sensitive environment should come first, ahead of humans... we are but one species among the 100's of others that call these islands home. The Trust needs to be in an overall EDPA - backed by a well-developed biodiversity strategy and lots of community education about the environmental values of the islands. This would translate not into an effort to accommodate more housing and more business/tourism opportunities or new designer buildings and technologies (e.g. solar panels etc) but instead a push for downzoning, land protection and less housing and less business opportunities - less human use overall. With respect to who could then live on the islands, unfortunately real-estate pressures have driven land prices into totally unaffordable regions and the only solution to make it affordable would be to devalue the land market in some way - perhaps buy back the land and offer it cheaply, control land prices etc. for a controlled and decreasing population. There is no easy solution to this and to digress into the other topic - creating MORE housing is not the way to go as that totally conflicts with the over-arching goal of ecosystem stewardship. We do need radical ideas, we have been too greedy and selfish...so when do we stop or do we continue headlong applying band aids to gushing wounds? The Islands Trust is losing species and tracts of habitat to human pressure. Conservancies have made a huge difference but the overall effect is not enough and the increased human pressure is degrading the protected lands in terms of their value to other species.... We need to control OUR population and the Islands Trust could be a model for a new approach to controlling human population and development sprawl. Be Brave Planners..it's your future!
I completely agree with the report's declaration of climate emergency. As an owner of an electric vehicle, I would like to see more EV chargers on the islands. Also more education on solar or alternative energy solutions and water conservation solutions.
Not to change the Preserving and Protecting mandate. Climate change should be present in the decisions: Biodiversity and species protections, groundwater sustainability is essential and it should be a priority. the environment on the island is fragile, the natural resources are limited and should be protected from an ever expanding population
Generally the policy directions are good ones. I think you are missing something in terms of garbage collection/management on the island. That should be an area given some attention. There's been illegal dumping lately and I wonder if that's partly an affordability issue. E.g. What to do with your

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garbage when you can't afford to get rid of it? ... I also think you could focus on restoration of shorelines and public access areas. Again, there is often a garbage issue in these zones. We are always picking up garbage and beer cans from public access sites. And shorelines in general are a constant problem.
The presence of water catchment, and grey water systems in proposed designs, should be taken into account when granting building permissions.
All good in theory, but when any development has negative effects, at what point does one decide that an affordable rental housing (for low to moderate income) project is worth the inevitable environmental cost?
A huge part of the carbon footprint of living on these islands is the emissions from car ferries. I'd like to see policy ideas around foot passenger ferries and/or electric ferries.
Climate change with longer drought periods emphasizes the need for a plan to manage freshwater supplies and increase reliance on rainwater capture. In addition, wetlands should be protected and plans to minimize the risk of wild fires. Pages 10, 11 and 12 provide a good summary of the important issues to address
I don't have a well formed opinion on this portion of the survey.
Water management and protection of the land, particularly the foreshore are increasingly important. Any development should be limited.
Low carbon, connected communities. Limit building size; protect shore habitat, including noise pollution from marine traffic (ban jet skis) Intact corridors of coastal Douglas fir with no foot trails (footpaths compact and degrade soil= erosion), protect water resources and riparian areas, Engage Indigenous knowledge in all respects.
I like to see action steps: - Emergency response plan - esp. for wild fires - water storage and retention emphasis instead of focus on ground water. All Development could be required to do rainwater harvesting and storage, for their anticipated needs - measures to protect land from erosion due to rising sea levels, could include access to beaches to install rip rap. - encourage underground servicing to mitigate damage due to increasing winds. I.e. utilities underground - lobbying to prevent anchorage too close to shore - disturbs the sea life and creates pollution from sewage - alternatively require marinas to provide dumping stations with public access - support public transportation in order not "to pave paradise and put up a parking lot" - widen roads to add paved bike lanes, so that biking becomes safer and less vehicular pollution - incentives for removing old wood stoves and installing new energy efficient designs (acknowledging that a rural life style includes wood stoves) - lobbying the bigger world to make the necessary changes
Protect the existing stands of the coastal Douglas fir zone.
policy goals on p12 are good
I think that the IT has missed the mark in preserving these islands. I am on Galiano Island and the negative change in the last 20 years in the environment is overwhelming. The forests are tinders loaded with fuel. The animals have changed - they are either gone or their appearance has changed. Allowing huge single home housing was a huge mistake. These islands belong to the rich. Your decision to leave the Indigenous, not First Nations, the Indigenous peoples out will be a detriment to

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your organization in light of UNDRIP and DRIPA. A small acknowledgement and the hiring of an Indigenous person does not make any of this right. What you need is an Indigenous person from every island on your board. We do live here, we exist but your decision to not see us is sad. If you really want to make a difference you have to go bigger - limit ferry access for off islanders. Demand BC Ferries hold space for Locals, that means we live here year round, so we can assume our limited travels in the summer. Stop your decision to defer on a decision because 'it's too hard'. Your 'act on anonymous complaint' policy only serves the loud minority and busy-body rich who think they are the only voices that matter - your listening to them all the time proves that to them and us. Them and Us. You and Us. That is what is on these islands.
Island Trust must change most of their cumbersome processes. All applications must take into account trees, the safety of water and the impact on the land. Most of the islands have reached capacity for sustainability of their natural resources. Building enormous houses and covering more of the land with either gravel or concrete is not helping. These things need to be incorporated in the policy statement.
As regards the preserve, protect and restore biodiversity policy goal, invasive species should be identified as one of the problems about which the public needs more environmental awareness and education, and support should be provided to the island governance to implement invasive species control initiatives on public land (on Bowen Island, Metro Parks Vancouver admirably supports invasive weed control in Crippen Park). I think that rain barrels and roof water catchment should be encouraged (subsidized, if possible) in existing homes and required for new homes, and that watering of lawns be prohibited during dry summers, unless the water supply is from the homeowner's own water storage. On Bowen Island, the water rates do not discourage water conservation at all, so there should be tiered charges increasing with increasing water use. Taking green waste off island for disposal should be stopped and it should be composted on island and the compost then 'sold' to islanders with the proceeds going to fund the capital costs and operating costs of the composting operation.
Why the focus on climate change or is it because that is the focus of the Islands Trust and not our island. It's not the focus of our island. My idea is that you focus on doing your work and not on these make work boondoggles that you have almost no responsibility for.
Overall, the Islands Trust is overreaching with the policy directions on climate change. The majority of the policy goals are clearly outside your mandate and control. Other government agencies like Parks Canada preserve carbon sinks. Regional and provincial governments promote and implement low carbon transportation. Mitigation of wild fires is done through a generously funded FireSmart program. Transport Canada is working actively with local agencies to protect the Orcas. Instead of having these lofty goals, the Islands Trust should focus on carrying out its mandate of LAND USE PLANNING in a way that does not do harm to the environment. Full stop.
I agree that meeting ecosystem change is a critical priority. I favour the idea of planning for smaller footprints, clustered development, active transportation, low carbon agriculture, and low carbon buildings
With more new development on the island - what steps are being taken assess the environmental impact of this development - road building, cutting of trees etc. ?
I'm very concerned about climate change and the risk of fire, I'm concerned about our aquifer locally and across the island, I support habitat protection measures of the ITC. It would be good if the Islands Trust could do more to encourage alternative solutions to our energy problems. Parks should not be overdeveloped to serve tourists, e.g. excess signage, parking, facilities. Nature deserves to be

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protected in it's own right. Provide information for locals on the hydrological and biological value of their land to help them make good decisions.
I support stronger position against extending shoreline shellfish industry and it's plastic waste. I would like support for cross island bus on Denman
First action... understand the resources (e.g. water) and then determine the carrying capacity of each island. Once you have data, you will know whether you can allow any development or whether development has to be stopped now. Need to do more to protect the seas around us. This should be a marine park. That would help to protect the southern resident killer whales.
Considering the next 30 years, I am concerned about over-population, urban spread, destroying nature, losing our Coastal Douglas Fir unless all clear cutting is stopped. I see that people often move here for a few years, make permanent changes to the land they own only temporarily and then leave that damage behind. I would like to see better emergency plans in case of earthquake or fire. The 2018 December windstorm showed how we do not have needed information eg what roads are blocked, is there gas in town, are the grocery stores stocked etc. Food security is essential since almost all our food comes here by ferry. What is the plan if the whole, or even part, of the island must be evacuated? Protecting shorelines and foreshore is very important to me.
Water collection is critical, particularly on smaller islands. Water table maintenance as well - the opposite of what's going on on Pender island with the damn.
We need to protect old growth forest and park lands. A parking structure is needed a ferry entrances to limit the cars on island. Perhaps rental bikes or a more reliable bus connection
each island is unique/especially those that are off grid and need to be addressed individually in order to support new policy.
appear to be thorough
Need more emphasas on prevention and on living with a lighter foot print. Paid for by dedicated taxes the IT should implement projects to (1) consider and adapt publicly shared technology and information for grey water treatment (as new toilet technologies no longer require full septic fields) (2) composting and soil development for flora and for carbon sequestration; (3) electric water taxi/bus services running with minimized water disruption; (4) solar and wind generation of electric power; (5) silviculture, invasive species control, agriculture, land and bay and inlet based aquaculture; and (6) lightweight, prefabricated housing that can be flown in and dropped onto sites prepared with inspector approved foundations , water supply, sewage treatment and power systems.
I'm concerned about the loss of trees and green space. Also, Im concerned that consumption and use of wood heat should be reduced.
"no more business as usual" is an alarming assertion. What businesses or business practises are being deemed in need of alteration to adjust to the climate crisis? I think that we all agree that environmental protections will be part of our future, but we also agree that imposition of protections is an issue that strikes at the core of democracy as changes deemed in the interest of the environment may disadvantage some and benefit others. Therefore the essence of proper representation and full discourse is essential to retain public support. The sub text here is that the Trust is feeling empowered to issue decrees that may profoundly affect residents lives and livelihoods. Proceed with caution.

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Evaluating the current carrying capacity of each island seems like a critical first step toward identifying those climate change effects that should be prioritized, because if not addressed those effects will have the most potent undermining influence on community resilience.
We are an island of 110 lots which are in the process of development and are primarily seasonal homes. The conversion to electric transportation at this time would be expensive and difficult. Agree that aquifers are under threat but requires Sidney Island owners solutions. (not Gulf Island Trust) For example rain catchment is a good idea already used on Sidney Island. Owners also in many cases have small gardens. Fire Risk is mitigated by extensive public awareness and infrastructure.
Generally agree
Fully support the principles laid out in this document on climate change
Looks good to me!
It seems you are only listening to media and truly not understanding the situation. Become better read on the subject. It is all hype. We can barely predict tomorrow's weather let alone predict future climate change. Pay attention to the sun, and ocean currents.
Please use a positive approach to encourage landowners to protect ecosystems. Perhaps reduced tax rates, or assistance in planning for construction or development of a property
Reasonable, but need to be considered holistically, not island by island or regionally. Similarly Islands Trust is driven by "local" voices who live and are entitled to vote for representatives, yet community is much larger than this. Solutions are for all of BC, not just residents. Similarly, this should be pre-eminent goal, even if in conflict with other values.
This all sounds very good, on paper. I am impressed with how sensitive and comprehensive it seems. And the challenge will of course be to resist the enormous pressures of development when it comes to individual cases. Preservation of biodiversity, and particularly remaining areas of coastal douglas fir forest and intact shoreline is critical.
I agree strongly with the point about where there is scientific uncertainty, tread carefully. Everyone has an expert on climate action and many of those opinions conflict. We should only acting on principles that are evidenced based and proven and avoid having the loudest voice influence climate action initiatives. Priorities in order would be safeguarding freshwater, Mitigating the wildfire risk and then reasonable actions to deal with the health of the environment (shorelines, foreshores, forests, green spaces, wetlands etc.). Preserve, protect and restore are often used. In many cases we may not be able to restore to the habitat that existed years ago. We need to look at this in context to now and in the future and what would make an impact.
Climate change is a global level concern. All levels of government need to recognize the impact climate change is having and commit to undertaking actions that fall within their own mandate. WE do NOT need squabbling and grandstanding. Identify what the IT can do at the local level and put your energies there, not lobbying and sending declarations out into the ether.
Good ideas. Clearcutting swathes of forests should be banned.
Water shortage is not an issue, storage is, Bermuda stores rain water for its water supply
I see that sea level rise is near the bottom of your list of what you heard. I suggest that you start discussions and planning for a substantial rise in sea level. Planning is cheap and will save money in the long run. Fire risks are also near the bottom. I think that needs to be taken more seriously. On transportation, we need far better public transport on the islands, but just as important is a transport to and from the islands. That means transport from place of arrival of the ferries on the

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mainland, or on Vancouver Island, as the case may be, to major centers such as Victoria, Nanaimo, Campbell River, downtown Vancouver, and so on.
The authorities have approved rain water harvesting for domestic water supply on Sidney Island and it works well as designed by the appropriate engineers and specialists. I suggest that all new building construction be done to comply with approved systems, ie metal roofs for a starter. And all re-roofing of existing buildings be done with metal roofing so that rain water harvesting and treatment systems can be installed. I suggest that all existing D Fir forests be retained/protected from harvesting except where some selective harvesting would improve the forest and understory health to establish or maintain the original forest biodiversity Encourage the planting of more coniferous trees for carbon sinks. I like the suggestion put forth by a First Nations Participant that the carrying capacity be established for each island, consistent with good governance to Preserve and Protect. No more density beyond that capacity!! I like the idea of tiny home communities locate close to commercial and service facilities. Except for large trucks, Encourage and/or mandate electric vehicles on islands that have hydro power. Encourage residents growing what they eat as much as is practical.
These three colourful pages of our report look very nice, and of course I want thriving, biodiverse and resilient ecosystems too. The problem, on the ground, in reality, is that environmental protections are being weaponized by Trust staff (planners and bylaw officers) to stymie the rural lives and livelihoods, and domestic freedoms, of citizens. It is important that the Trust garner the support of the residents. The way to do this is by supporting us to steward land, not by treating us as the enemies of our land. I am happy to see a nod towards indigenous knowledge. Your planner and bylaw officers, however, treat many of those of us who are non-Indigenous landowners as though we are stupid, have nothing to offer, and are wrong in our very existence. This attitude and approach has to change if the Trust is to garner support for important policies and initiatives. In short: the people need to know that good environmental policies are not going to be turned against us and used against us in harmful ways.
I believe a lot of the ideas are sound, but there is too much emphasis on 'preserving' and not enough emphasis on acknowledging the changes coming our way. Ecosystems will need to adapt, species composition will change, and many of the existing ecosystem types may cease to be viable in the places where they currently exist. We need to allow this to happen and ideally facilitate it (e.g., by emphasizing need for migration corridors) and be humble about acknowledging that principles of conservation ecology that focus on maintaining or restoring what was there historically and keeping out the 'introduced' may need rethinking as we go forward. I would also like to see a commitment by the Trust government to lead by example. Does the Trust account for carbon intensity in the way it conducts its business? Are trust facilities carbon neutral or carbon negative? Are trustees and employees encouraged to limit travel use low carbon modes of transport?
Policy directions should include mitigation (reducing GHG emissions and carbon drawdown), adaptation to the inevitable changes predicted and already underway, and resilience to emergency events such as wildfires and landslides. These policy directions should apply to both ecosystems and human settlements and activities.
The policy direction seems well-meaning. I would add that it would be important to educate the general public of specific practices being adopted on different islands to protect its unique eco-

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systems. For example, it would be great to have a visible sign by the Hornby Island ferry terminal that addresses the need to be water wise and ecologically respectful of marine life while staying on the island. Also, I believe it's super important to uphold, support, and make changes for diversity of all life, including humans. Policies need to be a living document and challenge colonial uses of land distribution and wealth by adopting permaculture practices; supporting local farmers, fishers, and businesses that work with First Nations; and to endow public lands with full rights and title of protection from capitalist hegemony.
I feel that there are many residents and developers who either ignore or do not understand the negative impacts of their actions as they develop their property, burn garbage, etc. I think there should be a strong focus on education as well as regulation. However, these things will not be meaningful unless there are also incentives and/or support for moving to lower impact ways of living. Regulations and policy directions should be overtly geared towards the intention of making sustainable development and living practices the PREFERRED method of doing things here.
These ideas are great but lets be sure they are realistic or you will lose the buy in of participants.
Electric power is, at this time, far from clean power when it comes to automobiles. Without a sensible way to produce and ultimately recycle the battery contents, we should not be pushing for the elimination of gas/diesel power so quickly.
Not enough emphasis on the role of locally produced food in reducing emissions. Reducing barrier to farming and other food production activities needs to be a key priority. Page 12 makes only a passing reference to low carbon agriculture and does not at all acknowledge how every kg of food made here saves hugely in emissions associated with food grown and produced elsewhere and then transported here. It is short-sighted to assume that, for example, 'protecting' a forested piece of land does more for climate than using that same piece of land to produce food that replaces imports, even if it needs to be cleared in order to do that.
The Islands Trust needs to focus on the environment. Their mandate does not see to be protecting the fragile and unique ecosystems and needs to be changed in order to do this. There are three islands Gabriola, Mainland, Hornby that have reached the threshold of environmental health and Salt Spring is coming up and may already be there as well. Any development, no matter what the reason, further destroys the eco systems; by destruction to the forests, habitats, groundwater recharge systems and contaminates fresh water streams, aquifers, and the ocean that surrounds the islands. The islands are at a tipping point and the trust must focus their efforts on preserving and protection them.
Living on Bowen Island we have our own Climate Change Committee plus those active with Metro - we don't need any more.
Reduce deforestation and develop new bylaws preventing clearcutting for new builds, and encourage through bylaws tree replacement planting once developments are complete. Deforestation and climate change are never a separate issue.
Rain water cannot be created and has a natural intrinsic value. It is my understanding that capturing it in any form changes ground water recharge. need to rethink requirement for cisterns (most ugly plastic) and think more carefully about harvesting and type of storage of water for household and community use. Preservation of the remaining natural world and protection of all sensitive eco-systems is of utmost importance keeping in mind that people are naturally occurring species too.
There should be greater focus on the threat of wildfires. Increasing awareness of the threat and measures to mitigate the impact both by individuals and the various levels of government should be implemented.

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The policy ideas are good, how are you going to implement? You need a step by step implementation plan by island as each island is unique.
A good objective but can we afford a go alone approach. Quite massive an undertaking. Not sure we can be a leader !!!
I would echo the concerns outlined on water conservation. In addition, I am also concerned about people buying up land, clear cutting their property to put in lawns for their new homes. I'm not seeing any direction on the protection of the environment on private land
1) Potable water is the most important item to protect; therefore lakes and their surrounding areas must be kept clean and consideration be given to weirs and dredging to increase holding capacity. Also wetlands particularly in highland areas must be protected to allow aquifers to be recharged. 2) Roadways need to be developed to allow both motorized lanes as well as separated pedestrian and cycle pathways. 3) Although forests are required they should be managed as not to become dangerous to homes and infrastructure in case of fires. We do not want to burn like California has.
Forest and ecosystem health is directly related to freshwater quality and quantity. Protect forests and ecosystems as a first order of action to preserve adequate drinking water supplies. The policy goal to safeguard freshwater sustainability lacks sufficient precautions with respect to regulating alternative water supplies. Alternative water supplies are often great concepts. In order to understand the concepts better, please provide more detail. For example, water treatment systems that treat sewage waste to a drinking water standard will protect finite water supply. This happens because reuse of the finite supply reduces the drawdown of natural resources. Generally, proper regulation of all water treatment systems results in safe drinking water supplies. Safe treatment of sewerage to a drinking water standard is a commonplace in North America and other major jurisdictions at the global scale. Particularly, Windhoek, Namibia. The characterization of rainwater harvest as an alternative water supply is a potentially, serious planning mistake because these systems are prone to failure at the exact time other sources become scarce such as, serious drought. Not only do rainwater harvest systems depend on rain, they are prone to mechanical failures, are very expensive to install and require complex treatment to attain a drinking water standard. Worse, in future periods of intense drought, a policy that allows population growth that relies on rainwater harvest may catastrophically, increase the number of thirsty people who naturally, expect the government to provide drinking water. In short, planners should build adequate conservatism into water anticipated water demand. That is why the planning values seem so unaccountably high like, one or more cubic metres of drinking water per household per day. in shortage periods, the conservatism saves the day. Stating that regulations can address alternative water supplies conflates several aspects of water resources. The other policy directions make sense. Fortunately, when people agree to these goals and adapt to the values required to change individual behaviours, political salience on climate change will drive social cohesion.
It's nonsense! CO2 has no effect on climate.
Most stringent bylaws re: tree cutting, protection of forests, ground water management, marine protection
In March 2019, Islands Trust joined governments around the world (including BC) in declaring a Climate Emergency and making a commitment to take urgent and equitable climate action. A few months later, in July the same year, for what our MLA described as 'deep political reasons' the Trust had to sit on its hands while BC ignored its own published policies as well as repeated requests to discuss 25 years of evidence-based, cogently argued protest and, despite uninvestigated but viable

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alternatives, forced the CRD to drain 82 percent of Gardom Pond, the fourth largest stored freshwater body on North Pender. This destroyed a beautiful ecosystem and voided most of a professionally identified source of aquifer recharge, provincially required fire protection, and a major potential emergency water supply. Systematic, institutional and short-term politically expedient barriers against implementing responsible policies for a sustainable future need to be investigated and removed. Either this is an emergency or just another pleasantry to be nickel-and-dimed to death. Who is ultimately accountable to discern and enforce the difference?
We all should be collecting rain water for our use, but I also am aware that the more rain water I collect the less that goes into the ground. So let's not get overzealous about this and miss the point. I use catchment for all my outdoor use, gardening and we used to have four horses that we never given an ounce of well water!
I am concerned that we are in a normal long term climate cycle. There is no emergency and globally temperatures are declining. Unfortunately, those who use accurate data are negated by those who have a conflict of interest which supports their incorrect assumption that humans have any significant effect on climate change. Various previous reports have said that by now the icecaps should be gone - see Al Gore's predictions
I think we need to focus a lot more effort on active transportation. Reducing speed limits to make cycling and walking safer and of course creating REAL cycling paths to encourage folks to get out of their cars. Our current senior manager for the CRD has been an impediment to that goal.
Reduce, reuse, restore and renew: https://www.cell.com/one-earth/fulltext/S2590-3322(20)30657-6?_returnURL=https%3A%2F%2Flinkinghub.elsevier.com%2Fretrieve%2Fpii%2FS2590332220306576%3Fshowall%3Dtrue&fbclid=IwAR3skfYZJJ05LzK66Kp-WuSu1N4UJH3leSkzj7U7i5zpaAQO_fBt4Ut7Av8
respectfully, I love the general approach, really inclusive inciting, engaging, informed, principled: but you will just lose respondents by requiring this. I, and I sure many galiano residents would be happy to help-but this will NOT get you the information you are looking for. Just ask the direct question, don't require people to read and respond to specific text. thanks for your work on this. Pls fix it though, info. you are losing the very people whose voices you say we all want and need to hear. Too much like school!
Climate change has become a buzz word, focusing only on carbon emission reduction. It neglects IMMEDIATE concerns of ecological toxicity - pollution in water, air, soil. Policies and ACTIONS need to be taken immediately to prevent species loss/damage, including damage to human health. One initiative could be declaring the Salish Sea an ecological reserve. This could include policies such as forbidding any shipping or leisure traffic that is not electrically powered, and/or forbidding the use of anti-fouling hull treatments (highly toxic paint on the hulls of most ships/boats that is toxic to all life). So many initiatives can be taken immediately to prevent toxic spillage into waterways, soil and air. These initiatives can be implemented much more quickly than initiatives that will take years to undertake to reduce global warming through reduction of carbon emissions.
We agree with the policy directions already established on pages 10,11 & 12.
Foster Low-Carbon, Compact, and Connected Communities: this is a solution to a problem that presumes population growth that may be incompatible with available resources. Are we getting ahead of ourselves with this? What are the unanticipated consequences of this direction? It seems prescriptive.
Moving towards a regenerative living future envisions and embodies the belief that functioning like a forest is how all species can flourish on this planet. With humility humans need to ask nature, "What should we be doing?", and then with equal humility start to apply that knowledge. In order to fully

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realize this journey of discovery, we must reconnect with nature. Real world regenerative, ecological, and bio-inspired initiatives along with existing guiding methodologies are showing us a way. For example: • The LIVING FUTURE CHALLENGE posits that it is time to imagine a regenerative future where ideals have been set as the indicator of success. "What if every intervention resulted in greater biodiversity; increased soil health; additional outlets for beauty and personal expression; a deeper understanding of climate, culture and place; a realignment of our food systems; and a more profound sense of what it means to be a citizen of a planet where resources and opportunities are provided fairly and equitably?" "What if every single act of design made the world a better place?" "What would it be like to be truly regenerative?" At its core is the "optimism and belief that, with the right tools in the hands of passionate, literate and sensitive individuals, this transformation is possible". • CRADLE-TO-CRADLE poses the question, "How can we love all the children of all species for all time?", to which William McDonough responds, "Imagine a world of prosperity and health in the future and begin designing for it right now. You have one life and, like nature, you can create beneficial abundance, a rich profusion. You are a known positive. Accept that deep in your heart and mind. Then go forward. Flourish and be successful. Create a positive ecological, economic and cultural footprint of delight." We are living in exciting times when opportunities abound for each and for all of us. We are limited only by our imaginations and our capacity to dream. There exists the capability to restore balance; the potential to learn from the experiences and wisdom of past and present generations; the promise of bringing ourselves and the PLACE in which we live to an entirely new level. It is our belief that all of us "are the people we have been waiting for" and we can "be the change we want to see in the world". A regenerative living future has become the development + design assignment to which we must aspire. In the world of regeneration, things are often too late, but never too early. So let's get started. It will take all of us and it will take forever ... but isn't that the point?
I do not think Climate Change should be a priority for the Trust at all. This is an area for provincial and federal jurisdictions not the IT
It is time for bolder actions. Stop the ruthless progress of corporate developers.
Really sorry to see all these illustrations rather than clear exposition. We must find a way to respect and seek First Nations guidance regarding land use and reconciliation between First Nations and settlers.
Be very aware of the cost/benefit of expenditures for climate change. Everything is a trade off and we do not want to bankrupt ourselves to achieve a goal that may not even be achievable...such as Paris Accord agreement. A lot of these agreements are platitudes from governing parties that won't exist down the road; we need to be careful not to get caught up in huge expenditures.
We are not able to forecast the long run climate. That said, efforts to protect nature (animals and plants) are appreciated.
Climate change is a complex issue. Some of the suggested policies are urban and we are supposed to be a rural community. Solutions need to be science based and meaningful, not based on feel-good statements.
I really support these policies and I want to encourage incentivizing forest and marine stewardship with whatever tools you have or can be created. Support indigenous-led stewardship initiatives that

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can provide better equity. Use better accounting tools of forest carbon emissions and calculate them in island emissions and introduce a regional carbon tax for land use change and logging.
the preservation of mature forests is the most direct and immediate action our community can take to mitigate climate change. Additionally, our community should prioritize supporting research and high impact science education initiatives.
I like what is there but I would also like to see a reference to regenerative agriculture as well as changing lifestyles towards regrowth (for example, encouraging local, seasonal diets and reduced consumerism).
Climate policy in the present situation of climate emergency requires 2 main directions of action to preserve and protect the trust area: 1. Minimize our impact on the environment that we are to share with wildlife. • Reduce and possibly eliminate waste and pollutants of any kind (our footprint) impacting the fragile environment of all ecosystems on our islands. • Restrict the use of synthetic products in the building material. • Save and reuse to the maximum in all ways of life (tools, furniture, building material, clothing, equipment of any kind) in encouraging recycling centers and broadening the knowledge of repair and recycle what is not functioning anymore. • Broaden school education in incorporating the knowledge of recycling and repairing.. To promote workshops on those topics in community centers or after school training programs. 2. Adapt to the impact of climate change in allowing new species to develop in our native environment to protect or replace many species that will be unable to survive the increased heat and lack of water (arbutus, large leaf maple, red cedar and hemlocks among others). • Provide scientific understanding of natural ecosystems and increase plants knowledge to understand their means of survival. • Protect and preserve natural areas, including road sides and ditches, wetlands and bluffs. • Increase restrictive bylaws on development and construction impacts. • Remove all island forested areas from the provincial wood reserve to prevent any eventual logging . • Protect all water collecting areas (particularly forested areas).• Improve the water collection of every building. • Allow the reuse of greywater for garden watering.
There have been many studies on the topic of woodland soils. The soil is the basis of non-water ecosystems and I believe we need to start there.
To my mind, it is auto exhaust on salt spring that is our worst offense to climate change. As such, I would suggest that we need to improve alternate transportation modes as best we can. To that end, improving bicycle lanes on our major thoroughfares would be a major step in the right direction. I also feel it very important that we turn to water collection and storage to relieve the drain on our groundwater supply. New construction should require some form of this, and incentives be put in place to assist in retrofitting existing homes as well.
We need to move quickly to support our Coastal Doug fir ecosystem as it degraded and lost. There are many changes on the island and unprecedented pressure to develop with more and more tree stands being cut and wetlands/streams affected. Presently there is no one on our islands that act as environmental officers to help residents. I would suggest we hire an "environmental" liaison to help the residents of each island move forward to 1) We need to develop a Climate Plan for each island as is being done with Salt Spring Island to engage residents, 2) promote the planting of native flora to

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support biodiversity especially pollinators and our native fauna, 3) Educate on the impacts of invasive species, and to advise residents on removal, 4) develop a plan to restore degraded habitats to support biodiversity, especially wetlands, 5) protect large trees and stands that are very rare and develop tree removal permitting system, 6) educate on the role of keystone species such as beavers; and 7) educate about and restore to native shorelines and lastly how to move to zero carbon footprint heating, ie lower wood stove smoke and do not allow slash burning - some days you can't go outside because the air is so polluted and it's carbon straight into the atmosphere.
The climate crisis in the Gulf Islands is overblown, especially in regard to the Trust's ability to create policies that will have a measurable beneficial effect. It gives the impression of a scare tactic under a plan by the Trust to get residents to accept more restrictions, such as the current quest to be able to implement tree-cutting bylaws.
Support for cycling paths and infrastructure. Support for on Island transit.
I support the policy directions on climate change outlined in the report. particularly with respect to water concerns and transportation improvement to reduce our carbon footprint.
Preservation of the ecosystems must be paramount. The islands trust needs bolder environmental protections and must limit development.
Preserve, Protect, & RE-PLANT, providing a good combination of seedlings for edge-row planting by participant "Home-Owners": Edge Rows are CO2 sinks & shelter & "highways" for fauna (Bio-Diversity & food for bees)
We need supports and guidance on how land can be used when it's sold. As the number of people "cash out" from the main cities, particularly as a result of the COVID-19 long-term changes to remote working options, I've noticed a large increase in people moving to the islands and effectively clear cutting their properties.
I disagree with many of the policy directions presented and believe this policy approach is very far from the reasons Island Trust was established in 1974
Nice words, but Protection of Shoreline and Foreshore need more. Salt water comprises more than 80% of the Trust Area and human impacts on it have been largely overlooked. Trust staff, by training and interest, are largely focused on land-use issues and ill equipped to confront those arising from increasing human impacts on the waters that surround us. Each quote in the section on Affordable Housing begins with "We need...." It might be useful to ask what healthy waters and foreshores "need".
I think Islands Trust is on top of Climate change
In my opinion, the entire Islands Trust archipelago should be regulated as an "EDPA" or Environmental Development Permit Area." For example, and specifically, the Islands Trust must fight for regulations to guide tree cutting on private land. This is critical, especially now during a buyers market coupled with rapid climate changes. This must be reflected in the Policy directions. Much scientific evidence has stressed the importance of trees, their underground inter-connectedness through mycelia, water retention, ground erosion stability, habitat for even the smallest creatures that form an integral part of the web of life. This is urgent and your advocacy should not include terminology such as "suggest nor urge." We really need to fight for this! I understand that "a combination of provincial laws that privilege forestry practices and limit local government ability to regulate tree-cutting has left the IT with few legal tools." However times have changed since the Denman forestry bylaws were overturned and a new IT policy

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statement needs to reflect this, followed by new regulatory bylaws should follow new policy directions. In my opinion it is unacceptable for a landowner in the Islands Trust to be allowed to clear cut property.
I have read the report on mitigating the impacts on areas that are vulnerable and bio diverse as well as the work on reconciliation with First Nations. I believe that the area that would be considered for density would probably be Ganges. I would have to say that Ganges was at one time extremely biodiverse and ecologically important and also contains remnants of First Nations settlements to a significant degree. The area has been heavily developed by this time, so it is probably considered ok to continue with a plan for increased density. However, Ganges has characteristics that make proceeding with caution extremely important. For example, Ganges contains a watershed system, a salmon creek, and archaeological significant areas. I would not just carry on with a plan to add density to Ganges without significant controls. I hope that the consultation process can lead to this. There needs to be controls on light spillage and flooding with many commercial developments being right beside residential areas. Along Atkins the residential use predated the commercial use.
Overreaching. Not your mandate.
I agree - bolder steps for the environment
great principles but no actual plan to consider.
encourage hitch-hiking, ride-sharing, community buses, jitneys
Rainwater harvesting should be encouraged as a method to both safeguard freshwater sustainability and create climate equity in our IT communities. Shellfish industry pollution must be mitigated, with pressure brought to bear at all levels of government, and IT should declare a moratorium on new leases.
The report is very comprehensive. Well done. I'd like us to achieve these goals - in particular I'd like to get more people out of their cars and to make our roads safer for walking and cycling. I'd also like us to plant more fruit and nut trees to provide a source of free food for the community. As much as we love all of our tall trees, we're not very happy when they take down our power lines. I think we need to address this issue pro-actively. I'd like the Fire Dept. to help us address fire safety mitigation from possible wildfires.
Indigenous peoples should have a greater say in how traditional areas and methods of sea products are remediated. Water catchment and storage should be required in all new building. There should be significant incentives for installing water catchment and storage and/or solar power in existing buildings. Allowance for bicycle usage should be part of all of the major thoroughfares, i.e., Fulford Ganges, Vesuvius, Long Harbour roads. The Islands Trust should be able to limit clear cutting on private lands with identified sensitive climatic zones and native species.
Sidney Island is at an all time high risk to wildfires due to climate change and we only have a small volunteer fire team, (who may or may not be on the island, our island is predominately recreational) with a water tank on a truck with a pump. We tried to get 911 service coverage to no avail. The west side of the island is exposed to heavy erosion. Broom brush is growing in strength.
Unfortunately whether we like it or not, we are going to have to limit population on the island somehow as there is simply not enough water available for many more people to come to the island. Rainwater will not solve it. To me Water is the key issue to almost everything on Salt Spring regarding future development or increased population
The original intent of the islands trust in addition to preserve and protect was local government for our small unique communities. Running planners and administrators outside of our communities does not work.! All of the other levels of concern whether it be the environment or First Nations is not

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important until the governing body is embedded within each community for local government. The trustees on their own is not enough to manage each community . If the trust can get past this hurdle it can address the bigger picture issues such as globalization, global warming and First Nations
It's a great idea to encourage water rain-catchment systems, however, many people cannot afford it. We need a program that assists with the financial costs of implementing such a system in a household.
It's all very well declaring a climate emergency but we need to take action such as: Stopping clear-cutting on private land; offering incentives to people for water collection systems; making public transit reach off the main roads to make it more accessible; make zoning changes easier to allow for smaller communities with lower carbon footprints.
I'm completely in favour of the policy directions for climate change. However, I think there is an enormous need for public education. Far too many people still think the "economy should come first," little realizing that environmental destruction is economic destruction. Furthermore, here on Bowen Island, there are a lot of people who do not understand how local monetary interests and uneven planning will negatively affect our island lifestyle if we do not have a "preserve and protect" watchdog like the Islands Trust to keep us focused on what really matters.
Protect forest cover, natural woodlands and wetlands. Stop mass deforestation on private land and limit development to houses of 3000 square feet. Who needs more than that?
I agree with the need for bolder environmental protections and believe there should be more of a focus on advocacy for protecting sensitive habitats on more of a provincial scale.
Looks good
Agree with all of it. Implementation will impact many areas and requires coordinated execution.
Keep development and water resources in balance. That doesn't mean no development. It means embracing creative solutions (such de-salination) before bringing in draconian bylaws and limits.
Foreshore protection yes. If possible to limit vehicles on island only to those that would pass inspections for exhaust and safety. Gross vehicles are too many.
The climate action goals are decent motherhood statements and merit support. That said, the Islands Trust lacks the jurisdictional authority to do much in the way of practical action although advocacy is better than nothing.
Ferries are a provincial matter which the Islands Trusts has no authority over. All that can be done is to lobby. Clustered development is inconsistent with the current Community Plans and these have not changed for 40 years. Density is not permitted, clustered housing requires density. This has been an issue for years, but there has been no appetite to change "the keep it as it was in the 1970s" attitude to land use policy. Logging is permitted on private lands. The Crown land is subject to permits. The Indigenous lands are not controlled. Islands Trust seems to be powerless to control logging. On Saturna 75% of the land mass is held in National Park Reserve Lands, but that puts inhibits development because it requires housing density. Safe water supplies require watersheds to be protected from development and walking and ATV trails. Wildfire hazards are a constant concern with uninformed visitors as to the tinder dry conditions in the summer. On Saturna, IR 7, is the worst fire hazard and no one has any ability to rectify it; dried slash, no sprinklers. The federal government controls shellfish harvesting not the Islands Trust. There have been systematic removal of clams on shell beaches by other than First Nations people, and there is no one checking for permits. Islands Trusts has control over community development policies but much of what has been identified is related to government bodies that have legislative authority. The only aspect that the Trust can

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control is land use policy, and that is circumscribed by the rights of private landholders and legislation, such as the Agricultural Land Reserve Act.
none
I would implement mandatory collection of rainwater for both new and existing buildings. Roof/collection materials etc to dictate whether water to be for human consumption or for other uses. Solar panels to be mandatory for all new construction. Access to the grid to be optimised and rebate pricing per kilowatt hour to ensure willingness to comply. Incentive for electric vehicles and charging stations to include measures such as property tax reduction. Our house on Mayne has sufficient solar electricity generation to supply all our domestic needs as well as our (low end) Kia Soul ev.
I like that Climate Action is prioritized in your policy directions and want to stress the need for fostering and encouraging low carbon businesses and new developments.
Clear-cuts on private, public and first nation land is not the way forward in the Trust areas if climate change is to be taken as a serious issue.
With rising seawaters impacting island aquifers, consider using reverse osmosis to ensure sufficient source of water.
Yes the policy direction as a policy makes sense . The risk is in the detail and execution.
Food and water security: encourage rainwater collection - a very successful solution for our small farm. Smaller footprint - low carbon agriculture. Economic and regulatory support for small island farmers Goal: an inter-island economy - trading with each other. Local transportation by water Preserve mature forests and local trees - we need knowledgeable oversight around tree removable (and authority to enforce)
I am concerned if we do not allow solar panels to erected in foreshore areas trees and particularly foreshore trees will be cut to provide adequate sunlight for solar arrays. Thereby threatening foreshore stability especially on many of the small off grid islands. Solar panels need near perpendicular sun to their face to be effective and in our latitude requires open spaces. With smaller lot sizes and many small off grid islands this is not possible without using the foreshore or the removal of trees in many cases. I see trees being cut as owners comply with the 7.5 meter setback from the foreshore. I also see hundreds of non compliant solar arrays on the shores already that are in most opinions causing no harm.
Well thought out and presented, however where ecosystems are wildly out of balance, critical FAST action must be taken to "Preserve, Protect and Restore Biodiversity" and to "Preserve, Protect and Restore Carbon Sinks". On Mayne the native ground plants are disappearing and NO new arbutus, cedar or fir trees can survive because of the overgrazing by deer eating down the food chain. No one wants to talk about deer. Re: "Ecosystem-Based Approaches - look at the broader landscape; acknowledge that everything is interconnected; seek nature-based solutions" UNLESS you advocate introducing prey animals there is no "nature-based solution" to excessive deer and invasive Fallow Deer.
It is incredibly important to understand the changing nature of our world and it's climate. The islands must do all they can to reduce and mitigate climate change so that there will be something to preserve and protect for future generations.

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Yes the climate does change. However I look for empirical data to inform policy. Your policy statement offers no links to data that can support your decision making or inform the public.

Given that a huge portion of lands are in private holdings it would seem to me that cooperative stewardship relationships with property owners would engender more preservation than bureaucratic fiats.

Agree with densification of village centers. However what is missing is anything about electrification of transportation or community based transportation. For example on Mayne Island it would be nice to be able to leave my car in Vancouver however to exist on the island a car is necessary and there is not sufficient parking at the terminal to accommodate all weekenders vehicles. The only way around this is a form of community transportation or taxi (which has been gone for 15 years now).

On alternative water why is the policy to "regulate" rather than encourage the use of? We should all be looking at practical ways to collect and store winter rainfall AND looking at technology solutions to desalination of sea water to reduce the demands on the aquifers.

While this may be specific to Mayne Island there is nothing about removing invasive species (fallow deer). Frankly when I look at my land (10 acres) there has been many times the damage to the ecosystem from the fallow deer (and the overabundance of blacktail deer) than from all of the development on those 10 acres by man over the years. And invasive species are not just deer: I see spurge laurel spreading on the island, holly, and english ivy. We need regulations that allow the community to remove invasive species (there will always be someone who likes them but at some point we need to make a stand, just like it seems easy to take a stand against a commercial development!)

I agree with what you are doing & like where you are going.

What I see missing - and may be within the details - is no apparent consideration of public accessibility - in terms of providing or safeguarding public access to the many special, high value places on the islands. For example, access to beaches that are surrounded by private property; or key natural features like mountains, look-outs, bluffs, forests, lakes, etc that are a key part of the beauty of the islands that may be locked away and inaccessible because they are on, or surrounded by, private land. I would like the Trust to consider within their framework a drive towards public access trails (using the Trans Canada Trail as a model) which may cross private land (and alleviate liability issues for the Owners). The concept of Freedom to Roam in some fashion could be part of this consideration - as is successfully implemented in varying degrees in the UK and Sweden (and likely other places).

I realize this would be difficult. However, this would support some of your policy objectives. A healthy trail network - gives people an alternate & healthy means of transport (walking along roads is not always safe or pleasant - narrow & dusty if gravel); builds support for the natural environment by allowing people to see and interact with it; allows easier access to check the health of the many ecosystems; and as a stretch, can provide First Nations access to land they otherwise cannot access.

I also want to emphasize the importance, which is probably already included in your policy, of shoreline protection and recognition of the interconnectivity of inland development with the health of the shoreline. Zoning is all about set back to building - but far outside of this zone, there is still impact from development that needs to be considered. For example, it may be permissible to clear-cut lots hundreds of meters inland without mitigating sedimentation flow; similarly, removing stands of trees inland that provide habitat for shoreline birds; I'm sure there are many other examples).

Interrelated with this, I would like to see a move away from our simple, settle approach/culture to private property ownership and development where one is free to do as they will with little recognition of the impact to the surrounding community. For example, there is community value to

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stands of trees, undeveloped shoreline, view corridors, etc that goes beyond the benefits to the property Owner that should be considered in development applications. I do not believe education and other such avenues are sufficient to deter people from doing what is best for them vs what is best for the community and the environment. I also do not believe property value needs to be affected by these - if anything - over time it enhances the value and experience of being on the islands and will raise values. There needs to be more balance in this.
I agree these should be priorities and am pleased to see the "safeguarding freshwater sustainability" policy point. Water supply is important to me and I'm also concerned about rising fire risks associated with drier lands. I'd like to see more incentives for locals to create their own fire protection plans. It'd be great to provide more info to private land owners about how they can plan their own private property to plan for climate change/feel responsible towards the collective goal.
They seem to be in the right direction
In commenting to development proposals referred from Bowen Island Municipality, emphasis on protecting biodiversity, critical groundwater recharge, on-site water retention and re-use (eg. landscape swales or ponds, rain barrels or cisterns) Encourage preservation of continuous forest areas, especially in rare ecotypes eg. Coastal Douglas-fir
See below
We need to protect our watersheds to preserve our sources of fresh water. Tree felling needs be carefully managed where it affects watersheds, especially on hillsides and the tops of hills. Hydrological cycles will be impacted resulting in less rainwater, less groundwater and less aquifer recharge. Rainwater collection needs to be encouraged through government guides, resources and rebates. Intelligent forest management practices like the Wildwood forest and the Lübeck model should be considered to enable the sustainable harvesting of trees such that forests can regenerate. This is critical given the lack of natural forest fire regeneration in CDF forests. Forest protection should not imply no cutting - we are now stewards of the forest and if we don't want to allow forest fires we need to selectively thin it allow for natural cycles of succession.
Seems like a lot of overkill with everything to do with islands trust
Islands trust policy from day one has been to protect the unique nature of the islands. The fact is so far Islands trust has been unable to deliver on this policy with regards to roads. The nature of islands in many cases the desired road is a single or possibly two lane gravel road with a very rural nature. But the fact is with subdivision the mainland provincial road requirement is mandated. As such even though islands trust says it's protecting the unique nature of the islands it has 100% failed in delivering on this mandate and policy. One of the key deliverables that island trusts can deliver is an island's based road s regulation that does not require the same standards as the mainland. We do not need 20 m wide roads on most islands. So basically what I am saying is really there is no reason to change the policy, but there is clearly a need to change the practice, the entire island's trust weight should be aligned with small road footprints that do not encourage destruction of the unique nature of the islands. Islands trust has failed in its mandate to protect the islands in this way.
With respect to human interaction with landscapes, and human behaviour in general, it seems that people generally like 'new' things. It's far less attractive to maintain existing possessions or infrastructure than to buy or build new ones. Our culture is obsessed with it! Truly the major work of a humanity moving forward is to simplify our presence on earth - to maintain, restore, and regenerate the places we've already had impact on, rather than create more new impacts. In general, we need to 'Leave the place better than we found it'. That means less of what alters and destroys living systems, and more of what re-vitalizes it.

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I don't think new policy or infrastructure is as effective at 'solving problems' as planners, policy makers, and engineers would like. There is something missing in the environmental conundrum we're in. Environmental indeed. I think it's a problem of mind. Rich or poor, red or white, the mind of the species imposes its way upon the world, it projects its vision and version of 'right' outward onto the world. In my experience with many groups working towards various 'preserve and protect' type projects, it occurred to me that often internal and unresolved issues in the participants and planners themselves were as active in driving the platforms as anything. This goes without saying for the fractions of the population that are not involved with green and restorative initiatives. I think the real climate crisis is a crisis of mind more than anything. And it's this type of thinking that is at the root of the problem. To solve a problem requires a problem. And problem-solvers need problems to have meaningful work to do. I don't think the language of 'climate crisis' empowers people to participate in positive change. Rather this language shuts people down and seeds fear. We need a new way of thinking altogether, one based in vulnerability and love rather than 'knowledge' and 'solution'.

Yes, I believe bolder action is needed. Everything is connected. All decisions need to pass an environmental standard. Our motto should be "do no harm". Public lands must be protected and decisions regarding public lands should be scrutinized. We need more thoughtful decision, asking. For example, a path is being built from village bay ferry terminal to miners bay. Yes this improves walkability but at the cost of cutting down wonderful mature Douglas Fir? The installation of Anson's Road dock has destroyed that surrounding forest. Etc. While Horton Bay Dock will be dismantled...

Dry coastal douglas fir provides some of the richest diversity of plants and animals in BC and in Canada Old growth forest or even aded second growth has been shown to greatly slow down water runoff. Policy eliminating clearcutting is a huge step towards water capture, retention of biodiversity, First nations involvement solid win. Please move on clearcut logging of private land.

The ones I've read that really resonate with me is encouraging different ways to live that create a smaller carbon footprint like using rain barrels and solar panels whenever possible, maybe incorporate it into building permit requirements. I also think the use of vehicular traffic on islands is because there is no ferry access to various ports such as on Gambier, only New Brighton has the Stormaway. Unlike the past where like Keets, the Stormaway would go to New Brighton, Gambier Harbour and West Bay. The lack of water transportation has forced many to purchase a vehicle just to get to and from the one ferry stop we have. If there were at least a few more, the need for cars would significantly decrease.

I agree entirely with proposed methodology. I come from a professional background in health care and science. To tackle climate change we must equally try to preserve biodiversity. The complexity of our natural island world acts as a buffer to the continued insults and ongoing human development. Identifying unspoiled wild places and preserving as much of it intact as possible I believe is key and is also what is being proposed by the leading environmental thinkers and visionaries. Islands are particularly vulnerable as a result of our well defined geography and so effective and sustainable policy is paramount if we are to have anything left for our children and our future.

Focus more on retaining biodiversity in the environment. That will trickle down to mitigating wildfire and protecting groundwater. Less anthropogenic activity equals better resilience.

With COVID restrictions this past year it has been a gift to be here on Bowen and and enjoy the beauty we have been blessed to live in the midst of. It has also been an opportunity to see the destruction of our forests by property development and to witness the destruction of our shorelines and marine habitat with large, often unused docks. IS there someway to prevent logging and mining on our Crown land and to limit the cutting of trees on 'private land'. I think these are areas where the first nations input and sensibilities could be very valuable and help inform a way forward. More collecting of rain

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water, cisterns etc. Stop the building of docks, limits and restrictions on anchoring of pleasure boats, mandatory holding tanks on private boats. Judicious placement of mooring buoys.
I agree with the report where participants acknowledged how important it is to collect water, offer different transportation options, other than gas powered cars, and to keep our forests intact. It's a challenge when people want to come to Mayne and build a home. Sometimes we must cut down Fir trees. We can plant more trees. We must make a commitment to do so.
A carbon sink is more than just trees. Any logging that churns up the soil is more damaging to the carbon sink than harvesting trees because more carbon is stored underground than in trees. So changes in how logging is done on any scale is important.
Preservation of water by enforcing cisterns and grey water use on all building permits. Do we need 20,000 square foot houses with 12 bathrooms? Control building heights, control developers.
I think the report is on the right track -- I would like to see restriction on population growth and water collection required for all households. Climate change is here and I think our green spaces need more protection, and these passive parks should not be tied to higher density developments as they often are here on Bowen.
Cease and desist with the pseudoscience and eco fascism. The annual harvesting of trees is 15 times less than the annual growth. Logging here is 100% sustainable. There is not a environmental crisis here on SSI unless you want to talk about the beneath contempt drug addict vagrants infesting Ganges.
As a marine ecologist, I feel that undue attention is paid to ocean acidification, when there are bigger, imminent threats to marine and terrestrial systems such as marine heat waves, droughts, etc. A stronger policy focus on climate equity issues is required.
there are several issues around climate change, but the most significant for me is the deforestation of the few remaining areas of old growth on Gambier (my only reference point at this time) . As stated in the report, the islands are a very unique ecosystem, that needs to be understood, and where it makes sense, protected. deforestation leads to soil erosion, in an area that is fragile
I agree with your policy goals on climate change.
Groundwater conservation can be assisted by encouraging rainwater harvesting & greywater re-use. Workshops on the subject would promote such practices
LTCs should have the authority beyond use of development permits, to regulate tree cutting on private land and protect watersheds. Climate change is causing the death of many cedar and hemlock forests.
Clean drinking water, protected forests and wildlife, creative transportation solutions (ie: communal and/or electric), amending bylaws to allow housing clusters as they are far less environmentally damaging than individual homes.
General scope of direction okay, but not clear enough. Some directions conflict strongly with others. Please ensure that water to be protected is groundwater, because that is the water source we are dependent on. The scope of groundwater protection is closely linked to development density and scale, within individual groundwater regions. Climate change creates a need for Islands Trust Policy needs to include guidance in regards to capping development and density, in order to be precautionary. These islands cannot endlessly support more and more development, for many reasons, including mitigation of climate change influences. Low carbon and connected communities- The term "clustered development" needs clarification. To suggest that all growth should occur clustered around existing services is a recipe for disaster on

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many fronts. It represents to me the urbanization of a rural area that cannot absorb such impact, and is in direct conflict with protecting our groundwater. Under Mitigating Wildfire Risk - You have missed the fact that forest fires in this region are almost always caused by human activity of some sort. The Islands Trust, along with other government agencies need to be involved with continuous and proactive public education of residents, tradespeople, and visitors to PREVENT fires being started.
We need a transit system. Small and sustainable, perhaps a van or two running at specific times of day and specific times at night. It would decrease cars and traffic. We need bike lanes like they have in Tofino. Given the number of bikes and new electric bikes there is a safety issue as well as an environmental one.
There has been no effort to preserve or protect the groundwater of Hornby Island. There are no domicile sewerage and waste water disposal inspections done to ensure compliance with basic sanitation standards and no effort has been made by the islands trust to inform residents of what is legal and what is illegal when sewerage and waste water is disposed. Illegal grey water disposal systems are used and sewerage is dumped either onto the ground surface or into a shallow pit contaminating groundwater. It is shameful for islands trust staff to allow these illegal practices. It goes against the basic islands trust mandate to protect the environment and groundwater. When will islands trust enact public information and property inspections to ensure groundwater is protected ?
Looking at the principles and paradigms and then the actions I feel like that actions don't reflect inclusion on Indigenous knowledge, kinship, relationally. the concept of biodiversity conversation is problematic and there has been a effort to move towards what it referred to as bio cultural diversity and use this as a paradigm framework when developing actions on climate change and conservation. Bicultural diversity refers to the diversity of life in all aspects — meaning not only the biological diversity (as we might normally think about it), but also cultural and linguistic diversity. Try thinking about it in terms of how people and the natural world have evolved together over time. Over thousands of years, populations have developed cultures, languages, and knowledge and belief systems by interacting not only with each other, but with the plants, animals and landscapes around them. As a result, the values, beliefs and worldviews they now hold on biodiversity tend to be intertwined with things like ecosystem health, sustainable resource use, human well-being, traditional and/or local livelihoods, and opportunities for environmental stewardship. We know that biological diversity makes ecosystems more resilient. Taking this idea a step further, it's clear that it will be easier for societies to be more resilient — to adapt to threats like climate change and severe weather — if we support diverse knowledge and resource management systems. These are the cultural parts of bio cultural diversity. To accomplish this, we need integrated approaches to research, policy and management. This is challenging because there has long been an institutional disconnect between nature and culture. In other words, our policies, tools and frameworks have tended to address biological diversity and cultural diversity separately instead of seeing them as indivisible. This has led to conflicting agendas and approaches. This is the direction IT should take and it is in line with IUCN . Here are some links: https://terralingua.org/wp-content/uploads/2018/09/Biocultural-Diversity-Toolkit_vol-1.pdf https://www.sciencedirect.com/science/article/abs/pii/S1618866717307586 https://terralingua.org/what-we-do/what-is-biocultural-diversity/
I think a bigger emphasis on promoting solutions versus regulating impacts needs to be a priority. One example is water shortages. Water catchment tech is available and should be promoted through Funding/Grants for existing developments, and mandated systems in new applications

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Climate is a Federal and Provincial responsibility and are the only ones to effect a major improvement. Trust can consider but spend no more of our tax dollars in area.
I live on Denman and look west to Vancouver Island. Several years ago during Easter break I went for a drive up the logging road directly above Buckley Bay. I drove for several miles until I came to a very large open area that had been logged. There were some small patches of snow but mostly open ground. From this point, I walked about another kilometre, until I reached the virgin forest. Beautiful huge fire trees, the next area to be clear cut. As amazing as the trees looked, what shocked me was the snow. It was over 10 feet deep in the forested area, shaded by the trees. Yet meters away where the forest is gone so has the snow melted. The net affect of clear cut and general logging is far greater than meets the eye. The forest play such an important role in protecting our water, protecting ground from drying out. Forest are our lungs and give wild life homes. It is very important to have STRONG policies to protect forests. After all, the forests protect us.
These principles and goals are excellent and critically important. What is needed now are strong policies to ensure they are achieved. Protection of intact forests and restoration of damaged ecosystems are high-priority actions to address the goals re carbon sinks, biodiversity, freshwater sustainability and reduction of fire risk. Regulation of tree-cutting, active restoration projects, promotion of regenerative agriculture, protection of trees on upland slopes, and clustering of housing will ensure real and positive progress towards these goals. We have to put an end to the current "business as usual" self-interested, greed-inspired exploitation currently seen on a number of island properties. A determined effort by the Trust to tackle the Climate Crisis and achieve its mandate of Preserve and Protect will be required, with support from the provincial government.
Sounds good...localized small businesses, less reliance on commuting for goods through supporting local businesses and supporting natural ecosystems.
I support the directions but would like to see stronger language regarding Provincial and Federal support and subsidies to fossil industries that undermine the good intentions of the IT directions.
1. Re freshwater sustainability, the groundwater aquifers and surface waters should be better surveyed and understood. The provincial and federal governments are working to increase this data and Islands Trust could engage with them to share the knowledge 2. Re Mitigate wildfire risk, is this a policy that takes precedence or overrides other policies? For example, where there are restrictions on land clearing (setbacks or conservation zones), are they superseded by the need to mitigate fire risk? 3. Re Foster Low-Carbon, Compact, and Connected Communities, how will this direction impact current bylaws, such as building schemes. For example, required setbacks may not be compatible with an effort to generate solar power. Making it easier to permit and legally reside in buildings like tiny homes, bunkies, cobb houses etc.
Good ideas. Instead of allowing development according to a grid overlaid with minimum lots sizes, environmentally sensitive areas should be protected from any development. Increasing water collection is crucial. Carrying capacity is another concept that needs evidence- based policy. Given existing water consumption how many people can be on the island? How can water-wise practices reduce the current consumption levels and foster sustainable use. We need to protect complete ecosystems and habitats, not just unconnected pockets of trees or green space that has been turned into lawns, non-native species, specimen borders.
Nothing I would really disagree with, more of the approach, which I will address later. Also, these are viewed as separate and distinct issues areas, whereas, some "regenerative" systems will help offset GHG by creating carbon sinks, so not all the climate mitigations should be assigned to transportation

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solutions. Limiting new water hookups and wells will protect aquifers. So will planting more (and appropriate) trees, requiring permits for cutting trees (and requiring replacement planting) and and restricting land clearing. Let's get real. There may need to be severe limitations put in place if we are serious about protecting and enhancing biodiversity.
It's time to consider seriously the need for greater flexibility when dealing with rainwater catchment. This is a Provincial issue, but the Trust should be lobbying for regulations which make it easier for residents in rural areas to use rainwater for toilets and laundry, rather than more difficult.
I agree with all stated ideas, especially learning to live lightly. This makes me think, though, that water catchment is only useful if it's caught, used, cleaned and channelled into back into the wilderness... otherwise we're merely taking the much-needed water away from the ecosystem we depend on to satisfy our personal needs. I think we need to look at the big picture, and for that I think education is essential. The whole community needs to understand our individual impact and the essential nature of the ecosystem we live in to our lives.
energy efficient; adopting renewable energy sources like solar, wind and small hydro; preserve water(rain catchment); protect wetlands
Sounds good, but how to prioritize? Consider actions that help with the biodiversity crisis as well, especially protection of high quality habitat. No more cutting valley bottom old growth!!!
Education is key to long term shifts in paradigms; Regulations are needed, especially given CC's imminent trajectory. Supportive guidance documents and services for residents in need, especially with complex DPs.
Great. Doing the research around best practices for topics such as fire break planning/design would be helpful in overcoming some of the financial barriers of communities.
We need more emphasis on getting people out of their cars. Foot-passenger ferries. Public transportation. Electric vehicles and vessels. And yes, active transportation. Food security is also a big piece of this. Too many restrictions in the way. Keeping pigs. Hunting. Composting toilets. Water collection.
Water shortage needs to be addressed and access to clean drinking and swimming water to be insured for current and future generation. I encourage more sustainable approach toward water consumption by replacing flush toilets with compost ones and building low-cost communal washing houses (inspired by old bath houses) for community to take shower/bath, do laundry and wash their equipment's, so large deposit of grey water can be managed more efficiently.
I agree with this and with the statement that it is time for bold action
One of the biggest issues for climate change is human impact, and so given that we are also talking about affordable housing, I think the single biggest thing that is within the Trust's scope would be to update the current bylaws to support much more environmentally friendly models of housing. For example multiple small dwelling units sharing common facilities (co housing), increasing density near services and community hubs, exchanging density near facilities for preserved areas that are more remote. It seems crazy given the issues we face that we have Bylaws that would allow a 10000 sq ft luxury home with multiple bedrooms/bathrooms but would not allow 3 or 4 smaller eco-friendly homes on the same lot. Some bold changes in this area could address housing needs and environment impact.
- Ecosystem protection can be achieved with planning tools. Forests as carbon sinks, must be preserved. - Transportation needs concerted advocacy: investments are required by Provincial Government. Uphold the 1992 MoU between MoTH and IT: cycling infrastructure should be provided by MoTI.

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- Too much download onto local government, which in the ITA is divided between jurisdictions and not able to coordinate effectively. Regional Districts can provide transportation services, but funding these services needs to be shared with significant investment from Province. (Small Electoral Area tax bases will not get the job done in time). -Focus on regulating the climate impacts of luxury homes where ever possible. Don't exacerbate the housing crisis with climate policies by making it more expensive to build small units.
Federal Canada and the BC government have done extensive work on climate change solutions - the IT should not waste money replicating this work - it just wastes money.
I'm concerned that the ministry of forests, has control over the crown land, and clear cut logging continues, under the "woodlot" system.
I agree with all the principles and goals outlined. This needs to be a priority and should inform any new development on the island.
p.10 - fire risk should be ranked higher; p.11 - key is to seek nature-based solutions AND use an evaluation method that specifies what is quantifiable and what is qualitative and then how the qualitative factors influence a decision; p.12 - preserve, protect and restore carbon sinks and preserve, protect and restore biodiversity are essentially the same goal. Suggest exploring group certification of private landowners for carbon sequestration sales. This could be possibly done in collaboration with Municipality of North Cowichan and assistance from UBC Faculty of Forestry. Suggest taking this approach rather than attempting to take over administration of Managed Forests. Rather use ALR lands and MF lands as hubs to combine with other landowners to create larger, contiguous areas of forested lands. Encourage/incentivize private landowners to more sensitively managed their forests via efforts such as supporting group certification, supporting NAPTEP, supporting FireSmart planning on both public and private lands with associated planning for Species at Risk, water conservation and habitat.
Take charge and fix iur climate problems
I answered this question but went back to review page 13 for the next question and my answer to question 1 had disappeared in a few minutes. Participants should have been warned that if they wish to respond to this survey, they must make notes and be prepared to do it in 1 go - there is no going back! Disappointing
In agreement with the order of priority listed on page 10. Eco system changes are extremely alarming. So many microbial species we've taken for granted in the last 10 years are no longer with us or waning. The taking of rain water as a potable alternative is key for alot of residence and businesses on the island. The sooner we stop pointing fingers about new wells affecting old wells etc. and use rain water as a primary source of consumable water, then impacts will lessened. Rely less on commercial water haulers by installing sufficient cistern holding tanks.
This is a fundamental issue that must be addressed without the typical denial that consumption is the problem, or that individual actions (like recycling and eating less meat) will solve it. I support the principles outlined on p. 11. I want to ensure that Island's Trust policies are based on reality and not false solutions that actually serve to uphold the status quo. It is not possible that we continue to live with the degree of ease and high living standards we have thus enjoyed. Green energy solutions are not solutions that will actually alter the impending climate emergency, they are feel-good economic solutions that will continue to support the failing global financial situation. For example, electric cars require huge amounts of lithium (see Elon Musk's twitter response to Evo Morales regarding the Bolivian coup - hopefully the commitment to UNDRIP and

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DRIPA includes indigenous peoples around the world) and data storage centres for 'high tech solutions' are on par with, and will rapidly surpass, the airline industry in terms of GHG emissions. Tech and tourism are two very destructive forces, ecologically and culturally; community resilience needs to start from the premise of ecological resilience, even if it is to the detriment humans on the short term. That's just the reality we are facing at this stage of the climate emergency.
Action on alternative energy sources is a major direction of interest for me. Solar-wind-geothermal.....
Responding to page 10: As a land owner and someone who has raised a family on SS for over 30 years, I can honestly say that in some winters there has been an increase in the amount of rainfall. Yes, some summers can be dry, that is normal. People say the cedars are dying from lack of water, biologists say it is a virus. Nature is constantly changing. Us humans need to respect this. On page 11. Everything within reason: If we are to use any form of indigenous governing, we must look at them as a whole. Are you then acknowledging their rape of #1 farmland to put up a mall or better yet a casino? They have some great advice in aiding the balance of nature, yet they need balance. Again, everything in moderation. You are not born with wisdom, it comes from life and the experiences given to you. Every culture has its wisdom, every person is capable of being wise. Common sense always works when choosing what to do. Page 12: Most land owners are very responsible for their land, their trees and the caretaking of their property. It is not wise or fair to punish all because of the deeds of one or two persons who have chosen to clear cut their trees. Low carbon agriculture? I am sure the persons who have brought this forward live on a piece of land under 3 or 4 acres. Probably most have moved from a city. Leave nature alone for a few years, fields will be gone, invasive species will thrive and a different form of imbalance will occur. Again, common sense always works.
It all looks good to me - the proof will be in the pudding. I look forward to seeing these policy directions being placed in concrete actions and measures that reflect these policies. There is a lot of work to do to instill the value of stewardship and long-term eco-system based relationships to the land with private land owners.
Extinction is forever. It's in everyone's interest, regardless of age, ethnicity, cultural status or any other grouping to protect what has been loaned to us (planet Earth). Please enforce your 'accommodatingly' worded goals.
This looks like a good list, and mostly I like the order for the Climate Change issues. I would put fire risks higher on the list, though.
Agree with the current policy directions
In all the dealings we have had with the trust in the past years regarding the protection of the environment over development, the trust has not once paid any heed as to their policies as outlined in their original mandate which was to "preserve and protect". As far as we can tell the Trust has always been on the side of developers and special interest groups and have retired to a position of density brokers. Furthermore, a lot of the islands have reached the sustainable level of development and anything more is unsustainable. On the whole the Trust has been thoroughly ineffectual in maintaining its mandate and protecting the islands and their environment. There has been a continuous ongoing process of disemboweling the OCP's at the behest of developers and special interest groups, in what amounts to a slow death by a thousand counts. The ongoing urbanization of the islands at the cost of the environment is being pushed on relentlessly. As far as we can tell the Trust has neither the power or the inclination to stand its ground when called upon to do its job. Since

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1974 the Trust has been more concerned in maintaining its political relevancy than following its mandate.
Retain the rural and you won't have people commuting. Although the policy has been to concentrate housing - the salt spring experience has consistently ignored that allowed additional development in outlying areas. EG - Furness Road, eg cabins allowed to be used fulltime.
A moratorium on clear-cut logging on all land, whether private, park, or reserve. ALL land, no exceptions.
put a limit on the number of people living on each island. We are about to overpopulate the islands which stresses the resources, water, ferry, roads, school and undeveloped land.
Wildfire mitigation should be top of the list as the islands are finite & could be completely destroyed by a fire. Parks should be lobbied to clean up the high buildup of dead dry fuel that has accumulated through the forest. Encouragement in the Plan so that fresh water be held up & stored in ponds & wetlands where ever possible to slow down water running away quickly.
The report, as per the link, is too childish and appears more of a marketing tool than an action plan. It delivers no detailed information on what has happened, what will happen and the dollars spent up to now.
Protect mature forest ecosystems, especially OLD Growth! Do not allow development to destroy any more Coastal Douglas Fir Ecosystem!!
You have lost sight of your original mandate. We aren't a large enough population to make an effective dent in any of the issues noted in your report OTHER THAN the original mandate to "preserve and protect". By expanding your goals you're diluting your effectiveness and politicizing the process. You can't be all things to all people. Why not stick to mandating water collection and grey water systems, limiting tourism, promoting solar power and managing the rampant deer population rather than persuing pie-in-the-sky goals that are beyond this small community's grasp. Stick to the basics guys!
Your objectives, if approved have to be tied to other portions of your policy...the "Preserve & Protect" mantra, you so artfully deploy fails to the complete the sentence that supplies the "what" (unique amenities & environment), and the "for whom" question (residents and greater BC citizens). Climate Change initiatives have to be written in relation to all stakeholders; otherwise it becomes a huge 'club' that will thwart all other legitimate land policy and by-laws. Better to commit the IT to join in other existing province wide climate initiatives that are better staffed and resourced. To be clear, Climate Change should not be given the proposed profile and influence you are suggesting.
"Plan for smaller footprints, clustered development, and low carbon buildings." This suggests that the Trust envisions a greater amount of development in the future but ignores the existing development which may in some cases already overtax the carrying capacity. What strategies does the Trust have to reduce development in areas already over built?
These are all good directions, however, a couple of things: The Islands Trust needs to change to reflect the values. Our Trust needs to become fully solutions focussed. So, when someone wants to do something innovate that aligns with policy direction but NOT with the land use bylaws, or other regulations, the Trust's answer is not "No", but "No, but..." The Trust staff need to FACILITATE innovation in process, and in how we enshrine climate solutions into practice. The Trust needs to allow for 'sand box' rapid-prototyping of solutions that allows us to collect information on lessons learned, which can then inform policy.
I am concerned that your policy direction is words with no actions. On Sidney Island there are only three fresh water body sources (large ponds) that support waterfowl, fire safety, and other

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biodiversity. Both of the two water sources are being taken over by invasive species thus reducing their capacity to support the use of needed water. Islands Trust's approach has been "hands off" with no vision for removal or management of invasive species within covenant areas. There is also a lack of vision and action to address shore erosion on the entire west side by using rock outcrops to manage by capturing sediments.
Encourage more enticing educational opportunities re individual actions to reduce carbon footprint.
I generally agree with the aims but obviously it is the details of how to achieve that matter. Focus on outcomes not political activism. Stay in the local government lane.
The policy directions look good. I hope the IT takes the recommendations from the CAP 2.0 plan and goes the next step rather than starting over with another research project of what to do specifically.
I agree, it is time for bolder environmental protections. I feel strongly we must protect our remaining intact forests by reducing rural sprawl, increasing density in town and already developed areas and providing incentives for owners to keep trees and forests on their property.
I'm not if polling has been done for numbers on this, but bus service is quite limited in terms of routes and times. I think expanding service would keep some traffic down.
The Trust should advocate for an elected and accountable local government that can implement coordinated and consistent policy across the various community infrastructure silos.
Work with the BC government to permit as soon as possible rainwater harvesting for potable use in any type of housing (single dwelling on a lot, multi-dwelling projects, etc), with of course the appropriate treatment measure.
action on our climate crisis is absolutely necessary for our planet....every little bit counts...public education must be a part of any strategic plan....people will accept what they understand...and public buy-in is crucial
Set targets that each island can contribute to. Take decisive action: acquiring land, being more directive about what is and is not acceptable practice, e.g., clear cutting properties.
Do we need to include some discussion on the merits and morals of intentionally limiting the population so as to not exceed the carrying capacity of our unique ecosystems?
Encourage and facilitate local food production - agriculture and animal husbandry.
With the exception of the policy goal "Foster low-carbon, compact, and connected communities" I do not see that any of the policies outlined are significant in connection with climate change. That is, they didn't arrive with the Climate Emergency declaration, but they are all things that we should be doing anyway. Therefore, perhaps it'd be a good idea to continue with activities related to the "business as usual" items, and really focus attention on the "Foster low-carbon ..." policy. What is the desired outcome of this policy, over the next 20 years? What does "Active transportation" really mean? How will the energy and forward thinking of the island communities be harnessed to move forward? How will the inertia and "me first" thinking of the island communities be overcome?
Agree with the idea of looking at the whole of the islands - housing, water, transportation - are all interconnected. On Galiano, the ongoing tension between Forest Lot owners and "other" impedes the ability to see the island as a whole. Everyone should be treated equally as far as climate change initiatives go. Allow for creative residential development on forest lots in exchange for sustainable forest management commitments. Tree removal restrictions should be applied equally, across the island. But until the Galiano Trust Committee stops treating Forest Lot owners unreasonably, the management of Forest land is out of its reach.

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We need to continue to embrace a green agenda. I need to have a better understanding of how a big development will impact water use. We harvest water but what happens when the rain does diminish. Our island needs to come together and develop our own unique water program. If we can do that in Africa surely we can do that here. That means technology to convert sea or gray water to drinking water. And don't forget about our farmland. We are all growing things. Water is my big concern on Gabriola.
This is the single most important area and the reason for being of the Island Trust. What is outline is good, but it actually has to happen.
Need to reflect goals in building codes buy local and electric cars and heat pumps even if this is out of your mandate need to demo strate partnerships and advocacy
I favour adding "restore" to the prime Trust objective- i.e. Preserve, protect AND RESTORE
Protection against deforestation should take priority.
Sure - go big on climate change stuff.
Environment first and preservation of the eco system. Stop all development and density increases for any reason, including affordable housing. Density swaps and housing densities should be eliminated. There should be no new wells dug in high density and water stressed areas. Trees of a certain size and age should be protected on private and public lands. Cap population and densities. Only, specific number of visitors allowed on the island during summer and these by permit only.
What interim measures can be taken to shut down clearcutting on private lands? Where is the tree tax? How can the Trust and/or Province intervene to fulfill its own mandates? What do the trees need us to do today to save the forests? Has civil disobedience been considered to shut down clearcutting on private lands? Greater community wide education and debate is needed, (Where is [REDACTED] when you need him?) presenting new models of what is possible beyond ideological trenches.
Climate change necessary to be included. It is a huge crisis and is only going to get worse. Water, water, water.
I agree with everything here. I would add we should try to control invasive species.
We need more research, encouragement and acceptance of rain water collection. I currently have storage for 15,000 gallons of water which is gathered from my roof for watering my gardens and greenhouse. I have a nearby neighbour who using a rainwater collection and purification system that provides all of his household and personal water needs for the entire family. This neighbour also has a good quality deep drilled well that he never needs to use. Encourage electric vehicles. I have a three wheeled electric vehicle, but I don't dare drive it on Denman roads. I also feel unsafe on a bicycle on our roads. Encourage hitch-hiking when the pandemic is under control. I have always felt safe doing that, that is both giving rides and catching rides. Encourage, but don't legislate better insulation for homes. Encourage, but don't legislate, more solar, wind or water for electrical needs.
It is a waste of resources. You can not stop climate change. Climate has and always will change. Learn to adapt.
Agree generally with the policy goals. The impact of addressing the low carbon goals, given population size, will be trivial however, so the emphasis should be on the other goals: preserve and protect (forests, wetlands, eelgrass, shorelines, foreshore, fresh water sources), address increasing fire risks, control invasive animal and plant species.
In order to strengthen any policies on climate change, there must also be protection bylaws, in place, to preserve forested areas. More logging increases fire risks so with waning precipitation levels, the IT must fight back on development. Urbanization and development will destroy the Gulf Islands.

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First the time period is totally unrealistic. Almost 30 years-please. The world will be a totally different place in 10. So 15 years maximum (probably too long).
Thank you very much to all the people who put work in to this report. I agree with the general tone of pages 10-12. Most of the content is too vague for me to get excited about putting my energy into supporting. Some of the things I would like to see: work with DFO (Canada) and other authorities to protect wild fish and shellfish habitat and populations against overharvesting, pollution, aggressive development etc. increase the cost of personal residential water use, using funds to educate residents about safe rainwater harvest and storage and subsidizing equipment purchases to that end
To promote retention of natural ecology tax annually lawns by the square foot . Give tax credits for the kinds landscape desired and tax yearly the kinds you want removed or limited . For example It could be progressive the larger a lawn the greater the multiplier on the base rate . Rather than preserving waterfront ecology by banning housing close to the shore consider the following : Allow small houses with minimal landscaping (removal of native plants or land forms) close to the water provided that large areas o the foreshore remain untouched . Take a look at the houses on Lasqueti where you can hardly see the house from the water . Standard cookie cutter small lot subdivisions have not been successful on Lasqueti when monster houses have been built and the Forrest cleared for an acre of grass . But there are many homes on an acre where you hardly see the home . In short : punitively tax land abuse and generously tax credit the preservation you desire . Tax yearly to maintain the pressure on the owners. We want to see as an example : lawns converted to natural meadows or reforested . Small houses (1200 square feet or so) close to the water that retain all the natural Vegetation. At the shore . Gardens etc Are placed well back of the shore . Carrot and stick approach that still allows people to enjoy all ecological niches while preserving them . The ten acre minimum lot size on Lasqueti has forced ecological preservation.
These are good goals and policy directions. Addressing them with concrete 'must' actions should be required in OCPs and LUBs. Also, we need to better consider where there may be conflicts. E.g . What if allowing more local agriculture cuts down CDF forest or drains a wetland? What if not compact communities convert natural space? How do communities make decisions on what the trade offs are?
preserving the coastal Douglas Fir tracts is extremely important as that will also preserve the numerable species that call those areas home; some of which are endangered along with the Douglas Fir
My interest is in how this impacts Galiano Island. An Island that has actively dissuaded density for decades. How do you regulate water when people have wells and rainwater catchment systems in place? On page 10 your have a quote, do people not realize that when you collect rainwater it is not being absorbed into the ground and groundwater supply? We have runoff all winter in a seasonal creek, so we know we are not storing water that would otherwise replenish the water table.
We do our best to collect as much rain water as we can for our own personal use and for fire fighting purposes. Our Island also has several ponds that can be used for fire fighting should there be a need. Climate change is affecting our property. We have a high bank of sand and clay that is constantly being eroded. We do our best to keep logs and debris that washes onto our shoreline as close to the sandbanks as possible to keep the wave action from eating away at the base of the sandbanks. I feel we are on our own to figure out how to deal with this problem.
tighten zoning to reduce subdivision potential
above all protect our forest and greenspace areas, water recharge areas. Protect the Islands themselves from being destroyed by human development. Create No More Densities!

Regarding the policy directions we've outlined on climate change, please share your ideas. Please review p. 10, 11 & 12 of the report before answering.
The policy goals for coping with climate change are too vague. For example, for every item on page 12, I was left asking How?
If the IT is serious about taking action to slow down climate change they should a. Burn open burning and b. Promote heat pumps to heat homes. Burning biomass is not a solution for climate change as it emits several substances that contribute to climate change. Even though open burning and wood burning for heat are "tradition" on the islands we need to move away from these practices. We all have to make sacrifices and moving to cleaner ways to deal with yard debris and heating our homes is really not that hard.
Move ahead, quickly!
preserve the carbon sink , protect the foreshore, water collection.
1) Sea level rise is extremely important to all the gulf islands but especially on Sidney Island where there are sand/clay banks from Miners Bay out to the Spit and down the west side to Sallas Point. The American Geoscience Institute and many coastal countries in Europe like Belgium and Denmark suggest and use groins (rocks or concrete castings are piled perpendicular e protection but toe erosion that is caused by rising sea levels has not be addressed. This is where Islands Trust needs to work with DFO to allow the use of groins, which are easy to build below high water mark on shallow sandy areas below the erosion. 2) The invasive species, scotch broom, is the only plant that seems to be holding a lot of the sand banks together. Parks Canada is trying to eliminate scotch broom and hawthorne on Sidney Island which is an admirable goal, but by pulling or cutting down scotch broom we will inadvertently cause more erosion. The undeniable fact is that it seems that ONLY an invasive species will help secure the soil on some banks and we should recognize that and begin to use a manageable introduced species that can be used as a valuable resource and is beautiful year round e.g. bamboo. 3) Water security is extremely vital to the 2200 acre, lake-less, Sidney Island. In our ignorance when forming the strata corporation that was to become the 1,800 acre Sallas Forest strata we regrettably signed away our rights to the two most vital ponds on Sidney Island. These ponds were initially built to support the island and its farming community. One of our ponds, Dragon Fly, is slowly growing over with invasive water lily and other aquatic plants and the other pond, Kingfisher, is also starting that process. Loss of these ponds will have an everlasting affect on our ability to fight fires and even more importantly to me, grow crops. We understand and wholeheartedly agree that water sources along migration routes should be encouraged and our Dragon Fly pond is one of them. Continuing the initial purpose of the ponds to feed our agricultural fields does not negatively affect our resident bird population or the migrating birds. Our owners and migrating and residence wildlife can both utilize these ponds to the betterment of all. 4) When clearing for building, landscaping or agriculture on any of the land in the Islands Trust area we should require that carbon sequestering methods be incorporated, with logs and stumps buried on the same property where possible. This alone will stop the burning of huge amounts of wood and will increase the nutrients and water retention of the soil.
WATER: At our home we installed a rainwater collection system in 2006 that has supplied us with abundant fresh water. We were pioneers and had to put together our own system. Now it easy to call on a professional to install such a system. Rainwater collection should be the standard system, to be used unless infeasible, before any groundwater is tapped. Use tax incentives if necessary. AQUACULTURE: Existing aquaculture is destructive and polluting. TONS of garbage, largely plastics, are collected from the beaches each fall, on every island that supports aquaculture. Create and

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enforce bylaws governing pollution by leaseholders. Although First Nations bands have the reputation for indigenous wisdom and traditional environmental stewardship, this is not true in all cases. A group was allowed to install an extremely destructive geoduck farm on the foreshore of Denman Island's west side, and abandoned pvc pipe is being collected in huge quantities from the project. Hold ALL applications for new aquaculture projects to a high environmental standard. INTERNET: Islands Trust should concern itself with the provision of internet services. Both a climate and an economic development issue, reliable high speed internet would allow residents to work from home, reducing the number of car round trips off island, and would provide island entrepreneurs with resources necessary to develop and grow their businesses. In addition, islanders could access higher education and personal growth initiatives online and work with like-minded people across the globe.
Fine
I would like to see more invested in supporting food security by enabling restorative agriculture, and regionally adapted perennial food systems. There are huge areas of grassland on the island that could be used agriculturally to support the islands into the climate catastrophe. I also think the trust should support homeowners to rely on rainwater catchment and there needs to be a revaluation of how much water is needed per person- I live on ~25-35 Litres a day of rain water. While this may not be the standard for all people I think we need to reevaluate what is a reasonable amount of water needed per person and to support homes to install rain catchment systems and to allow new homes to have them as well. Water and food security are the baseline needs required in the climate catastrophe and prioritizing both is not in conflict with supporting the more "wild" spaces on the island- forests, shorelines etc. I believe there are creative ways to make the islands more food and water self sufficient while also preserving the wild spaces that we all love.
Climate Action Policy Goals should specifically reference - Climate Justice and Equity. There is a real danger of items like "carbon sinks" becoming excuses for growth controls that benefit the elite and punish the working class and more vulnerable populations. Directing low carbon settlement patterns by way of increasing density and providing more amenities in villages to reduce vehicle trips on and off-island AND discouraging/prohibiting further rural sprawl on mountainside, forests and shorelines IS the Islands Trust BEST CLIMATE ACTION TOOL. You are a land use agency in 2021 -- act like it and plan for cohesive villages, not privileged retirement estates.
I support the ideas presented on these pages. Given the increasing unknowns about the impacts of Climate Change, it may be necessary to have tools for feedback on a regular basis as to whether the policy directions are sufficiently robust.
Islands Trust should fulfill its mandate. Preservation of mature ecosystems, old growth trees should be protected against developers and development. Trustees should be able to understand this mandate. The current Islands Trust chair is so dismissive and ignorant of environmental stewardship and so jovial and friendly towards developers in Islands Trust meetings that it is clear that "preserving and protecting" is a meaningless slogan. Preserving and protecting the environment against developers is essential to prevent climate degradation.
Very frustrated with the term "climate emergency". Seems latitudinal. The focus on low-carbon is not guaranteed to "fix" climate emergency. Eco-system approaches have to include the human species. A sustainable future is built on economic prosperity, improvement of social conditions and protection of the environment equally.
Rainwater harvesting should be mandatory. Discourage new wells. Preserve and replant forests.
Regarding water please consider leaks in legacy systems owned by water authorities and require that their annual leakage be published and reduced. The challenge for residential and commercial building

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water catchment is storage, which needs to be of a large enough volume to provide water in the dry months. More charging stations for EV.
Spend x amount of tax revenue on buying larger land parcels (5 acres +) as they come up for sale or offer the sellers of big properties a huge tax break. Then re-forest or find a way to lease the land to farmers. The former for watershed protection and carbon sink, the latter more for food sustainability and supporting local community farmers. The land is disappearing too quickly and developers are the only one who can afford the prices. But if we pool our monies through taxes we can buy some of the land back for the common good. We do not need more gated communities and luxury homes. This is important for those islands that have too much development already, and the IT must have an idea of the ratio of undeveloped land to developed land necessary for each island's sustainability for wildlife, wildflowers, indigenous trees/shrubs etc. This is one area where you can't proceed slowly.
Industry needs to have a focus in sustainable and regenerative practices. Development should be denser and less sprawled.
1. Re 'water': more emphasis on protection of wetlands as a climate change asset and significant ecological assets - 'finite water supply' may be true but retaining winter supply is the key. 2. Transport: currently our roads are required to fulfill MoT's priority of high speed through traffic rather than local, low speed alternatives. Need a policy change to better support such vehicles as low-powered electric vehicles.... or maybe even horse-drawn? Certainly bicycles. 3. Delete reference to 'greenspace'. (horrible planner's word) Our whole Island is. What about 'arable land'? What about 'growing and mature forests'? 4. Food security? yes, its a climate change issue. We need preservation of the rural, self support structure, living on the land. For this reason I question the concept of 'clustered development'. It suggests unneeded development; that is growth for growth's sake, or meeting external demands. Would we be providing accommodation for additional population that does not conform to our island's rural self-sufficiency objectives?
Actively promote and support rainwater collection and use as well as grey water alternative solutions. Examine the areas in the Doug Fir map of high priority and the existing housing /built environment.
I am in general agreement on the stated policy directions with a couple of exceptions. I do not agree with the idea of clustering development except for commercial centres. I am not in favour of higher density housing in any area. To continue to foster the rural and working-the-land principle of the islands we must physical room to do so. Minimum lot sizes should be 1 hectare with a few exceptions for seniors housing. While SSI and Bowen have a different lived experience of rural life most of the islands are still grateful for the simpler country life with all its ups and downs. Policy support for electric small public transport would be grand. I do not support shellfish tenures of any kind unless they are low impact, non-corporate, no land vehicles on beaches. I realize this is outside of IT area of governance. However a unified policy statement and constant political leaning would be helpful to keep our shores from becoming marine wastelands.
Principles/Paradigms and Policy Goals are spot on
In a sense the policy directions are in conflict. It is like one of these things is not like the other. Reconciliation and climate action are complimentary while affordable housing seems counter. It seems like between now and 2050 it will be a constant dance of one step forward and two steps back, where attempts at affordable housing initiatives will be stymied by climate action and reconciliation concerns.
I have graduate level training in sustainability, including climate change (PhD in Resources, Environment and Sustainability) - with this background, I am quite concerned about oversimplification

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and misleading policy directions in this section. For example, mature forests are generally not as good from a carbon sequestration perspective as a well-managed young forest that is being harvested for timber and restocked because carbon is sequestered faster in younger trees, and carbon is stored in the timber structures for many years. There are many reasons to preserve mature forests (ecosystem structures and processes, biodiversity, existence values, aesthetic values, etc.) and I support this being one value that is identified in the Policy Statement; however, I do think it is misleading and restrictive to have mature forest preservation as a specific climate policy direction. As it is currently presented, the climate change policy direction to preserve mature forests makes it feel like not enough research was done in developing climate change policy directions. A more direct and transparent approach would be to have a climate change policy direction that commits to maintaining and enhancing carbon sinks and carbon sequestration on the Gulf Islands. This type of policy would allow the Trust to engage in carbon sequestration policy in other land types beyond forests, like agricultural land. It would also be useful to explicitly note in this section, and probably throughout the policy document, that climate change policies (and all policies?) are made in consideration of multiple values, like ecosystem and biodiversity conservation. In short, in consideration of multiple values, it might make the most sense to enact climate policy by protecting mature forest in some cases because it supports multiple Trust values. Implying that preserving mature forest is the best policy from a climate standpoint is misleading. Ultimately, it would be great if the policy document also provided some guidance about how trade-offs will be determined when multiple values are at stake (as they often are). I'm also concerned that issues of food security and sovereignty are not explicitly included in the climate change policy section, as food systems are a central consideration in climate mitigation and adaptation policies and fundamental to conversations about vulnerability. In any conversation about climate change, we need to be talking about local food systems- how we support sustainable food production, harvest, and access in ways that contribute to climate change mitigation and adaptation, reduce vulnerability, and enhance food sovereignty, including access to culturally important foods. In general, climate change mitigation and adaptation are quite complicated, and our knowledge and understanding about how to do these things well in different settings are continually evolving. I would like to see a commitment embodied in the 2050 policy document to have regular evaluations of climate change policy based on current expert knowledge, to ensure the Trust is actually doing what they intend with their climate change policy.

Everything that was outlined on those 3 pages were excellent ideas. The trick is implementing them and not going back to "business as usual". Supporting educational programming that seeks to promote such climate initiatives is essential to building community awareness and understanding around how to be more sustainable and also could provide citizens with the tools and skills to implement climate action projects.

page 2 in the bubble - honor is spelled the American spelling. Luckily, on page 8 in the bubble, honour is spelled correctly. ... the most important point is the carrying capacity of the islands. Even if we have green development, we are still cutting down trees, which provide a carbon sink. Do we limit population on the islands?

An absolute waste of time and resources. Climate Change is just the new "in" thing to get on the banc wagon about.

The islands trust shouldn't be meddling in, climate change policy

The policy directions read well. As our islands are almost always approached re ferries , informative info re water, garbage, transportation, shore line issues etc could be given to travelers , posted in and at ferry terminals

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Safeguard freshwater, protect shorelines, foreshore, wild life and forests. People, buildings come second.
On page 12 it states: Plan for smaller footprints, clustered development, active transportation, low carbon agriculture, and low carbon buildings. I have a concern about clustered development potentially leading to redevelopment of abandoned projects like Neptune Estates on North Pender. Each island has a different character and geography. While clustering works well in urban areas, I hope we don't see the southern Gulf Islands of an extension of that. The islands are not urban nor should they be developed like suburbs. The beauty of the islands is their rural character. Likewise "low carbon" agriculture runs the risk of banning activities like livestock production and reducing land for agriculture. Isn't it better to raise livestock locally from both a sustainable food supply aspect and also to reduce the carbon footprint caused by trucking our food supplies long distances.
Climate change is linked directly to deforestation. Water issues, recharge areas and fire hazard will increase. The Islands Trust needs to do more to protect the forests. Look to research in other countries that have already experienced these problems. Increasing density on islands without stable water supplies will be problematic.
Over emphasized
The West Coast Rain Forest with its fungal wood wide web is critical for water retention and maintaining the water vapour pressures needed to sustain the healthy forest habitat. Degradation of this world special habitat is directly related to human population. The higher the population the higher the degradation. Mr. Howe of the CRD has made statements that to attract people to the Islands is an initiative of his. Given the relationship of population to habitat degradation the CRD is in direct opposition to the Trust Mandate. It would appear that the Trust's liaison with the CRD has failed to promote the preserve and protect philosophy. Promoting higher population is to promote degradation of the habitat.
I live on Gabriola and I agree with most that ecosystem change is an area of enormous concern. But many of the other themes play into this: the destruction of habitat through deforestation, issues around water, etc... everything is interconnected and all of these components MUST be addressed in order to keep our ecosystem and community healthy, even as pressures like climate change make it change. Managing growth and development by setting limits and requiring best practices is critical.
I find that the statements are very vague and do not have any specifics. For instance, new housing is regulated under the National and BC Building codes. While encouraging improvements to existing homes, not much can be done by the Islands Trust to modify this situation. I recommend you keep your focus on areas that you can impact.
Agree that Water conservation is extremely important. Surprised that Fire Risk is considered a minor issue. On Sidney Island it is of key importance and many resources are used to create resilience. (Example ,creation of Fire Guards along existing roads.)
I'd like to see more reference to aquifer preservation, and adapting with and encouraging new (and not so new) technologies such as rainwater harvesting and composting toilets.
Allowing small "non-conforming" dwellings will do more to combat climate change than continuing to allow monster homes being built on the islands. The carbon footprint and ongoing resources needed to service these big homes should, by all climate logic, be outlawed. There is no need to have 3 bathrooms (and the accompanying water usage), huge lot coverage with home and outbuilding, such large areas being heated, such huge amounts of lumber and glass put into them. Why, if the Islands Trust cares so much about climate change, is the IT focussing on getting rid of small footprint tiny ("illegal") homes rather than putting a cap on square footage of monster homes?!? My tiny "illegal"

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home houses 2 people in 220sqft. Yet my neighbour houses 2 people in 3500sqft. How is that climate aware? It isn't. It is simple economics and classism. So please, unless you are addressing classism, don't pretend to care about the climate. Your hypocrisy is showing.
Most of the Islands are already carved up enough, mostly in lots that are less than 20 acres, right down to the minimum lot size required by the Ministry of Health. To keep our climate change target and limit our footprint, creating new lots by rezoning should not be permitted until built-out is nearing and until the sustainability and desirability for more density is assessed in terms of existing ecosystem health and in terms of the wellness of the Islanders on any given Island community. I support the preservation of mature forests, and wetlands. Clustered development might be a great concept but not on Islands with water problem. The carbon saved by clustering in one area of an Island with water problems would be lost by trucking water to service those clusters. Besides it is not rural!
It would be useful to distinguish mitigation from adaptation policies, and to focus on policies which lever the Trust area's comparative advantages. Mitigation policies should anticipate likely responses elsewhere such as reduced meat consumption and intensive urban based agriculture, permitting the Trust area to focus on forest sequestration, a strong comparative advantage. Policies could include encouraging the transition of farm land to forest, and promoting ecosystem diversification and reforestation with more drought tolerant species. Adaptation policies should focus on key risks to the ecosystem and residents, including fire control ('Fire Smart' development, etc.) and the augmentation & protection of fresh water supplies.
All of the priorities listed are valid. All of them relate to population pressure. We need to start considering the maximum number of people that a gulf island can sustain and then aim the governance toward that number. There IS a limit.
The term "Climate Action" conceals the issues. Climates change: always have, always will. We can't change the climate. We can change our footprint! Island Trust needs to focus on sustainable and pollution-free living and recreation in the Gulf Islands.
I like the direction in the report. mitigating environmental degradation is critical now. There should be a minimum tree cover % on every lot. There should be rules which prohibit cutting down all the trees on a piece of property without plans to plant more in their place.
My lot is very low lying and already subject to flooding. Despite all these nice platitudes, the Islands Trust has done nothing substantive to help me except throw up a massive bureaucratic and financial obstacle to me to protect my property.
all the actions highlighted on page 12 are important. The challenge is how to enact regulations to promote these while not making living on the island less and less affordable for middle-income people (let alone low-income). Initiatives that lower our footprint (smaller homes, clustered developments, limits on clearing and paving land) don't cost a thing for the property owner and don't drive increases in property values, so are preferable. Supporting local, small scale, organic practices agriculture is climate-friendly and helps people make a modest living.
Better enforcement of overcutting on private land. Clear logging limitations given to new land owners, and a scheduled inspection after the purchase to see if logging bylaws are being followed. Study and public information about watersheds and restrictions on logging and development on private land that contains watershed ecosystems.
I support them.
Educate your trustees and planners in the reality of the region. The mature CDF forest is not plentiful as IT chair publicly states. The old growth trees (200 years plus) are mixed with and have seeded some

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of the mature forest. This should not be “replaced” by parking spaces and town houses. The Island’s Trust should “preserve and protect” the rare ecosystems, especially with the old growth trees, not facilitate development.
These are bold parameters. I support these policy directions.
Climate change mitigation is essential. Water use is probably greatest threat both to ecosystem persistence and continues human uses on Gulf Islands. Higher standards for water capture and storage must be adopted. All new construction must be self sufficient for rainwater catchment. No further pressure on aquifers. Retrofit existing housing. Stronger measures to control tree removal and ecosystem damage. Build soil health and carbon capture. No further subdivision of land.
actions are needed to protect environment. BC Hydro is using glyphosate for many years and its highly toxic. Some countries already ban the usage.
First priority for me is stated as "closet developments" rather than the rural sprawl envisioned in the early stages of the Trust. Bold Bylaws have to happen. Reducing density provisions in areas that need protecting and taking the density to areas closer to villages, ferries etc.
This is my first opportunity to input. I find this challenging. You've given us a bulleted list with one or two words for each - and some quotes from a previous public engagement. This is such a broad question with so little information to frame it, that I have no idea where to begin!
We need to have strong legislation re: tree cutting, protection of aquifers and protection of biodiverse and sensitive ecosystems.
What stands out for me is we need to support an increased population with people that will help support our essential services, school, medical clinic, fire halls, etc...while at the same time provide a neutral footprint alternative for low income housing. In regards to the environment and water issues, Common sense developments and additional water storage plans should prevail.
Transportation is a major emission category that needs to be addressed. There are three approaches: 1. Reducing the need to move around so much through land use planning -- clustering residences and providing more complete sets of services on the islands (thereby reducing the need for trips to the mainland). 2. Mode shift to transit and active transportation, and foot passenger service on BC Ferries. Active transportation is encouraged through investments in multi-use paths and by clustering developments and providing local services. Encouraging transit use is difficult in low-density communities, and so novel approaches, such as demand-based and ride-sharing systems need to be investigated. But really important is convening BC Ferries to shift towards foot-passenger service, and the BC Government to facilitate that by investing in convenient transit service for mainland terminals. 3. Encourage zero emission vehicles through installing charging stations, ensuring all new buildings are wired for charging stations. Include ferries in the range of vehicles that need to become zero emission. Overall, remember that we must be net-zero CO2 by 2050, so any long-lived capital investments must have the capability of being zero emission over the next 30 years.
I think the way in which DPA are evaluated for potential development has room for improvement. For example, if a property owner wishes to grow food in a DPA, I believe the ecological footprint reduction from growing local food versus non-local food ought to be considered. Some Professional Biologists may or some may not. The same principle could be applied in a more general sense as well. i.e. The ecological benefits, where they exist, of developing within a DPA ought to be given appropriate weight in the analysis. Also, The whole process of applying for a development permit plus the cost of the environmental assessment from an RP Bio is too expensive. Islands Trust ought to find creative ways to reduce this expense in certain scenarios.

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I feel that the policy directions are bang on. The Precautionary and Ecosystem Based Approaches will be more crucial than ever to enable us to build resilience to climate change and population growth. Having said this, equity, stable housing and food security, and indigenous leadership are core elements of these policies.
Climate change should now be called "climate catastrophe", as it's almost too late. The purchase and protection of S, Dayes Flycatcher Forest is a wonderful example of real hope in protecting via a covenant our local biodiversity, water supply, and climate.
In general, the policy goals on P. 12 align well with my views and values - these are climate goals that are widespread in our society and make a lot of sense. That said, it's one thing to put these goals into policy, and it is quite another (and far more challenging, requiring more integrity and gumption on the part of LTC's and administration) to have these values and principles meaningfully addressed and upheld in on-the-ground decision making and land use planning. This is where I wait to see if there is real change from such a proposed policy change. If we continue to approve rezoning applications that endanger or outright plan to destroy the natural values that mitigate climate change impacts, then what is the point of such policy changes? It is just talk, then. These changes need to be upheld by Trust staff, planners in particular, and the local trustees. Trust Planners are not trained for guiding rural land use - they are trained for urban growth and development. This is an incongruous way of thinking, in my opinion, when dealing with planning for small rural islands, particularly in the face of climate change.
keep watch on the increase of housing on the island. our ground water is decreasing and the likely hood of wild fires is increasing as development continues. when will there be a cap on building?
Adequate water is key to sustainability and can we not do more to harvest what we are given. Every spring, massive amounts of water run through the ditches all over the island, and much of it runs out to sea. Could there not be a means established to harvest this spring run off. Food self sufficiency is critical to our well being but is only possible with adequate fresh water.
I agree there's a need for further fine-tuning of the policy directions, as suggested by the report.
I like the fact the goals are specifically relevant to the SGI ecosystem. I am hopeful that the policies will be as well. I encourage the Islands Trust to focus on proactive policies that encourage positive change such as promoting rainwater collection, rather than reactive policies that make solving other issues more difficult such as making it harder or more costly to build affordable housing.
The climate change policy directions on pp. 10-12 look very thorough -- you will have my support in following through with adopting and enforcing these policies (and in getting them enacted, if that support is needed, such as by writing letters to provincial officials, elected and otherwise).
Essential to continue in this direction, ie using climate change as a 'lens' for updating not just the Policy Statement, but all relevant OCPs and LUBs.
I like and agree with what page 12 presents. I am particularly interested in strategies for bold climate equity, and inter-agency team-building to break free from the disservice of molds that no longer fit. For example, the kind of horizontal leadership and respectful conversations that yield bold actions fueled by the strength of hundreds of not-for-profit groups across the Trust Area to speed up the achievement of radical and inter-disciplinary/inter-sectional shifts to change the "same old" and to realize the priorities on pages 10-12.
Need more emphasis on restore. Recognize that current land use regulations are contributing to climate impacts by facilitating sprawl and reliance on cars. Watersheds are fundamental to the ecosystems/biodiversity and human life.

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Need to focus on water sustainability and usage, fire protection and ecosystem management. More incentives to help home owners set up rainwater catchment systems, greywater usage, etc.

Question 2:

- 330 out of 406 (81%) who participated in the survey completed question 2

Regarding the policy directions we've outlined on Affordable Housing, please share your ideas. Please review p.13 of the report before answering.

In the chart below, the participants provided their answers.

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Responding to this crisis as a call for Justice, the MMIWG is excellent and it is critical you follow through, expect to be held accountable. Because it's more than a shortage, change needs to happen at a systemic level.

Making the rezoning process less expensive and arduous for non profit, volunteer run housing societies.

No!

Focus on rainwater collection, solar and wind energy.

Small dwellings. Affordable for workers in the service industry. Help employers provide accommodations for workers.

I absolutely disagree with how you have handled affordable housing. On Galiano is has been disgusting watching the slow process, putting the burden of expensive reports on non-profits, always listening to a few, loud, racist people regarding the water situation. In the meantime, people are homeless, living in trailers, dying. The local IT committee are bullies and hypocrites. They don't follow by-laws but easily enforce them. I would like to know how many of your current complaints are on lands that belong to Indigenous peoples??? Indigenous peoples make up 5% of the population on Galiano yet the IT do not acknowledge them. If you want real change then you must take real action. Take this out of your scope of responsibilities because we all know that this is not your priority, this conclusion is drawn from your action as of late.

On Galiano this is very divisive and the format where residents address the chair only, rather than talking to each other has made the situation more adversarial

We have needed more affordable housing on Galiano for decades. It is now at a critical mass stage with people living in substandard "housing" including tents and trailers because either they can't afford to buy or rent a home or there is simply nothing available to rent. It seems that younger people are more affected by this, the same people who have much to add to the community. We can't let this just go on for more decades.

Affordable housing on the islands should be owned/controlled by the people living on those islands, not by a government body, NGO or otherwise unelected group. Water sufficiency is greatest concern, rainwater is not dependable.

These are more of a Galiano issue, but perhaps related to other islands:

- You suggest that "the Policy Statement could require the use of rezoning tools to facilitate housing that is energy-efficient and located close to island services" If you actually want to get Affordable

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Housing built, just do it. Focus instead on 'each rezoning should identify if there is a possibility to add affordable housing to the inventory on the island (Galiano needs at least 80, according to government studies), and if there is, make that an incentive to rezone. Reduce the bureaucracy, waive the rezoning fees, reduce the time frames and make it an actual priority. It has been the #1 priority of the Trust on Galiano since 2016 and not one thing has been done except studies and meetings. Get creative? Certainly. But most ideas have already been canvassed, studied, and restudied. Now is the time to get active. Allow one house and one cottage on the forest lots. Reduce the lot size requirement in other cases (of course proof of adequate water and services is essential) if affordable housing is built; allow a manufactured home park; reduce red tape for purpose-built affordable housing initiatives; encourage and approve infrastructure that supports the people who need the affordable housing and jobs and the economy and education and community safety. This includes internet connectivity instead of always voting against cell service enhancement (that might just be Galiano). Galiano's short-term vacation rental report said that eliminating them was not likely to reduce the gap in affordable housing and could have a negative effect on the economy. Having the ability to rent out homes (in a controlled manner) contributes to the affordability of people (including young people) building here and living here.

While affordable housing is a laudable goal and should be pursued, the Trust ideas to build affordable homes in diminishing and threatened habitats while completing ignoring (and arguably, facilitating) the drivers of the housing crisis is hard to comprehend. Why was the speculation tax not implemented in the Gulf Islands? Because the realtors and the Chamber of commerce(s) opposed it. Where was the islands Trust on these issues to identify the impact on Trust's mandate and slow/ prevent the gentrification of the Trust area? The importance of protecting the rural character of the islands was explicitly identified in Trust Policy 30 years ago. Why are these issues still unaddressed? Why are STVRS advanced when these are the rental units being removed from the market?

The current housing situation within the trust area is made worse by allowing short term vacation rentals. The islands are an expensive place to live by choice. To spend tax dollars and staff time on ill conceived affordable housing projects is wasteful. Affordable housing should be built where it has the potential to benefit the most people. Near services, education and employment. Inlands trust should stay within their mandate to preserve and protect the islands and leave social services to the Province.

We indeed need housing solutions that are affordable, still I disagree with ghettoing them into "new town centre & transit. I live here for 17 years now, my first 8 years were no where near transport and my bike loved me for it. We have severe white wealth privilege poisoning our community and that needs to be dealt with when it comes to slugging affordable housing projects. Without workers the elite of our island are quite frankly a useless bunch unto themselves.

As noted above "new growth" is only going to kill off these islands faster. We need NEW ideas and major change if human-community sustainability and environmental stewardship are true goals. Fortunately many of my generation will be gone by 2030 let alone 2050, so that gives the Trust a bit of an opening to make radical change for those younger that will be meaningful. Perhaps as properties are downzoned and densities removed, as a stop gap, other dwellings can be designated to house several families. Right now the IT is a paradise for the old, who were fortunate to buy cheaply and the very rich, who were into to the values of generating wealthwhy not make it a community, say of folks who are willing to share accommodation INSTEAD of single family dwellings, with new policies, for example of 'required sharing', to guide new bylaws! Create new norms, new values that

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might actually make a difference towards true affordability and equity, more in tune with the environment!
I agree that all rezonings to allow for higher density and affordable housing should be close to ferry terminals, schools, groceries.. This is very important for the elderly and persons with disabilities and will enable residents to go without a car and have a lower carbon footprint. I also strongly feel that affordability housing would be greatly enhanced if short term BNBs could be discouraged.
Housing, including affordable housing should be energy efficient (even if it cost more now) and be located close to island services. We should direct new growth close to the village commercial centres and to the ferry terminals. For low carbon objectives affordable housing should be compact. It should be build in areas that are less environmental vulnerable (not to fragment forest, or destroy habitats) and with less biodiversity. build where there is already lot that have been logged or they are private land that in the end will be built. Protect the forest that can become parks, or natural reserves.
What you have done in this section does not appear to be policy directions, but rather a recognition of some problems identified by people and a few possible potential development goals. But clear policy direction isn't outlined. I hope the various affordable housing projects on the island are successful and think it would be excellent if the island had purpose built affordable housing. Detaching housing from pure market forces is the only way it will ever be truly affordable for low to low-mid income people. (Either that or creative approaches to ownership need to be undertaken - eg. multi-family.) The Islands Trust is misguided in some of its approaches to affordable housing. Choosing to make part-time vacation rentals the 'boogie man', for example. It's absurd that some cabins will sit empty half of the time, and owner used the other half of the time. Why not allow those properties to be vacation rentals? They would provide jobs and income flow to island businesses (important for people who want to live full time on island, and afford housing). They would also allow people who can't afford to live or own on Galiano the great experience of visiting.
Please allow suites, and house extensions, for long term rentals, or to house extended family. Please allow tiny homes, and specifically the ideas of the Copper Kettle, to alleviate the housing shortage for lower income families, and local workers.
Please don't require affordable housing projects to be 'close to island services'. We have a housing crisis, not an "I can't drive an extra few kms" crisis. Opponents of affordable rental housing projects will claim proposed sites are not close enough to services to be approved, creating one more unnecessary barrier and contributing to the crisis.
We need purpose built rental housing. Where exactly on the island or how close to services is not so important; what's important is to have mechanisms for increasing density of rentals. For example: consider having a standard rezoning process for upzoning properties to allow more density as long as they are used for below-market rental.
I agree with the comments about affordable house outlined on p.13
I'm supportive of using rezoning tools to produce more housing, and I'm supportive of looking at short-term vacation rentals and how they impact long-term rental stock on the island.
Provision should be made for low-cost affordable housing to ensure a viable and diverse community This unique and special area should not become spoilt by real estate profiteers.
I would like to see stronger language and directives on affordable housing. Provisions for acceptance of secondary dwelling units, adu's should be the default. Id like to see short term rentals, airbnb and bnb's regulated to discourage this use outside of owner-occupied housing. I would like to see

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language that increases densification where it is possible as well as an acceptance of different kinds of housing other than single family zoning. I think there needs to be a statement saying that while there is a housing crisis, we should be looking to promote creative housing solutions rather than prohibiting them. Thanks!
Low carbon, green construction close to amenities and services. Build smart for the future by incorporating wind or solar power; heat pumps. Utilize existing cleared land availability to protect existing carbon capture.
Expedite rezoning applications for affordable and workforce housing. - encourage rainwater collection/storage instead of groundwater depletion - tiny home villages, where residents own their own unit and the land is rented. (Public or private ownership) - actively lobby FLNRO to release land for affordable housing at less than market value (covenants on use) - require all developments to provide staff housing, with covenants for staff housing (this would also help island businesses find workers). - encourage development away from septic tanks and towards communal sewage systems, in order to free up land usage from septic fields to alternative uses. IT should revisit their policy about no septic pipe outflows into the ocean and redefine it that systems that outflow clean water (ie properly treated and purified) would be allowed. Then neighbourhood sized treatment plants could replace septic tanks. - offer businesses expedited approval process where they provided housing (staff or affordable) - allow multi family developments such as Beulah Creek to be fast-tracked. Strategies to reduce the cost of purchasing a home: - allow condominium developments where people could buy a unit and rent a "lock-off" in order to help pay for it - encourage more than one home on acreages - issue business licenses to owners to establish a suite or Lane house for year round rentals only (TUP's are too limiting in tenure to encourage investment) - offer incentives (reduce property taxes?) to owners that rent to year round tenants - crackdown on illegal density existing now. Band-aids do not solve problems. As long as people can "skate", creative /positive solutions will be scorned. Eg. illegal 2nd dwelling on 1/2 acre lots, when the IT turns their heads, septic and water will never be addressed. Someone wants to do that, then prove the standards are being met to get a permit, or rezoning. - work with applicants lobbying other government departments. Eg FLNRO leases or health. Advocate for change!
Set a size limit on houses within the Islands Trust.
It's a dire situation. This should be your main concern. Make it happen.
affordable housing for full time working residents is essential to keep a functioning community. Higher density should be near transportation and services. However, housing costs must not be so low that it attracts commuters to the mainland or Vancouver Island.
My ideal would be to instruct all Real Estate Agents to not sell any houses to people who are not going to live full time on any island. The house next to me has recently sold for over a million dollars and is now on the Air B&B site for \$689.00 a night. This does not help our desperate need for affordable housing. The Trust could allow secondary suits and or allow an existing secondary building to be legally used for housing.

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I totally agree that affordable environmentally sustainable housing is imperative, and especially so that seniors can age on island. As an islander living in a 1970s home which has had no interior update renovations (only appliances replaced, and a new metal roof), the property assessment (and tax levied) does not reflect the value of the building(s) on the property and what improvements have been made to them. During this time of covid, people who have financial means have renovated their homes (many, extensively, and some to accommodate offspring and/or extended family members coming to reside in a self contained suite) yet their assessment does not reflect this value added, so that residents of older homes are paying higher taxes than residents in homes built at the same time but who have renovated and their home. This is not fair, and island (and provincial municipal) governances seeking revenue sources should revamp the property assessment formula so that the value of the building (house) is a true value of what improvements have been made to it (and not based on the year it was originally built). People are doing extensive and expensive renovations for the long term to be able to accommodate family members living in a separate suite, or to be able to rent out a suite for an income source. The inequity in property assessments and the property tax should be addressed, and can provide more revenue for island / municipal coffers.
We have affordable housing, what we don't have are the jobs that people can work at. It's all thanks to the anti-commerce, anti-development of any type that the Trust thinks is the way to preserve our islands. It's not.
I actually found page 13 offensive. It was full of inaccuracies and statements that aren't helpful. The reason there is a shortage of affordable housing is primarily due to the Islands Trust. Not sure what is meant by 'development patterns of the past' (but I assume this is saying that IT has failed since it was founded in the 1970s). The real reason for unaffordable housing is due to the cost associated with all the regulations and the lack of jobs on the islands. the Islands Trust has discouraged commercial activities and have put in so many restrictions and regulations on building, that the only people that can afford to live here are seniors with money. By its nature, Preserve and Protect reduces supply and if the demand stays the same, basic economics says that the price will go up. AN easy affordable housing option is secondary suites. Now, wait, the Islands Trust prohibits those! And will all due respect, what does 'MMIWG Calls for Justice' have to do with the Islands Trust? If that isn't so far out of your mandate, I don't know what is.
I agree with directing new growth closer to villages, ferry terminals and transit, including smaller dwellings, shops and services. Reducing car dependency will help enhance our sense of community and belonging. protecting wild lands and forest from rural sprawl. I am particularly keen that we use these housing steps to assist senior islanders to age in place.
Unrestrained development not only impacts the biodiversity and ecology of the island but also the social fabric. When vacation properties subdivide increasing density at the risk of "ousting" longer standing community members.
In the long term the social makeup of our islands will create the pattern of settlement - let's not become loved to death like places like Whistler. Over the years the affordable housing problem has been caused by a large switchover of rental housing into AirBnBs holiday rentals. We should cap the number of AirBnBs rather than building new housing that causes unnecessary destruction of natural habitats. Could the trust bring in something like a hotel tax that is revenue neutral in order to provide incentives for long-term rental to locals? It could apply only to properties where the owner is resident.

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I support changes to support the development of affordable housing. Whether this is rezoning needs to be looked at carefully, because folks seem to be resistant to change. I don't want short term rentals here.
Online vacation rental platforms such as AirBnB are responsible, worldwide, for lack of long term rental housing and, indirectly, for lack of affordable housing. STVRs MUST be limited.
I would like to see data on who needs housing and what they can afford. Only then would we know what "affordable" housing means. If the full time resident population of Salt Spring has increased only a little in the past 20+ years, according to the census, and the housing stock has increased enormously, Eg Roscommon, Cottonwood Close, Meadowbrook, Bayside, Kingfisher, Summerside, the Commons, and private homes, why is there a shortage of affordable housing? Let's get rid of all the STVRs and see how that helps before more housing is added. We need to protect the wildlife areas and keep density in the Ganges area. Could house size be limited to avoid the McMansions. Proof of adequate year round potable water that does not deprive neighbours must be a requirement for all building permits
Affordable housing is just the tip of the iceberg. I feel the Islands Trust has not focused enough on the human, community part of island life, and the mandate of the Trust to safeguard the uniqueness of the islands. Gentrification, the loss of socially, economically, diverse populations, is at crisis level on some islands (Bowen & Saltspring) & affordable housing is part of the answer but not the whole. Wealthy people are benefitting from the decades of protecting land - restricting market forces - to seize & hold that land at prices that drive regular people out. I think the Trust owes it to all of us who have built & preserved these communities to boldly, actively look at & address social equity issues, and I do think they have failed to do that and it is now almost too late.
Affordable housing should be a human right. But our gulf islands, particularly the smaller ones, don't have the resources for anyone but the significantly wealthy to live there - boat access only, no public transport etc.
Many places have float homes. If tied to existing sewage facilities I believe these would be much better than the free for moorage areas. Perhaps a pump out boat that is mandatory for moorage areas. Tiny homes are necessary also. It is very difficult for employers to find decent affordable workers as they have no place to live.
There has to be support for tiny homes which allow individuals to make the smallest footprint possible especially when it comes to recreational use.
again, thorough
See my answer to question 1.
I have a bit of challenge in figuring out how the public can provide meaningful feedback to create new policy or policy changes when the document mentions ideas or priorities but is less concrete with regards to current policy or a framework. In terms of a framework for more affordable housing and rural communities I think enabling younger families or even middle class to have cabins or develop cabin like properties. The current framework makes that very hard without huge amounts of cash. Having a framework say for a young couple to buy a lot, camp there and then perhaps have a trailer or tiny home to stay in for a few years while they slowly save or are able to expand and add as their family grows. And having regard for the challenges in life that could mean a building plans needs an extension. I.e. injury or income changes or something would be reasonable. This should be governed and managed more at the community level. And islands trust instead could provide the framework so similar island communities can learn from each other. Not all islands have ferry or commerce. Building

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is expensive and carries unique challenges but enabling the rural remote islands to still have diverse communities means having a framework to gradually develop a lot.
Quality of housing and financial support for improving quality is important.
Totally agree with a policy direction that allows folks from all economical and cultural walks of life to afford to live in the Trust Areas. Understanding where each island currently stands in terms of carrying capacity, seems like a key first question to answer. From that assessment, the amount of new development each location can sustainably support can be discerned and then how that remaining capacity can best be used to create equitable access to safe affordable housing.
High density housing is no solution for our island. Residential trailers should not be allowed as a permanent solution for housing on any island.
Too simplistic. Need to acknowledge that several of the islands, eg Bowen, Gabriola, are in real estate markets that have much more impact on housing affordability than local planning. In these areas increased density, attached housing, etc, just leads to suburban expansion and population growth, having a negative relationship with the preserve and protect mandate.
Fully support policy decisions on affordable housing but not long-term trailers.
I recommend a maximum on housing size so there are no mega-mansions built. Short term rentals should be limited but not completely eliminated. Moving toward a policy where home owners have to be on site would be good as a start. Housing co-ops would be beneficial.
Please, Please do not increase future build out densities in favour of any good cause! Gabriola is already seeing increased pressure on everything from ferry service, to road infrastructure, to land clearing, to post office services, to business services. Density transfer is a good idea, but we have a long way to go before we see the end of build out of existing properties. Do not change the fundamentals of our OCP for a current need. Take the long view. At one time Affordable Housing meant build your own. Because of regulation changes, it has become increasingly difficult to do just that, plus a decline in ferry service has added greatly to cost of bringing labour and materials to Gabriola. This all adds to the cost of building and drives prices up across the housing inventory
Laudable goal, especially for those who live here. But there are others, such as tourists, recreational property owners who bring money and investment to the islands. Their needs must also be considered. If affordability promotes ecosystem recovery and climate action great; but if these drive up affordability, then climate change drives the decision.
Again, you have hit the 'high points'. Establish the 'carrying capacity' of the islands and areas, limit the 'total development footprint' of new housing, implement a maximum size of 3000 sq', restrict new housing to areas contiguous to services and away from shorelines, require water collection, FireSmart protections, and severely restrict vacation rentals.
I understand that Islands Trust oversees land use. I do not believe affordable housing should be in your mandate. Certainly you can control the setbacks and other aspects of land use but affordable housing should be a municipal/local government matter.
Wow. The title suggests the topic is affordable housing which I totally support. The policy direction as written is all over the map. No wonder after all the studies and analysis that the IT and others have done over the years there is little to show. Why is it volunteer groups that seem to bear the responsibility for providing affordable housing? Maybe rereading the policy direction one can understand the the inaction. The issue is complex enough without compounding it with other issues. Why should the development of affordable housing be so onerous? The IT should be providing assistance, streamlining the bureaucracy and figuring out how it can help provide for Affordable

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Housing. Other local levels of government in Canada actually own land. This enables them to play a roll in development of the community. Too many local concerns on Gabriola fall through the cracks when the IT and RDN make assumptions or defer to each other as to which local governing body is responsible. I still don't understand why the Islands Trust was developed. It has become another level of governance, paid for by taxpayers mainly because the Provincial and Regional Governments where not doing their jobs adequately. If the Province was concerned about poor development practices in the gulf islands, they could have established overarching legislation with policies to protect against poor development practices, and then given the authority to the Regional Government.
Managing the number of people staying on the islands. Vacation homes should have higher taxes as second homes. With the gross overpopulation vacation homes need to be discouraged. A lot of people don't even have one proper home. Overgrowth of humans and economy equals disaster for fragile ecosystems.
Trust is responsible for planning, not setvice delivery...some of what proposing is service delivery
We need schemes to promote and develop co-housing projects.
Agree generally agree with P 13.
The policy directions on affordable housing on pg 13 really don't say much, and seem very cumbersome. Basically, over the past 30 years the Trust has taken away flexible and affordable forms of accommodation on private land, and, instead of just giving us back our rural freedoms in the form of permissions, your planners want people to go through arduous, expensive, and public rezoning processes. Just give us back our rights to live. You took them away--now give them back! Come up with some very flexible and open-minded TUP's. Drop the extreme enforcement against anyone subject to a complaint for living collectively, or in a trailer, yurt, etc. Allow secondary suites, etc. The other day I visited a site where a young couple was building a house--their way of making housing affordable, was to build their own. They had a couple of little kids. Islands Trust had denied them the possibility of a granny suite in the house. This meant that the grandmother couldn't live with them, or help care for the young children. Why force the grandmother to rent an unaffordable suite in town, just because a planner thinks that is the place that density should be allowed to increase? How does that do anything except make life difficult for this family? That is the wrong approach--give the family the permission they need to have a granny suite for the grandmother! Seriously, just give us our freedoms back--the freedoms that have been progressively taken away from us over the last thirty years that planners and trustees have been fashioning these bylaws These policy directions are still far too narrow-minded. We need the freedom to live as extended families, and to, in various other ways, share our land and homes. I see no evidence that the Trust acknowledges this in what is outlined here on pg. 13.
I agree with the policy directions as outlined in the report, in that they are critical for creating more sustainable communities. I am less sure that they will do much to address affordability issues. Without caps on development, building new housing is bound to increase the human footprint in the Trust Area, even if whatever development is done is done in the most 'eco-friendly' way possible. Caps on development are thus a critical part of the piece, irrespective of what development patterns the Trust encourages, and economic theory tells us that scarcity drives up prices, so ultimately zoning tools alone will likely have limited ability to address affordability issues, in that the 'affordable'

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housing is very unlikely to stay affordable if it achieves its goal of creating communities that are desirable to live in.
Policy directions should strongly discourage large homes and rural sprawl. Small footprint two and three storey net zero homes—including townhouses, quadplexes, and apartment buildings—located close to services should be strongly encouraged. Reducing or eliminating STVRs and using density transfer provisions should also be encouraged. But such provisions have been in effect on SSI for many years with limited effect. It is clear the Trust Policy Statement needs to go further if it is to have impact. Obvious measures such as tiny home communities require changes to provincial regulations. In my view the Province must step in to prohibit land ownership in the Trust area to all except BC residents and consider other measures to reduce speculative land ownership, in addition to reducing regulatory barriers to tiny home clusters and other low impact environmentally appropriate housing solutions.
Affordable housing developments don't seem to match a sustainable future. For example, Hornby Islanders have wanted to see an increase in permanent residents to 1500, but the housing economy is not designed to support this. Affordable housing options need to reflect the local island culture and house people based on this. For example, Hornby Islanders have a vibrant and diverse arts culture that would do well to support artists living there, or provide short term tenancy for live/work artist spaces.
I fully support this. The culture of this area is eroding because many young families, artisans, craftspeople and farmers can no longer afford to live here. Development must be guided from this point forward so that it impacts the environment as little as possible while offering a variety of housing options for a healthy and diverse community.
Affordable housing is a very slippery slop. Be sure you supplying housing to those who contribute to a community not to those only wanting to use it! It is not a community's responsibility to provide for anyone wishing to live there. You may not like the retirees and vacation home owners but they are the bulk of what makes the island work in many cases. By that I mean outside investment is also good for the community.
Stop the sprawl of huge homes. Open up the waterfront where possible for public use. Heavily restrict short term vacation rentals of homes - tax the hell out of them if you have to. Mayne is a good example, the people that need to live here to work here often cannot afford a home, yet dozens of homes sit empty eight months of the year in order to be rented out a few days at a time during the summer months.
Concerned by the use of the term 'rural sprawl'. What the heck does that mean? It seems to imply that rural acreages with houses on each = bad and high density urban = good. That is a gross oversimplification and surely not what you intended. Right?
On all the islands affordable Housing must only be considered when existing densities have been purchased and can be used. The Trust must not rezone, trade, or create any new densities. We do not have the resources or infra structures on the islands to support increased population. In the future there will be mounting pressure from the surrounding centers(Nanaimo, Vancouver, Victoria) for development and housing as prices increase. On and on, it will go until there is nothing left of value in the islands. Many of the islands do not have piped sewer systems or water like many other places do. In places that have high density in relative terms and that are at the threshold for environmental health, the island's ecosystems must be a priority and thus protected. In the past 20 years the environment has taken a back seat to community and development. This cannot go on.

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Islands trust should not be involved with affordable housing, just creating work for the Trust bureaucracy.
Prevent the urbanization and densification of affordable housing builds. reduce to 12 units per 5 hectares. In cases where developments are in sensitive areas, prevent all building on red zone Douglas Fir. Spread out affordable housing initiative to avoid urbanization.
all people have the right to shelter, water and food and world wide there is great disparity. see below-revisit the concept of land ownership and there could be more inclusiveness. we also don't want to be a magnet for non contributing society members so there must be an overall cap on any form of housing development and changes of land use that increase human density. I do not support "apartment blocks" or large tract developments in the Islands Trust area as they obviously cannot be made to "blend" with natural landscape and the disruption of rain water returning to the earth occurs. Galiano and Islands Trust area in general should be given the ability to build green and not be beholden to BC Building Code requirements beyond those addressing health and safety.
We need to create water living space that meets environmental minimum standards. The 4 marinas in the area would likely provide the infrastructure to accomplish this if they can see some return on the large investment required. Some percentage of the marina could be allocated to water living. For vessels moored in the bay, a user pay, pumpout vessel maintained by either one of the marinas or the Island Trust would go a long way to cleaning up the bay and providing some sustainable housing.
Availability of fresh water is often cited as a barrier to greater density, but the disjointed, sprawling water management organization is a significant problem. A joined up, comprehensive organization should be a focus. Continued efforts to improve the efficient use of water is important.
Great ideas but what good is policy if you don't implement and enforce? How will you enforce bylaws and regulations? On Mudge and Decourcy there is increased pressure from new land owners coming from big cities and urban centres who want to rent out their cabins and home's either as a bnb or short term rental. This is a severe threat to our environment and small island culture. How will you enforce regulations?
Same answer as above. Think it is already too late. Must be tied into bigger objectives then just affordability but community requirements. Who quaifies and how ???
The priority for sustainable communities makes sense. We need a significant review of the planning, zoning, and bylaws affecting housing and their enforcement to enable the development of diverse environmentally friendly affordable housing.
Only socialist countries have been able to solve this problem and the monolithic buildings they warehouse their residents are a disgrace with its attendant crime and squalour - I resent the tone offered by denigrating individual "large, inefficient homes". Both Trust and CRD regulations and development fees better suited for cities have limited affordable housing.
There is a critical need for housing. Acceptable options should include a wide variety of housing types including temporary and permanent. Workshops on creating various types of septic systems and rainwater collection systems would be very helpful as would financial incentives from various levels of government. As well various power sources could be incorporated including solar and wind. I would like to see the Trust Council take a significant lead in working with other government levels, assisting in facilitation of education and workshops, and revising and updating bylaws in order to remove some current barriers to housing for middle and lower income earners who face risk of homelessness or are homeless or living in so-called illegal accommodation. It seems our society has inadvertently created a major housing problem by overregulation. The

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standards of what is considered acceptable housing at this time is so restrictive that homes built just a few decades ago would not meet the requirements. Yet people lived and thrived. We need to rethink the regulations within the context of housing as a critical human need (and right), and remove some of the barriers.
Several types of land use confound the public good of affordable housing. STVR's do not serve the public good of affordable housing on Salt Spring. Some private interests elevate their interpretation of property rights to outweigh the public good. These individual actions on STVR's undermine social cohesion and increase wealth inequality. House size limitations would discourage high cost mansions that skew property taxes per unit area upward. Few mansions hold households of 10 family members. The risk is that larger house footprints amplify the abrasive results that follow from proliferation of STVR's Tiny homes are worth the effort to regulate, obviously. 600 square foot homes used to be the norm for family homes. Adaption works. Exempting the SGI from the speculation tax should be reconsidered. For one thing, since the exemption, housing is less affordable so, the exemption did not work.
Unless you can reduce the cost of land...forget about it!
Affordable housing must use existing or transferred densities and not created densities; mandatory water catchment for drinking water. Solutions must be diverse, ecologically appropriate, sustainable. Revisit secondary suites if they do NOT increase densities. We do NOT need further densification of the village core. By doing so we are removing trees and increasing the strain on groundwater aquifers.
I am a single person. I lived in my 3000 square-foot home for many years. When my daughter moved out and I stopped using it for my home based early childhood programme, I rented out the main part of the house to a family now with two children. Additionally there are two other housemates living with us. We are two grandparents, two parents, two children under 6 and me. We live happily together. I plan to build a cottage on the land and eventually move there. I provide affordable housing for all of my landmates. The Islands Trust Bylaw Enforcement Officer has been coming after me lately saying that I am not in compliance and that until I remove or combine our winter and summer kitchen - one has a wood cookstove the other electric stove/oven and we share them. This has created great stress for all of us. I have moved to a friends cottage not far away because it became too stressful for me not knowing which neighbour had reported what about me. In the element of the Trust mandate that includes preserving the unique island culture, we need to remember that traditionally we lived together in multi-generational groups. We need to see the Trust supporting the element of the OCP that supports us to find living accommodation in ways that work for us.
Rainwater collection is a great idea. As for housing costs, government is one of the largest reasons for higher costs.
I would like to see size limits on housing.
I would like to see exceptions being made for 3-9 acre lots to be included in the 10 acre minimum required to form a cooperative affordable housing land trust, maybe 1 house per acre allowance. IF there are adequate systems and the property owner is willing to lock the land up in a land trust with people able to own the small footprint around their house in a cooperative strata like manner. This could go a far way in solving the affordable housing crisis without expensive solutions.
The overall policy seems laudable but it lacks teeth and seems political/vague. What does "could require the use of rezoning tools" mean? How about just: "Rezoning will occur to accommodate the needs of our most vulnerable citizens lacking access to safe and affordable housing. "JUST DO IT"

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statements/commitments are needed - otherwise this just becomes political-speak. We've been talking about rezoning for years. Meanwhile, people are not housed properly. Less talk and more action. AUDACIOUS ACTION!
Islands Trust is not allowing the development of market apartment rental housing to reduce costs
We also agree with these policy directions.
Social equity is a concept I don't understand and isn't defined. I don't know what you are trying to say. Consider a more basic, explicit, description for this concept. This feels like a wild card statement that can mean anything later to justify any policy in the name of. Circle back on this.
Policy direction regarding affordable house will require a transformation in the way we think to embody the concept of flourishing, about maintaining life. [REDACTED], Biomimicry in Action, reminds us that "Life creates conditions conducive to life in everything it does. It sustains not just itself, but all of us." In order to create conditions that are optimal for life on the planet, it is necessary to constantly innovate because life is always changing. This is our design challenge and our point of departure. [REDACTED], formerly of Salt Spring Island and co-founder of the EcoNest company in Ashland, Oregon, provides an excellent description of this design challenge in addressing the question, "What is an EcoNest?" She writes: "A bird builds its nest using materials at hand to create a perfect shelter for its bioregion. It doesn't fly to the next state for twigs nor does it build a home that is bigger than it needs. Instinctively it creates an environment that is nurturing, non-toxic, and free of synthetic chemicals, bearing no mortgage, creating no waste and neither borrowing nor stealing materials from future generations. These exemplary owner/builders know how to build and repair their own shelters. When they have no more use for their nests, the building materials decompose, becoming fertile ground for nature's regenerative miracle." "Human's too have a nesting instinct. Creating a nest connotes making a shelter that is cozy and nurturing...a place of one's own in the world. Like the bird's nest that inspired it, the econest embodies our efforts to build respectfully, in appreciation of the harmony and beauty of nature, and in a way that uses nature's resources so as to consume less energy, create less waste, nurture our health, enrich our senses and improve the quality of our lives." Flourishing is defined as thriving, being in a vigorous state, and prospering. It involves being awake to our own life's purpose and experiencing connection with others and nature in a way that evokes feelings of love, serenity and inspiration. It offers a more attractive pull towards feeling fully alive that we have written poetry about, aspire to, and have joyfully tasted. Only by connecting in a more meaningful way can we build the necessary foundation for caring, thinking, acting, and innovating in ways that enable us to flourish as individuals, businesses, society and the planet at the same time. OUR CONSCIOUSNESS MUST EXPAND FROM TAKING CARE OF OUR OWN, TO OWNING THE CARE OF EVERYTHING. Our opportunity is to truly experience our interconnectedness and shared purpose leading us to naturally and joyfully engage in intentional actions that incorporate a sense of responsibility to others and to future generations. So, if we think the work of sustaining life begins with the environment, we may want to reconsider that idea. Perhaps it begins within the human heart that needs to be reawakened. Perhaps spirituality is at the core of saving the planet. Spirituality, more powerfully embraced in its infinite forms by every culture in its own way, may be what is required for the planet to flourish.
Amending bylaws on Denman to allow for more rental housing within the context of population and land carrying capacity and subject to the overall dictate to preserve and protect should be a priority

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People are suffering in the trust area. Housing has become a key issue of dissatisfaction and uncertainty for many around the islands.
Please do not remove or modify the Trust Policy statement that forbids "upzoning" in areas where there is a problem with the quality and quantity of water. Areas where there are lakes providing drinking water are precious and although drinking water can be supplemented by rainwater there are interconnected communities of plants and animals that also depend upon water bodies, not only lakes but streams and even seasonal creeks. On Salt Spring only 2 fish bearing streams run year round: Fulford and Cushion. As well both St. Mary and Cusheon Lake suffer from cyanobacterial blooms and cannot take more development pressure. Since these islands are in a Trust area, not everyone can live here. Affordable housing needs to exist but it must be realized that houses being used as illegal STVRs on Salt Spring Island could have been homes for islanders and the bylaw against STVRs needs to be enforced and understood. Newcomers are buying multiple houses because we are not protected by the empty homes tax and we need the BC government to amend their policy. Affordable housing should mean there is a mix of those who pay shelter rates and those who pay low end of market rates. Ideally the housing coop model is best. There are some people classed as "hard to house" who have severe mental health problems that are so severe that their needs cannot be met in this model. They need another model with 24 hour care, security, access to medical assistance. I am not sure it is fair to people with severe mental health issues to house them on islands where they cannot get access to services most commonly found in cities. Many fentanyl deaths on Salt Spring, for example, could have been prevented but we do not have ANYTHING needed. Since people's lives are at risk let us not pretend we can handle psychotic crises or severe emergencies. Let us gear mixed income housing primarily to those who live and work in our communities. I agree with Housing First. However I also agree with special care for vulnerable people who have substance use disorder or psychosis who need more help than we can offer.
I have concerns this is lip service and will not in fact be a worked on goal. Instead it will become another verbal placation by the all mighty wealthy retired folks talking a politically correct game, while congratulating and patting each other on the back for a job well done.
On Gambier, homes are mainly single detached so a lot of the proposals re increasing density are not relevant. As well, very difficult to have a housing strategy without ensuring we understand the housing situation on Vancouver as they are interconnected. Your proposals that housing be energy efficient and located close to island services is not relevant on Gambier. A more careful eye to actually ensuring that current by laws are complied with ...rather than bringing in yet more by laws that add to the cost for citizens.
Instead of using the term "Affordable Housing" a more appropriate term would be "Low Cost Housing". REASON: The term "affordable housing" is an amorphous term. It is relative to a person's income/savings and what they would like to have. To a person with 1 million dollars a housing cost of 10 million is not affordable. The term "Low Cost" is relative to the word "Cost". That term is more associated with average costs when used with the word "Low". Meaning lower than a norm. Therefore "Low Cost Housing" immediately implies a lower than a norm. "Affordable Housing" is an amorphous term that refers to nothing tangible either in real ability terms nor average cost terms.

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It is a useless "buzz" word without intrinsic tangible meaning and describes nothing, given the context with which you use it.
Initiatives to promote housing development (such as clustering) seem ill advised. The main land and Vancouver Island are more appropriate for population growth.
Affordable housing is difficult to attain when building permits are geared to status-quo housing with inflated building costs. Permits are out of scope of the Trust. Affordable housing needs lower taxes, lower land costs and government support. Secondary suites are a step in the right direction, allowing for duplexes or other dense occupancy dwellings would be another option.
I totally support the policy directives of Affordable Housing and want to encourage limits on sizes of houses after which owners have to pay luxury house taxes; creating half densities for tiny houses and taxes on speculation.
It should not be the role of by-law officers to police the poor. Low income residents should not be criminalized or evicted for living in tiny homes and trailers. The younger generation has limited access to stable housing - rezoning to facilitate resident land sharing should be encouraged and facilitated.
I think we need to explicitly call out and oppose the creation of excessively large homes and the impact of real estate speculation (that is, counter the idea that people should make money on real estate resale). In short, rich people can not continue to have de facto greater rights than the rest of us.
Affordable housing in the Gulf Islands has become a major problem given the pressure that has developed over the years from the increased gap in wealth of most societies and the demands by the wealthy of rural "retreats" in those less expensive real estate areas close to the large centers. • The first policy statement should be of limiting any building accommodation size to a maximum two thousand (2,000) sq ft. • Zoning should not allow any increased density of housing outside the cluster limits of development close to commerce and ferry. • Building of multiple rental dwellings should have precedence on single living accommodation in clustered developments. • Coop housing should be promoted by the Islands Trust on many of the islands. • A necessary study of communal water systems is to be done regarding the possibility of optimal clustered development in the Trust Area.
Short term vacation rentals are doing irreparable damage to the community. They are driving out full time residents that would steward and care for the land, and replacing them with tourists, who produce a lot more garbage, the high levels of ferry traffic produce a constant stream of air and noise pollution, and they often don't fully understand or engage in water conservation efforts. The islands need to be nurtured by caring residents, not sold off for profit to transient vacationers.
The ideas in the report are excellent. There need to be specific steps outlined.
The efforts of poor, well-meaning and creative islanders to find sustainable, low impact, forward-thinking that honours the land and first peoples is a wonderful thing. Please continue to support and expedite these low over due projects.
As an affordable housing advocate, I am hyper-aware of how badly we are in need of a major shift in how we view housing on the Island. We have danced around tiny home communities, co-housing, eco-villages and the like, and yet there seems to be no progress being made. It is past time to re-evaluate our housing future here - primarily as to how to accommodate young families and working singles. Our future as a community is at stake.

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Allow tiny houses, perhaps grouping development in less biodiverse areas, which need to be mapped. Allow rain water capture and reuse of grey water. Develop climate friendly heating alternatives in any new housing.
Page 13 starts with a false premise: development patterns of the past have proven unsustainable. That is false. It may be true that development patterns of the past have not led to a needed supply of affordable housing, and it may be that new ways should be found/enabled.
Support minimum regulations for water and septic, while liberalize bylaws supporting modest size secondary dwellings for long term rentals only.
I support encouragement of more rental housing, particularly in areas that are designated as high density and avoiding any development in the more rural areas of islands.
If there is going to be increased density anywhere on the islands to allow affordable housing, it must be only in the "downtown core" of any island. Maintain the rural nature of the islands and keep preservation of the environment the #1 priority of islands trust. Do not allow sprawl.
"AFFORDABLE HOUSING" is NOT the Islands Trust proper "Turf": It is rather Provincial & Municipal responsibility, & "Ultra Vires" for the Trust. Increased Human Density is the greatest degrading Environmental Factor. Too contentious an Issue for the Trust to venture into Making Policy on that matter (as the Trust is NOT a Municipality)
With the increase in housing nationally, regardless of region, one area overlooked (and my age group) is the 25-40 age group. With the current restrictions on airBnB and how land can be shared amongst friends/families has made it impossible for us to create affordable mortgage options. We would like the opportunity to own our home, the land, and protect it but currently without having options to create passive revenue systems on the land we're left with a pay cheque to pay cheque financial situation with our mortgage.
I disagree with many of the policy directions presented and believe this policy approach is very far from the reasons Island Trust was established in 1974
I believe that the Islands Trust is a Special Purposes Agency tasked with environmental protection and not a local government. Regional Districts represent the interests of people and should therefore be responsible for advancing affordable housing in the region. Standards for housing would be determined by Islands Trust.
We are on Sidney Island, mostly a recreational community so we have different needs around housing . I agree with allowing trailers but for a finite time as long as a building permit is in place.
Small scale affordable housing projects close to island amenities, densify village areas, "green" infrastructure, no densification or subdivision anywhere near sensitive ecosystems. No variances to enable further subdivision of acreages with the possible exception of ONE well-planned affordable housing initiative.
The plan to add density close to services is not different from the prior plan. I am happy to see some locals housed in the new developments that have been built so far. I think that quality of life is really important too, so I would like to see a lot of attention paid to how easy it is to use Ganges. For example, the Transportation Commission wishes to have the mouth of Seaview widened and make that more of a bypass. However, kids use the atea on Jackson and also cross from ArtSpring area and there is no crosswalk and cars speed dangerously. I would really take care when deciding how to widen roads near Ganges when people cannot really be safe with the current situation. There needs to be serious attention paid to the lack of ability to cross the road, the jumbled up feeling of town, and other issues. I asked a long time ago to have a crosswalk at Lower Ganges and Blain, as there is no

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crosswalk all the way from Crofton and LGR all the way to Central and LGR. I do not feel listened to and feel that a certain group is planning town for how they use town. I would love to hear from others who we don't usually hear from.
Again not your mandate.
agreed! More low cost housing
Support increased capacity
be very selective in enforcing bylaws concerning additional residences on a property, as in many cases, this is the best methods of allowing people to have temporary affordable housing. If the extra occupancy isn't bothering people, don't consider it a problem and try to fix it.
New Affordable Housing applications within IT must be given high priority, and new rezoning tools must be created to facilitate time sensitive consideration of applications for projects. Affordable RENTAL housing that is safe and secure must be considered a priority by trustees and planners.
All of the suggestions are good ones. I think the best way to create more affordable housing is to allow homeowners on any size of lot to have a small rental property on it. Many houses have only one or two occupants in them. If a rental space is provided for others, homeowners would be responsible for monitoring water consumption and sewage disposal. This could also make buying a house more affordable if a rental suite is included. I think housing 80 people in a confined area might be more damaging to our land and water.
Low cost housing should be encouraged on second floors of businesses in Ganges. There should be limits on the size of homes on the island to discourage the rich from settling on the island. Zoning and building codes should favour, ecological awareness, conservancy, and use of resources. Zoning in Ganges should encourage small, low cost, rentable housing.
Only 1/2 of the lots have been developed on Sidney Island and we now have a group of owners trying to make the island very elite, using current bylaws to prevent owners from enjoying their recreational property unless they build something . The problem is not everyone can afford to invest \$1,000,000+ in recreational property. Ninety-five percent of the island's use is recreational, mostly seasonal.
We absolutely need to speed up the development application process to allow certain areas to be designated for affordable housing and this probably need to be subsidized rental not ownership similar to what was done long ago near Jericho Beach in Vancouver. Without land use policy speeded up there will be no one available to service the needs of the increasing number of retirees wanting to enjoy Salt Spring and the island lifestyle.
Affordable housing is excellent, but only if it fits in with the island's model. There should be no gateway into a massive housing complex in the middle of the woods. The architect of the projects needs to have a deep understanding of the feel and values of the community of the island their design will be situated on.
It seems to take an inordinate length of time for any affordable housing initiatives to reach fruition. Maybe there needs to be a streamlining of the process. The issue of water supply seems to always accompany such projects. Maybe consideration should be given to adding to or enhancing existing supplies from lakes/reservoirs or finding suitable sites for additional reservoirs.
Compared to the Climate Change policy directions, the Affordable Housing section feels pretty vague. Certainly, zoning should be used to encourage energy efficient cluster development and, I would add, microhomes and multiple units that encourage affordability. Restricting short-term rentals is also a desperately needed step toward affordability.
Illegal short-term rentals (AirBNB, etc) should be heavily fined rather than tolerated or merely warned. Let's start at \$2000/day for violators. Lists of violators' names should be published.

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Affordable housing is important and I believe there needs to be a balance between short term vacation rentals (aka business for some islanders) vs keeping up availability and affordable rates for rentals / affordable housing.
It's missing an acknowledgement that creative solutions and living arrangements are needed. Zoning should be more flexible to allow land owners to accommodate more residents.
You must be bold and prepared to irritate some people. NIMBY is ruining our collective future.
Some existing IT bylaws don't embrace this concept. For example, why don't we allow trailers as long term living solutions ? Also, even when a lot is being developed for a house, allow a trailer on a lot pre-permit to minimize things like unnecessary tree removal (climate change!)
What is considered affordable? By who? It must also be safe but too many are still built with no permits or inspections. Not cared for.
Among the priority items identified in the "What We Heard" report, affordable housing was at the bottom of the list save only for reconciliation. Neither of these priority themes made an appearance in the list describing future opportunities. If public consultation is to be credible, it is difficult to understand how affordable housing suddenly appears as a policy priority for the Trust when it was not a public priority according to the consultative outcomes. Affordable housing and social equity challenges are not subjects the Islands Trust can resolve in isolation from the broader socio/economic current of our times. Tampering with short-term vacation rentals and promoting fashionable building trends will lead to a new set of conflicts and litigation over existing property rights no matter how warm and cuddly it makes our local Trust representatives feel. The Islands Trust should stick to its clear mandate and not wander off into social engineering.
Adaptive housing is definitely required. Currently with the pandemic many people are working from home. This permits more than retired people to live on the more remote Gulf Islands. However, in order for adaptive housing, multiple housing units, cluster housing to exist, the land use policy must be changed to allow for more than 1 home on less than 2 acres of land, and the ALR Act needs to be changed to allow for removal of land from the ALR for purposes of development. It is strange that lands that are not arable yet are subject to the ALR cannot be developed, yet on Vancouver Island the lands that are on rocky hillsides and on what are considered non-arable lands are routinely taken out of the ALR.
External influences, from province-wide to global are the overwhelming determinant of the cost of housing on Mayne Island and other SGI's. And will continue to be so. Local measures such as housing densification are economically ineffective by virtue of scale. Island Trust materials have not documented any beneficial effect to be conferred by 'affordable housing' projects. On the other hand, such densification is contrary to such climate issues as water collection and usage. Yes, there is necessary work for provision of services and for workers to provide this. The market place will determine the necessary wage levels. To be positive, the huge pool of short term rentals and proper enforcement of AirBnB bylaws could be tapped to make a significant increase in accomodation available. Small endeavours of housing densification, that may well prove to be economically non-viable and unaccountable have little to contribute and are not the answer.
Lets make tiny house communities happen! I appreciate the words [REDACTED] wrote in the Salt Spring Exchange about following successful tiny home communities elsewhere. If clear guidelines are set for their operation, they could have a low impact, low cost, and also foster community! We need to modernize our concepts of housing and community and make it engaging for all citizens so it becomes a thing of pride for the community.

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Airbnb type short term rentals should be curtailed through changes to zoning.
Design accessible, manageable, shared living arrangements so seniors can stay in the islands as they age in place.
Not all islands or locations on islands make this realistic.
is it possible to limit the power of developers to do whatever they like? We've not seen evidence of this limiting. Limit house size? Ecosystem based approaches for housing affordability, enabling a diversity of population on our islands
A conundrum for sure. Energy-efficient, green, water-conserving housing can be built affordably if simple technology is used and building codes require it. Perhaps a small development that allowed only bicycles, Electric bicycles or SMALL electric vehicles would allow higher density and small roads / pathways with resultant less damage to the environment. Promote building codes and proven technology specific to the Islands Trust Area with the understanding that everyone has a well and septic tank, and many burn wood for heat - low flush toilets, rainwater collection, grey-water use, high efficiency wood stoves, electric vehicle charge point.
There should be affordable housing, but it must be done sustainably. I have watched over my lifetime as large homes are built with not real environmental or sustainable thoughts in mind. The islands are not a playground for the rich, but a place where there should be a rich and sustainable community that does not abuse it's natural setting.
Through the long advancement of regulation of residential building of all types, the cost of building affordable housing is impossible just on a cost per square foot measure regardless of land costs and zoning.
Agree the islands need more housing choices: I note that many Trust policies of the past have limited housing choice and densification. Therefore I agree with looking at how to move density to island centers to better protect rural areas. However I also am concerned about tying short term vacation rentals to affordable housing. Affordable housing also requires the inhabitants to have a job and tourism is critical to employ those people. There is a shortage of tourism accommodation on the islands and at the same time STVR reduce the cost of existing housing to residents. So, I believe the key is to encourage the development of more, denser housing in the island centers including regulating such housing as rental for island residents.
I agree with this.
I agree that affordable housing is a much newer concern than may have been present back in the 90s. I find a very strong disconnect socially in the views of "boomers" and those who are younger and this relates to the very different experiences the two age groups are living through. Listening to the broad range of experiences and needs in the community is very important.
Yes, speed up the policy statement on zoning for compact, affordable housing before it is too late!
Gambier Island isn't like many other islands. Gambier residents build homes for themselves, paid for by themselves. Some as small and affordable as 80 sq ft, others in the 2000sq ft range. This is good for Gambier Island.
Encourage cluster building sites, compact footprints, with minimal disturbance to surrounding landscape. Encourage mixed use, energy efficient (eg. Step Code) and multiple units in each new building ,

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community gardens, near existing transportation, services and village core. Preserve the natural landscape areas, biodiversity and First Nations cultural heritage assets on sites.
I have written numerous articles on this topic which have been published in the Times Colonist and the Driftwood. I have submitted many of them to the Trust and would like them to be considered as my input for this survey.
While reducing sprawl is commendable, the important role that small farms play should not be lost in the conversation. Small farms improve sustainability, food security, provide on island jobs, and increase tourist dollars. They should not be considered part of the rural sprawl. Zoning limits on housing fail to take into account multi-generational families which can lower our footprint by sharing resources, reducing travel, and providing in-family support for aging parents. In addition, housing for farm workers should be facilitated to enable local jobs, reduce travel and contribute to the local food economy.
Some is not close to amenities which is not good and the local area runs out of water in Summer. Needs to have water testing in aug or sept not dec. don't waste people's Money on these tests as the project doesn't meet basic requirements, and legal ones too
It is my opinion that islands trust new policy on affordable housing will be as ineffective as the execution on the protection of the islands regarding roads. Housing particularly on the islands is very much a supply and demand driven force. And the fact is there is more demand for island property than the islands have property to supply. As such the price for housing on islands will always be higher than any affordable housing mandate can maintain. This is a useless policy which will never achieve the goal and will simply serve to annoy most Islanders.
Affordable housing is a joke. First of all, housing is not affordable, ever. Most people spend most of their lifetime paying for it, rent or buy. Especially in a cold norther nation like Canada, warm dry shelter that is mould free is costly, especially because houses are WAY TOO BIG. It is ridiculous what people have come to 'need'. And in the trust region, many monster homes sit empty anyway. The situation is out of control, with second and third homes sitting empty, whilst new developments continue. That new houses are being built on undeveloped lands here is crazy within our current context. That said, the very 'connection to nature' value of the trust region is the main selling feature that is driving housing prices up. People want to get out of grossly over-densified and polluted, now covided, urban areas to come to rural 'paradise'. But everything comes at a cost. In some ways I suppose a hard truth is that, if you can't afford to live in the trust area, best move to somewhere you can afford to live. Plans to create new developments for lower-income housing projects in the trust region seems totally at odds with a preserve and protect mandate. Development of any kind cease to occur, no matter who it's for, 'rich' or 'poor'. Fixing up existing infrastructure should be the goal, not building new houses and roads. Not building new things that will decay in time anyway. Less mess please.
I would like to see the science behind these policy directions. Deal with the short term rental situation FIRST before exploring options that increase density and destroy more environmentally sensitive areas. This is a free market economy. The market will adapt to increasing demand. Ecologically friendly housing (water collection, solar power, etc) is likely not compatible with affordable housing. I would like to see the evidence that rezoning increases the affordable housing stock on any island in the long term.
Affordable housing is a thorny question. All those regs in place through the CRD and IT make squatting and building yourself out of the question right now. Looking at about \$440. a square foot. Right now we have zero housing stock on Saturna Island, zero. Either rich individuals donate and

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governments meet half way or? Complex. I do not think that entitlement is the answer. This is a hard one. If my husband and I hadn't come here 50 years ago and built out home slowly as our family grew, and had some help from our families. we wouldn't have made it.

It is the nature of a free society to allow people to buy and move to various areas. This year COVID has increased people's need to find solace in the forests and communities of the Sunshine Coast and Islands Trust area. I don't think they should be minimized as these communities need new life blood. Many are choosing to make the islands their full time home by working from home. Affordable housing is hard on islands because housing itself is difficult, particularly now with increased licensing requirements and the expense of bringing building materials to islands. In the old days, people would get together and put something together. It isn't allowed anymore and Islands Trust are partly to blame for the lack of affordable housing for all the controls they put in place to prevent the simple cabin from being constructed and used for housing. I find it ironic that this report speaks to affordable housing in one paragraph then complains about not allowing Airbnbs etc. which helps homeowners pay for some of their costs so they can afford to live on expensive coastal islands.

On Gambier Island, a farmers market was started a few years ago, and this year the full timers in full paranoia, did everything to disrupt this essential service which allowed island residents to stay and work from their cabins and not travel into busier areas and affect or be affected by the spread of COVID. It also helped many residents build and increase the size of their gardens so they could sell produce at the farmer's market. Yet Islands Trust does not support any local economic development that would allow vendors to sell items from their driveways (we do not have a store on Gambier Island). Trust Bylaws create barriers to various attempts to build community and support local economies.

Housing diversity is important for the well being of any community. I agree with what is proposed. Unlike other parts of the lower mainland where urban densification is essentially unchecked with the hopes that more tax revenue will lead to better services and city infrastructure, our Island communities still have much of the rich natural environment now lost forever on the mainland. So with a view to "green" or "ecofriendly" affordable and sustainable housing, it should be located close to existing community services for the many reasons you listed. There is a real danger now, and one that I am trying very passionately to resist on Bowen Island, that these developments occur in the pristine forests that remain. When private owners sell large tracts of land on our islands, they are often bought by developers and then transformed into human habitat with the usual near total disregard for nature and the environment. This is a disaster and serves neither the local community in a sustainable way nor the potential inhabitants of the affordable housing who might do better in the city with greater services.

If the Trust actually charged applicants for development and those funds went into the community, there could be money available for affordable housing projects? Or perhaps the concept of taxing vacant homes?

One of the reasons for moving to Bowen 43 years ago was the diversity of housing. The influx of a city mentality to an island, semi rural community has drastically changed the culture. It is urgent that we provide a variety of housing so that everyone can enjoy the wealth of Bowen and island life, not just the materially wealthy. I agree with the ideas outlined in the Report from Phase 1. I don't know under what heading but the development of trails for walking and biking to access different areas of the island, with some provision to cross through private lands where necessary 'for the common good'. I am thinking of the public footpaths that are so extensive in England. It is a slight nod to the notion of not 'owning land'. Opening up more public beach accesses would also help with the

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financial inequality and give those not living on the waterfront to have access to the shoreline in their neighbourhood. These comments apply not just to socioeconomic disparity but climate concerns as well.
I was devastated that Tiny Homes are not being considered in the plan to allow more homes on properties. This is a myopic old school decision. Tiny Homes are affordable, easily moved and an affordable means for people to be housed. The bureaucracy involved in trying to build a home is outrageous. The permits required cost more than a tiny home! It appears that those with homes and properties, are out of touch with the realities of trying to have a home on Mayne Island.
The horse is already out of the barn on affordable housing and clustering dwellings. Subdivisions have not been made to ensure clustering and possibly sharing infrastructure except in some stratas. Some short term rentals have been important for introducing city folk to island life and have been stepping stones to property purchase on islands in the trust area.
VRBO has taken most of the rental housing off the market. It is a disaster for neighborhoods with the transient visitors and loss of neighbors. You dont need to build affordable housing,, you need to stop VRBO
I agree that higher density and affordable housing should be close to ferry and services with shared gardens and communal spaces.
Cease and desist with the pseudoscience and eco fascism. The annual harvesting of trees is 15 times less than the annual growth. Logging here is 100% sustainable. There is not a environmental crisis here on SSI unless you want to talk about the beneath contempt drug addict vagrants infesting Ganges.
The policy directions seem vague and for a more equitable set of policies related to Affordable Housing, I feel that policies that legalize or recognize "tiny homes" should be the most important.
At this point I have no comments about housing. I live in a new community on Gambier, completely separate from the rest of the island.
You are not addressing the financial instability of the low to lower middle class income bracket and their sustainability on this island. By removing rental potential for homeowners you are jeopardizing the barely hanging on working class. Affordable housing means assuring affordable housing for all. The ability to earn income by having renters would be a game changer for SO MANY COMMITTED residents of this island. As well, inter generational relationships can be fostered and nourished as we age out of being able to manage our properties fully and provide affordable housing for younger generations. Not allowing this possibility is cruel.
The first obstacle is the availability & cost of land. Making densities available & fast-tracking zoning approval will encourage some landowners to offer land. The Trust can assist volunteer groups by actively lobbying BC Housing, CMHC for funding, the ALC to release land & other government agencies to facilitate. A large segment of the population is ill-served without a strategic affordable housing plan across all Trust territory
The challenge is how to encourage (mandate?) housing clustering, and affordability without villages losing their rural, green oasis character. PS should require a system of density transfer form rural areas of the island to "walkable villages", where affordable, non-market housing can be situated.
I do not believe that "preserve and protect" is at odds with affordable housing (as many seem to believe). Having multiple homes all using the same amenities is far better for the environment than multiple homes on multiple lots. I feel that the bylaws need to be much more specific in order to address the many variations of housing that could be available. As opposed to having a blanket bylaw

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that covers all secondary dwellings, there could be caveats for home owners who are willing to house low income islanders.
"Development patterns of the past that led to large single-family houses and rural sprawl have proven to be environmentally unsustainable and have led to social equity challenges." This statement from the report does not ring true. Has not the inflationary land values, Provincial assessment support for that inflation and resulting increase in real estate speculation not been the real cause of the housing shortage. The use of this new term "rural sprawl" is surely a mistake. Rural is by definition spread out, lower density use of the land which is in turn beneficial to the protection of groundwater. Small clusters of rural development (eg. 2 hectare lots) is a recognized best practice for protecting large tracts of forest land and groundwater recharge area. I strongly recommend that any reference to clustering in the Policy be defined more carefully. EG. small clusters or pockets of rural development, close to existing road infrastructure and Hydro service separated from other such clusters by large tracts of undeveloped natural areas. Any suggestion that clustering all affordable housing development close to island services is completely the wrong thing to do. For starters those areas are already too developed and are facing challenges in groundwater quality and quantity, and environmental degradation. Perhaps the term "close to existing road and utility infrastructure" would be a better fit with the other goals of Trust Policy. Studies have shown that the greatest need for affordable housing is for working island residents and families. Purchase of land or dwelling has been put out of reach to many because wages have not matched the inflated prices of land. STVR use of residentially zoned lands seems to sustain high land prices as opposed to countering it. Most employment in these islands demands workers have a vehicle. For the trades work can be any where on the island, so what does living close to island services have to do with affordable housing for working people? If for climate change reasons Trust Policy wants to support the minimization of green house gases and environmental foot print by reducing motor vehicle use, I would suggest Trust Policy focus on meaningful ways of achieving bike lanes, and providing the tools to manage and limit commercial tourism and STVRs. Tourism increases the motor vehicle usage on island roads and ferries more than any other influence. Policy that would help guide that in all future rezoning of land for increased residential development MUST include transfer of appropriate land for use by affordable housing land trusts.
Short-term vacation rentals do not directly impact housing. the participation of owner-occupiers in the short-term rental market does not cause a reallocation from the long-term rental stock if these housing units are still primarily used as long-term rentals in the sense that the owners are are renting long-term to themselves. In fact STVR help the economy and provide jobs for residents by bringing in tourists. If there are no tourists there are no jobs and then no one can afford to live here. Providing incentives (and this ties into climate change above) to install solar and wind and alternate energy systems would be super helpful
1) Basically, the "law" of supply and demand governs. If demand is greater than supply, prices go up. With the Trust's mandate of Preserve and Protect, supply of land for denser housing is constrained. 2) Crack down on "short term vacation rentals". Affordable housing is meant for island residents, not for transients passing through. Those who promote tourism for our local economy may not realize that more money than tourism comes from (a) pensions and investments of retirees, plus (b) those who can work from home, thanks to electronic communication with the "outside world".

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It is most important to stop STVR's, especially those with absentee and/or off-island owners/ investors. . . Not only do they take away housing from locals but they also destroy neighbourhoods.
It looks good but I feel more attention is needed on Cultural Heritage sites and housing development and subdivisions. More regulations need to be placed on land development for housing and Cultural heritage sites. There is a clear example of this happening right now on Gabriola Island with the legends Phase 2 development. Although this is not proposed affordable housing subdivision, strict regulations need to be made on how this area is development. This land should have never been approved for subdivision.
Housing should also be looked at in a solutions based method. Promoting the construction of safe building code compliant structures on exist serviced lots, and providing incentives/ low interest loans to first time home owners, would ensure safe reliable unit availability, and help 1st time buyers with a mortgage helper that may get them into our expensive housing market.
Please lobby the CRD and Provincial Governments to reduce restrictions within the building code. Trust needs to deal with in house restrictions which actually prevent small lots such as multiple families and rain water collection.
The need for affrdable housing is very real on Denman and I believe all the gulf islands. I was born and grew up on Denman. During my school years (I commuted to Courtenay) when asked where I live and replied "Denman" the regular reply was that I lived in "the sticks" or I was a "hillbilly". These days when I'm asked where I live and I answer "Denman" the replies I now get are "Oh you are so lucky" or "It's so beautiful there, you must be well off to afford to live there". Denman had 2 affordable housing project on the go. One of the projects, "Pepper Lane Seniors Affordable Housing" is a grass root project, lots of fund raising with small 8 unit footprint. Progress has been PAINFULLY SLOW. WHY, bureaucratic regulations. But despite this, it is steadily moving forward. The second affordable housing project called Denman Green, is now dead. The group behind this project had a grand vision for 20 units (\$8,500,000 budget). They received \$95,000 seed money from BC Housing and another \$21,000 from local CVRD (Denman Works) money. They spent nealy all this money with nothing to show for as the land doners agreement expired on Dec. 31/20 and wasn't willing to renew the toner agreement for what ever his reason. This project had very mixed community support. A lot of Islanders like myself did not support it because it was not a grass roots project. It would be worth your time to read the letters for and against this project. It's under "Denman Housing Association Application" (It may be pulled soon as they resinded their application). Allowing a small second dwelling (20'x30' or 600 sq. ft.)on 5 acres or more, conditional to rent control would be quite acceptable but one has to be fairly well off to build, install septic, water and power to make this happen. Group affordable housing projects on the islands should have a cap at 10. Groups of housing over 10, I strongly believe starts to create difficulties. All gulf islands have water shortage issues, septic system issues, house hold waste issues. In a rural setting like Denman, a 20 affordable house cluster can also potentially have social issues that can be minamized by keeping the number of houses down to 10. Affordable housing I understand is one of the most challenging issues for the gulf islands but I strongly believe It should be "Grass Roots Driven" and not driven or controlled by off Island government agencies. Several small groups of affordable housing rather than 1 or 2 larger groups. Water issues absalutly need to be resolved before ANY Island Trust Reading take place.
The approaches outlined seem eminently sensible, though I think a stronger position against Short Term Vacation Rentals is needed. I agree with the person who said "Low impact rural solutions to

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affordable housing like land sharing, co-op housing, tiny home villages, and retirement communities can be accomplished. Creative and ecological small-footprint solutions are out there and can be obtained when there is a will." I also share the concern expressed by another re the carrying capacity of the islands. There are limits to growth that need to be recognized, and the concept of 50% for nature is an important guideline for ecological sustainability. Within that, however, the islands will be able to comfortably provide homes for more people if excessive, unsustainable life-style choices such as huge houses, large lawns and wasteful use of water resources are banned.
Yep. But how do we include wealthy retirees and those who cannot afford expensive homes or rentals? Need specific action steps, especially for smaller islands. Older people need those who are working to care for them, maintain homes, work in local businesses, etc.
I fully support strong restrictions on short term rental accommodation. What has long been missing is consistent policies that include Islands Trust Municipal members regarding MAXIMUM total square footage and property coverage. There are obscene examples throughout the IT. Parking requirements should also be scaled back to discourage prioritizing space for vehicles and to encourage small residential spaces.
1. If not already permitted, expand the number of habitable structures permitted on lots. They could be sleeping cabins, cottages, or other structures that require a principal residence first. 2. Increase promotion of rainwater harvesting, non-potable domestic use, composting toilets, and greywater reuse systems to increase individual building resiliency and efficiency. Make it easier to incorporate these systems into new home building, or even provide grants/rebates to do so. 3. Within a zoning definition (e.g. residential) consider expanding the permitted uses (e.g. camping) to be more flexible around uses. Include conditions of the new use so that it is acceptable from a public health lens.
Absolutely crucial. Increased density for clusters, small houses in accessible places. Maximum house size - and stop the fake "just a studio" to sneak in more visitors. One mega-house per 10 acres does more damage in sprawl and conversion of wild spaces. Bring in the empty home tax, ban foreign ownership, whatever it takes to stop rising prices for places that sit empty or are being used as revenue generators. Housing stock should be for year round homes first and foremost, Long-term summer users second and not speculation. It's going to get worse if you don't act Many young people are coming back to work and live here. The high % of seniors need them to take on trades and services. They want the balance of work/outdoor lifestyle. Most can't afford to unless they have family to share housing. We end up with dynasties succeeding. Very hard to find housing for the young people working at the coop, the preschool, construction, home support. Who will do these things if you have to have a house before looking for work?
Again, this will require bold leadership. Of course density near services is ideal. But, what is the ideal limit of population given all the factors: water limitations, biodiversity (vegetative coverage), rising sea levels, transportation and food security? Islands are mini-bioregions with their own food and water sheds. I worked for the founder of the bioregional concept, Peter Berg. He wrote in 1973 "a distinct area with coherent and interconnected plant and animal communities, and natural systems, often defined by a watershed. A bioregion is a whole "life-place" with unique requirements for human inhabitation so that it will not be disrupted and injured".
There is much that the Trust "could" do. Wasting time on STVRs is not productive. The obstacles to affordability include rising land costs, rising materials costs, rising labour costs, and, perhaps most daunting, the opposition to any greater density. Added to this is the Trust's insistence on studies at the proponent's expense, both in terms of time as well as money that's required to be spent on

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information that is never required for private developers and would not, in the normal course of things, be expected until building permits are applied for. Opponents of Affordable housing projects on Galiano have used delaying tactics based on the Trust's willingness to demand work and funds from the proponents. These tactics have been very successful in the past, and have costs proponents hundreds of thousands of dollars and decades of frustration, not to mention the staff costs borne by tax payers in order to assuage the concerns of people who are opposed to any density. The mandate of the Islands Trust, as interpreted by LTCs, is in direct conflict with the greater density that will make affordability possible. The Islands Trust has successfully preserved and protected the Gulf Islands for almost 50 years. And the beneficiaries are rich white people. Unintended consequences, perhaps, but these are the consequences none the less. It's not 1974 any more. It's time to move into the 21st century and face the realities of a post-pandemic world.
I totally support everything mentioned on page 13, and think that encouraging micro housing with composting toilets and green energy services would be a very good thing--both for communities as a whole as well as for homeowners who might upgrade and offer rental units.
Cluster housing needs to be looked at. Unfortunately with talk of preserving big tracts of land and making lots ten acres does not help with affordable housing.
Better regulations so alternative housing options become options, such as small homes with composting toilets and water catchment systems. The construction cartels won't like it but they shouldn't be the ones making the rules.
Regarding data monitoring, Move from a "watchful eye" to monitoring and adaptation of management of land use to be able to cope with the rapidly changes associated with CC. Tone to benign, the concept is good, but the tone and active management needs to be front and centre, no more grey areas to be exploited.
I generally like the directions outlined, however their applicability to smaller communities is less relevant. Rules around Temporary Housing (such as Trailers) are making it (financially) difficult for people who purchase bare lots, to slowly begin their 'home' building projects. Enforcement could be left to the community level governing body.
Housing does not need to be located near services. Islanders want to live in a rural community, not an urban centre. Support transportation options to benefit all residents and take the pressure off our already dense neighbourhoods to grow. Incentivize slightly increased density - cottages increase secure housing stock AND provide income for landowners. Why is there no maximum house size in the zoning? And for goodness sake make trailers and tiny homes legal. Green light the affordable housing projects that are coming through. Allow stratas.
Our population is still growing, this means there would be a definite need for more housing in the future. My idea is to highly encourage community housing where residents would share amenities such as kitchen, bathrooms and community hall while they still have their compact, sustainable and efficient dwellings. In addition, there would be a need for a strata like organization (perhaps the Trust can manage that) to manage these community while they are still juvenile, so the necessary guideline for living peacefully, eco-friendly and sustainably can be provide to young communities. As there is shortage of land in the area and penetrating further into natural land and convert them to residential land might not be possible, it is better to invite current land owners to establish micro communities. In addition, by providing free education on how to live as a sustainable, peaceful community, tax relives and other assistances encourage land owners on this project.

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I live on Galiano, it is next to impossible for younger folks to be able to live here and as a result we do not have a sustainable community...we don't have enough people able to live and work here to provide the service needed. We cannot just be a community of retired homeowners.
See answer to 1
The focus on directing development to villages is off base for our islands. Not realistic. This smart growth principle doesn't work on the islands because it intensifies localized impacts - too much draw on one part of an aquifer. (Let other agencies with the authority manage transportation impacts - don't try to be everything). - Large affordable housing developments are not practical as the only affordable housing strategy (servicing too uncertain; zoning process too controversial). - Multi-family, purpose built affordable housing should be supported, but recognize that it will always be very difficult to achieve politically (rural sense of place), and difficult to service (water). And - the funding models of BC Housing, CMHC, etc...require higher densities than islands can accommodate (physically and politically). Don't put all our eggs in this basket, it will not yield impactful results. - Accessory dwelling units offer the best opportunity to enable affordable housing: They often already exist, they can be clustered and combined in other buildings (reduced footprints), they can be built by individuals and don't rely on rezoning or big development. - Be strategic: Use your few tools (Zoning/DPAs) well by enabling flexibility for home owners to provide housing for their own family and community members (be permissive of cottages, suites, apartments over garages) while enforcing zoning that prohibits STVRs and protecting land in exchange for the permissiveness. - Control impacts with DPAs; achieve ecosystem protection with density bonus bylaws that require covenants against vegetation removal outside of the building footprints/home plate. - Be more sophisticated about understanding the market context and impacts of regulatory restrictions: a) people don't want to be landlords and will choose not to if they can afford to. b) People who need the mortgage helper will choose to be landlords; but they do not have the means to exceed building code requirements for green buildings. (Therefore, don't try to squeeze low carbon development or even rain water catchment out of the folks just scraping by. The climate agenda needs to have a floor area component or some way of targeting the mansions, while giving the less wealthy the opportunity to provide housing for others). c) Land is too expensive for median income earners to purchase without existing real estate to trade. Therefore, land sharing is an economic reality that should be encouraged using tools like the strata property act (building stratas enable land sharing because two families can each get a mortgage for one piece of land). Don't let LTCs zone against this.
The I.T.'s restrictive land use criteria should be relaxed to allow smaller new subdivisions, basement suites and selective more densified housing.
Usually affordable housing projects, lead to higher density, and increasing population. Careful zoning of private land, is a better option for conservation.
There needs to be more discussion on this issue. How is it possible to provide more rental property and affordable housing while still preserving and protecting the fragile and disappearing ecosystem on the islands. All options need to be explored in a collaborative way.
- future development needs to be SMART, compact communities with rainwater and solar /geothermal harvesting incorporated in their design. Also an encouragement for mass timber construction. Clarify and expand the ability for amenity density bonusing within a parcel and across more than one parcel involving more than one landowner.

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A property for alternative housing it will get rid of the people in the park and give them a chance to be a part of this community in a good way instead of a bad way. I really think this would solve the elitist vs homeless battle this community is facing. We need to teach love, compassion, yoga, chanting, meditation, communally work with one another instead of against one another. It is a definite solution to people drinking in the park because they will go back to the alternative living property to drink. The stores could run a beer delivery and it would help keep people out of the society's eyes and give these ultimately low income people a place to focus on themselves. We could run a detox part of property, a sober part of property and a wet part of property to keep the high drunks together. The trying to straighten out but still using into another and the straight and sober in the last part and as a community living alternatively together could help the people in the homeless crisis. We could build a workshop, a art studio, a music area where the one who play music can play anytime of day because it's far enough away from neighbours or inside even it would create a safe space where our local homeless artist could create art and keep it dry and safe. Throw art shows to attract love from the people who used to hate us. Create a workshop where we can build furniture and birdhouses to attract positive wildlife energies into the property. Lots of the homeless here have lots of creativity but never get to share it because there is no safety for them. By opening a community alternative housing it could fix the biggest problem Salt Spring has the parkies and a location to allow for such things a property without codes for the low income to gather and create their own part of this community. Fines don't work when a homeless person wants to get off the street they can't get a license to get a job without paying the fine but also can't pay the fine without a job and can't get a job without a vehicle so it stops the human dealing with homelessness from being able to get away from the problem which forces him to stay homeless by arresting and charging people it only keeps them stuck on island to live out the long court process and not be able to leave and get their lives together elsewhere because they have court 2 months later and if they miss it it's another charge and another night in jail which most of us don't deserve. Sure people who smash windows and people who beat up business owners may deserve jail but the one drinking because they have been pushed by society to the point of homelessness with no love or compassion from the locals just creates even more hate between us and the elitists which does not solve anything. I've been homeless in this community 15 years because people won't give me the chance to upgrade my life yet I feel called to be here because I feel I could help fix this island and make it peaceful, loving and happy just like it was when I first got here.

They sound good for village areas but not all islands are fully connected by road, so while the comments are generally fine for the islands with village centres, ferries and roads, affordability and the islands' capacity to support the existing zoning across each island needs to be respected as much as the rural zoning on our island is not built out, but people still lobby for smaller lot sizes claiming this will increase affordability. Smaller lot sizes will not increase affordability and the prices for the smaller lots will not decrease prices substantially. These concessions put pressure on other lots to have similar size smaller subdivisions possible. What is sustainable is what the island will support in terms of potable water and septic fields. The affordable housing suggestions are looking mainly at village centres but not everyone is in a village centre. Lot sizes and zoning need to be respected and not relaxed for developers. Gambier's original second dwelling was to allow for a guest or sleeping cabin for extended family but lobbyists seem to have contorted that into a 2nd full dwelling and this is counterproductive to the zoning that was put in for extended families and guests. Areas on the islands that do not have power mean that they are off grid and using solar power and heating with wood - there are no alternatives. I suggest limiting the size of dwellings, that secondary dwelling be only guest and sleeping cabins - not another house, and that strata lots not be subdivided at all.

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A strong community is made up of all kinds of people from all kinds of walks of life. That thrown in with a necessary stewardship of the island way of thinking makes for a completely balance support system. Eg. We should build smaller homes with small eco footprints anyway. In turn, these kinds of affordable homes will be options for our younger people looking to establish themselves on the island. Trades and construction services are lacking on the island because of housing prices and lack of houses for sale. Rentals are few between. Whether these homes are built close to support outlets isnt as important as having them built in and around our larger homes. That way no locational stigma is attached to them. Many islands have a reasonable Public Transportation system in place, and giving a ride precovid, was the way many islanders use to get around., other than biking. Locating more affordable housing nearer to our centurms would ensure easier access to supports again, these homes should never bear the dangerous stigma of being build “apart” from the rest of the homes on the islands. These small footprints should be the way of the future!
I fear policies that encourage re-zoning and development patterns to promote 'affordable' housing will continue to aggravate social inequity on the islands. Those who can afford second homes, will continue to dominate the market, while those living and working on the islands will be forced into denser, smaller housing clusters in the name of 'affordability.' I would like to see policy that disincentives wealthy second/summer home owners, and aids year-round residents who live and work in the community in buying and owning existing properties. This, along with grants to aid lower income year-round residents in improving existing living conditions. Despite misdirected policies, Vancouver and other BC cities have shown that affordable housing is in EXISTING housing, not new development. Making it available to working locals requires addressing ACCESS to existing housing, not creating more housing.
Much more can be done. The new idea in Victoria where the un-homed issue is greater, there is talk of converting metal shipping containers into affordable housing units. Other than the interiors they are indestructible. (Unlike a wooden structure hotel like.
Yes, affordable housing is important. Having said this, it must be paid for from funding, not the local tax-payers. You could also allow acreages of perhaps 5 acres or more, to have a second dwelling. Many farmers need help, affordable help, which is best done with an exchange for housing. Persons living on SS do not want to work for a farmers wage.
the Policy directions for Affordable Housing seem to address the need for zoning changes that will allow eco-village communities. These need to become visible and accepted as a way of living and being in community that reflects ecosystem principles. Coupled with forest management parameters that would also be implemented in all development projects - hand in glove with eco-system management and top considerations towards sustained forest communities and water preservation.
I think that the majority of topics are well addressed, including the energy-efficiency. I am concerned about short-term vacation rentals and am glad there is a plan to look into it. It seems to drive housing prices higher and reduces rental openings.
Agree with the current policy directions
The call for Affordable Housing on the Islands is a symptom of the Trusts original failings to stop urbanization and rural sprawl . Further development of any kind has to be curtailed. Bowing to the pressure of special interest groups, including Chamber of Commerce, seeking cheap labour for their businesses, is ethically questionable. Compared to the desperate need for Affordable Housing in BC's

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urban centres the need on the islands is statistically insignificant. To push for urban style housing in a rural groundwater dependent area amounts to a willful environmental destruction and is counter intuitive to how we live on the islands.	
It's ok but you also have to acknowledge that not everyone can live where they want at the price that they either want or can afford to pay.	
So-called "wealthy retirees" are the source of much employment opportunities on these islands, so you should not disparage them. It's an ageist comment at best. Many island businesses have started because of the needs of that demographic. I'm against vacation rentals because of the problems caused by a week-long party showing up beside someone's home, week after week.	
The first step in Affordable Housing is to create some affordable land. The heavy load of bureaucracy adds a significant expense to the price of housing.	
Discourage subdivisions, density swap, developers coming to the islands buying large parcels and subdividing them. We don't need more expensive homes that stand empty much of the time. Make it mandatory to provide small lowcost lots when developing large expensive lots.	
As above, a participant's personal opinions have no place in report . A report should not include details that may be biased.	
Do not allow high density housing to replace mature Coastal Douglas Fir Ecosystem! Use existing development to increase in density. Preservation and Protection of Coastal Douglas fir ecosystem and especially Old Growth trees. Do not allow parking and septic to replace the rare and at risk species in the Trust region!	
see above	
A worthy cause to take up on behalf of residents and those who would like to become residents. Totally within your mandate and expertise.... become the champions of this and make it happen!	
The Trust can not build housing nor have jurisdiction over building codes and permits. All trustees can do is respond to an application through policies and protection of the environment and character. No one is going to build themselves out of the affordable housing crisis. Quit pretending you have answers that you don't have.	
Again, great in principle, but in practice I worry that the Trust will put so many onerous requirements on builders of aff housing that only the largest developers with deepest pockets or the most grants will succeed. If the Building Code is a problem, then join forces with UBCM to change it! Get political with the ministry responsible. I love the idea of rainwater catchment and composting toilets becoming mainstream, but I WOULD NEVER go get permits for it, EVER, as the bureaucracy and costs would kill me. We need a "customer-focussed" approach to service delivery especially with affordable housing. We want to use island timber but it isn't certified, HELP get it stamped. Etc. Facilitative not obstructive.	
Islands Trust needs to review LUB with a view of enabling low cost pioneering by young people with less means. This means relaxing trailer and structure bylaws so that people without millions of dollars to develop right away, can become viable stewards of the land. A simple approach would be to relax those bylaws while increasing requirements to screen from view to maintain aesthetics. Use of structures such as sea cans that have been aesthetically improved should also be encouraged.	
Not a fan of enabling short term vacation rentals using private homes in any way - . If they are allowed, fees necessary to recoup community costs (including such things as addressing increased water use, etc.).	
It's time for drastic action based on the multiple reports already commissioned by/ for the IT. Please no more studies.	

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More affordable housing projects with higher density in town to reduce rural sprawl and decrease dependence on fossil fuels for transportation.
The trust needs to work with the provincial government to restore legal protections for landlords. Small landlords are no longer renting as it's too risky. We need apartment buildings and mixed commercial-residential buildings in town. We need condos. Tiny home communities are just cute trailer parks. Follow Tofino's example: allow vacation rentals provided someone lives full time on the property. Get provincial help to provide resources for the transient homeless community. Permit cottage and suite rentals.
Property identified on Rainbow Road near the schools should be developed to high density for housing units for the under employed and working poor
Enable more purpose-built rental housing that is affordable for people with low to moderate incomes; make STVR's illegal without a permit and enforce this decision.
affordable housing is important for every socio-economic group...people with decent we who are aging need to have our services here jobs (like teachers nurses, tradesmen and the like) must be able to live here on Salt Spring...include food security (local as much as possible) in the policy directions
This is a wishy washy approach that is short on identifying tools to increase a diversity of housing options and the regulations that will support them. It puts way too much burden on new projects to be energy efficient, etc. without requiring the same of all new builds. Stop with the case by case evaluations of environmental impacts and implement policies that will require everyone in the community to share the burden.
An insightful local friend observed that Salt Spring is heading toward becoming the West Coast Nantucket. Yikes. It will take pretty concerted efforts to avoid that.
Provide finance and policy to encourage co-op housing, rental and owned.
Allow areas such as R6a, where I live, to build a long term rental cabin on property as long as agreed to not be used as a short term rental. Arrange a special application
I completely agree that affordable housing is a priority, in order to encourage all types of people to be able to live and work on the islands. Work with Forest Lot owners in a reasonable manner. They have the largest swaths of property available on Galiano Island and could be part of the solution. Collaborate with local mills to use timber from Forest Lots to build tiny house villages along the major roads that can be serviced by co-op transit.
We need to have housing for our next generation. Yes Vancouver is becoming a New York. How can we create something different on our island where our young adults can graduate to a home. Coop housing worked for me when I was young. We can't let our island become an exclusive enclave for retirees. Even though I am one we have had our land for over 20 years and had our dream to retire here. We worked hard to get here. And we have. I want to be part of the solution not the problem. This is all contingent on creating/investing in the technology to support green growth. Our community needs young and old and everything in between.
STVRs need to be entirely excluded from the Island Trust area. "Aspiring to keep a watchful eye" isn't good enough. If the zoom boom continues, there may not be space for all who want to be here.
More housing flexibility incentives for increase densities in single family homes must have diversity in housing stock
pls guide against the creeping increase in density- i.e. restrict rezoning to density TRANSFER
I couldn't disagree more. "Can Salt Spring be home to all who want to live here and still remain rural?" Driftwood, Jan. 27th, 2021. The answer is absolutely not.

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I don't agree with affordable housing initiatives. Pretty much all affordable housing initiatives will need to include higher densities. We shouldn't be doing that. If we are going to limit the total number of houses on Gabriola, housing is going to get expensive. So be it. People need to get their heads around that. Sure there are problems with that, but the solutions will require a continual relaxation of densities. In order to deal with affordable housing, you will need to sell out the environment and it will be one step at a time... until we have 30,000 people living here. And even then, we will need to start looking at 35,000 people. It will be never ending. So, No. We don't need affordable/staff housing. Maybe not having staff housing for the restaurants will help keep housing prices down. Rich people want their amenities.
Only affordable housing when densities are already exist on the land. Allow larger houses to be divided and renovated for housing. No new densities should be created for affordable housing.
We need tiny home villages.
If poilicy for affordable housing is incleded in the maddate it must be clear it is an eco-frienly basis. How may people are sustaible. Condiering water demands and waste produced.
This sounds good. Perhaps appropriate locations could have relaxed zoning to allow for higher density (ie the north end).
I think all of the policy directions that are outlined have merit. However, I hope we will be able to encourage and assist people in their need for affordable housing, rather than moving toward more bureaucracy and greater enforcement. We should strive for more grace and less legalism. I think this is especially needful in the way we deal with tiny homes and mobile homes that don't meet the current rules and guidelines.
Affordable housing is not your responsibility. Deal with things within your responsibility and leave the housing to those that have that responsibility. You are not and should not act like a charity,
Any approach to affordable housing must be balanced, which does not exist now. The current approach is not sustainable. Adding densities, destroying sensitive ecosystems is not the mandate of the IT. Research will show how water will be an issue in the near future and continue to do so. Rainwater collection is not a panacea. Humans do not have the right to continuously displace animal habitat. Some affordable housing is needed but the approach must be measured and balanced with the needs of the forest and nature. The current approach is not sustainable.
Yes. Definitely needed and should be supported. Trust often a big bottleneck - too much regulation and too long decision making.
I agree with most of the principles on page 13. I would like to see the Trust support secondary suites, tiny homes, and other smaller dwellings as fully legal year-round. While increasing the stock of residential housing, I believe it's important to continue to allow some vacation housing as tourism feeds the island's economic health.
In the sixties and seventies land on the islands was cheap because it was in the boonies and not particularly in demand. Housing was inexpensive thru forces of supply and demand . Today those who want cheap land they need to move out to the the boonies where there is little demand and prices are low . Society should not give individuals a free ride to live In One of the most desirable places in our province . Conversely those who live in an expensive area can expect to pay dearly for help . \$35 / hour for labor goes a long way to pay for housing . But you have to work

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I have no sympathy for those who want to work minimally or not at all and expect cheap housing in a highly desirable area .
Please be careful with language here. It is important to protect the environment and all new affordable housing development will impact the environment. Choose either to support affordable housing in existing buildings or provide guidance regarding what level of destruction is acceptable. Outline 'no go' limits for affordable housing so that it's clear which circumstances are appropriate and the NIMBY voices that use the environment as the excuse to shut down affordable housing can be addressed.
agreed, affordable housing is a HUGE need on the island however it MUST be done responsibly which means without compromising the rights of home owners that have been living in an area for years. I refer mostly to water shortage. There should be a mandate that insists on water catchment for new dwellings. The ground water on Gabriola is a finite source and we must find ways to procure water from other avenues.
As the owner of a property with a house and cottage that the 5th generation is now enjoying I get tired of owners of rentals being held responsible for the lack of housing. For years we did winter rentals of our cottage, during the summer, friends and family used it as well as up to 8 weeks of rentals. Some seem to feel we should rent out our cottage year round. Then we would not have the use of it at all. Not going to happen. The rent we receive covers the property taxes, it is not a profitable enterprise. Why have we stopped doing winter rentals? The last tenant was the last straw. We have had thefts, broken windows, domestic violence, growing weed, (long before it was legal to have a few plants), we have had garbage let behind, garish paint jobs that take time and money to clean up. The last tenant was operating a business (not allowed in agreement) on our property Now that we no longer use the cottage as a winter rental family are able to visit year round. The house is very small and there is no room for overnight quests. With 6 grandchildren and one great grandchild we need the room. We do have one rental on another property, we have had tenants in it since 1992. The rent we charge just covers our costs. We have zero incentive to build another (allowed under current zoning) on the property as the cost of building is so high and we cannot put a mobile home on the lot. It would be an idea location for another rental, a short walk from the ferry, post office and shopping As the owner of 11 acres that could be subdivided into 5 lots, it is frustrating that if we want to build more rental places, we have to go through the incredibly expensive and long process of subdividing. And our waterfront property is not allowed to be subdivided into three waterfront lots, because of a unreasonable ratio of lot width to length, even though all the properties around us do not meet this requirement, heck most are less than 2 acres. Oh and no pan handle lots either. No wonder only the wealthy can afford to buy waterfront. Thank goodness we inherited it.
Affordable housing has become an issue for us since my husband sustained a devastating a few years ago. We can't stay at our cottage for more than a week without the help of his rehab assistant to maintain his limited mobility. She needs her own place to stay on our property and a trailer is an affordable option. I've heard that the trust won't allow it. I understand rules are necessary but I think maybe they are a bit rigid.
no increased housing density for any reason
The Islands are already affordable compared to any other areas on Vancouver Island or the Vancouver mainland area. 750,000. will buy one a 30'lot with a run down 1930's house in Victoria. Acreage here with house. It is

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possible to get a house and half acre for 350,000.00or less. No where else in the south or mid island area is so affordable. NO MORE DENSITIES!
The Islands Trust should not be so focussed advocating for affordable housing/new housing developments. This is the responsibility of BC Housing. The Islands Trust should collaborate with BC Housing and other government agencies that have actual responsibility for housing. The Islands Trust should focus on its existing "responsibility for leading the preservation and protection of the Trust Area." The best use of resources could be to focus on creating an inventory of the hundreds of illegal and unreported dwellings/shacks/sheds (including people who live permanently in travel trailers and other RVs), and on enforcing existing laws around them.
With proper investigation, most properties would sustain a cottage as second dwelling. The current Denman bylaws need to expand the availability of properties that can sustain a secondary dwelling. Also, this should be a permanent solution, not the current TUP. Who would spend the money to build a small structure for only a 6 year return?
The islands have relatively more low income jobs than other areas and if we want people to do those jobs we need to supply affordable and livable housing options. Too many people here live in sub standard houses that in other areas would be deemed uninhabitable and renters live in constant fear of loosing their homes.
We cannot be enforcing bylaws that affect the housing stock that is available on the islands currently. We are currently facing serious shortages of housing availability due to market increases and vacation rentals.
affordable housing ,safe, energy efficient
5) The Gulf Islands have both residential and recreational properties and a wide range of socioeconomic owners; building guidelines should accommodate for these disparities. Can a person live in a trailer or tiny home or bunkie with gray water feeding a garden? Can owners utilize an outhouse while planning and preparing to build a home? We have many owners on Sidney Island that bought with the notion of eventually building but are not willing or able to immediately start building, yet want to enjoy their island property during parts of the year while getting a sense of the island. Other owners want to live in their modest accommodations and slowly build their home but cannot do it within restrictive timelines to build without incurring fines. Islands Trust seems to encourage large single family dwellings built within a two year period. Reality is that we need to allow and encourage creative ways to live with the smallest impact to the environment and be conscious that it is the safety and protection of the island and its people that should be the guiding principle. 6) Rainwater collection and gray water utilization should be encouraged on every property. 7) Forest windfalls on crown or common property should be available to be harvested by any islander; this clears fire debris and utilizes the carbon the will be released
We are strong advocates for affordable housing, especially in environmentally sound, green, and relatively dense developments. All affordable housing, though, is not equal. Islands Trust should continue to enforce bylaws regulating unsafe, inadequate and environmentally destructive housing. The 2019 What We Heard report makes it clear that islanders value our connection to nature and support the mandate to preserve and protect. Affordable housing, we acknowledge, is a human rights issue, but the question is whether or not it should fall on the islands to provide it. Given the fragile ecosystems present, it makes far more sense to build these developments on Vancouver Island, rather than exceed the carrying capacity of the Gulf islands. We should all be housed, but we don't necessarily get to choose WHERE we are housed (within reason).

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Fine

We need affordable housing solutions that do not assume that everyone wants (or is entitled to) absolute privacy and a large home for a middle class nuclear family unit. Denman is a place filled with people making all kinds of creative arrangements to create beautiful, messy and interconnected lives and we need our housing policy that reflects that reality. I want to see policy that supports the creation of tiny homes with rainwater catchment, mulch basins for grey water and composting toilets- this is the future we need, not officially stamped septic systems, evicting people with families trying to get by and all those in these ad-hoc arrangements living in constant fear of a bylaw enforcement officer arriving to tell them they need to leave. O.U.R. eco village is a great example of the approach I'd like to see, utilizing natural building, small structures, interconnection and interdependence, grey water used for irrigation of perennial food systems etc. The suburban sprawl of rich people living in giant houses getting older and older while the staff people who care for them become more and more pushed out will not set us up to be a resilient community in the face of increased climate catastrophe. We need a diversity of people (with respect to age, but also all other demographics) and we can foster that kind of diversity by allowing people to be creative and experimental with their housing.

Say. The. Words:

DENSITY!

MULTIFAMILY HOUSING!

TOWNHOMES!

APARTMENTS!

DEVELOPMENT INCENTIVES!

There is no way we can meet the housing needs of our workforce, families and young adults without more housing diversity and density. The land use economics simply do not work without more density.

Greater density in and around island villages and reduced development in wild places is also the best Climate Action available to the Trust. So this is the ultimate win-win.

Stop dancing around the words or hoping we can keep white privilege norms without causing harm.

Don't hide behind a classist version of environmentalism.

I support these policy directions. They just always be informed that islands are finite land masses and have a finite carrying capacity.

Affordable housing will continue to be in demand, Islands Trust should create incentives for homeowners to build affordable housing on developed sites.

Mature ecosystems and old growth trees with continuous canopy should not be destroyed to create new densities.

Islands trust recently sanctioned the destruction of a significant amount of mature CDF forest with old growth trees for "affordable" middle income housing. The chair of the islands trustees publicly, arrogantly, dismissed the importance and rarity of the ecosystem and continued to publicly display jocular familiarity with the developers.

High density urban housing should not replace endangered mature ecosystems and old growth trees.

Trustees should be made aware of the ecosystem and the local community experience with logging companies and developers.

Trustees that exhibit open contempt for conservation should be held to account. Have some respect for the community and the environment.

Regarding the policy directions we've outlined on Affordable Housing, please share your ideas. Please review p.13 of the report before answering.
The comments provided address many of the concerns. It is unfortunate that the designation of the Gulf Islands as a trust area, was not done with any proper foresight. The OCP for the town of Jasper has some interesting points with respect to affordable housing for its workforce. The OCP for Salt Spring is very poorly written, using words, such as could, would, should in an inconsistent manner.
No gated developments should be allowed (as is happening on Gabriola.) A certain percentage of new development (30-40%) should be affordable housing.
Set ambitious targets for new units coming online and both provide and require flexibility with developments that support this goal. Please conduct exit interviews with developers who have added units in the Trust Area; where were the points of friction ? Can we remove any or improve processes
Please bring in by-laws restricting house sizes %age of lot size and limit size of clearing the land too. Make big luxury homes impossible to build. Maybe establish residency laws or tax the hell out of foreign ownership, make it undesirable. Those buying new must agree to spend 9 months of the year on island? To avoid big housing developments on larger as yet undeveloped lots, when possible (feasible re ratio of developed vs undeveloped land), offer a trade: We have this empty un-treed lot of a similar size take this instead of a treed lot? Allow new houses being built on smaller lots to include one-room suites of no more than 500-700 sq ft to be added to a house. This could house seniors allowing them to age in place, or accommodate the growing number of single adults (divorcees and those simply not interested in marriage). Perhaps allow existing houses to subdivide/create where possible a suite of 1000 if it is a big house for the same reasons but for couples or single parents. Don't allow any more subdivisions of large tracts of land. If a big parcel of land comes up for sale—BUY or restrict land usage and reimburse the seller if the new land usage devalues the land. Whatever, if it is already logged and the island doesn't need more wooded areas, use it for a number of low cost housing/tiny homes that are individually owned and have a tiny kitchen and shower, but also own a share in a common space with a bath or two and a larger kitchen and craft room, for example. Use taxpayers \$\$ this way rather than subsidising electric car owners ...
Denser populations closer to services, to support more sustainable and environmentally friendly services. In the rural indigenous nations of the Kuna Yala in Panama, the densely inhabit one island while leaving 5 more to be uninhabited. This pattern is spread across over 350 small fragile islands. This framework needs to be reviewed. Everyone living on 5 acre plus parcels across a large island promotes a rural version of urban sprawl. The overall impact is much greater than twice the population living in a smaller footprint.
1. Lack of 'affordable housing' is epidemic in the Lower Mainland and southern Vancouver Island. Its not the responsibility of Islands Trust to abandon preserve and protect to solve this. 2. Do not 'require' the use of any rezoning tools... make them available for use on any island that so chooses.
Broaden criteria for affordable housing so not limited to specific groups such as seniors. Allow a mixture of market and below market housing in multi-dwelling proposals. Limit lot coverage by buildings. Rethinking of the limit on new lots of 5 h may be necessary to control the inflation of new housing cost which tends to be in sync with the cost of the land. But must also balance uncontrolled small lot proliferation. Reassess existing illegal secondary suites to see whether some could be made to conform likely requiring rethinking of minimum lot size.
I disagree with the part of the policy statement of housing needing to be "located close to island services". Unless you are SSI this should not be included as a statement which is deemed to support rural character and work. Why would we have any desire to be in or create a mini-suburb? One

Regarding the policy directions we've outlined on Affordable Housing, please share your ideas. Please review p.13 of the report before answering.
positive step would be to encourage all IT islands to allow secondary dwellings on all properties over 1 hectare. This should not be a permit situation with all the vagaries and cost. Regulations regarding setbacks, water, reasonable septic (including grey water, composting toilets/outhouses for second dwelling), potable water etc would apply, This would add to the rental stock, encourage younger buyers and still support country life. Definition of dwellings should include tiny houses, buses, home-built cabins.
I totally agree with the need for safe, secure and affordable housing located near Island transportation hubs and services. This will help to support social diversity in our island communities. However, these developments should not increase the overall human population density above that indicated within each island Official Community Plan.
The islands of the Trust are finite land masses but the housing needs are not. Consequently there will never be enough affordable housing. Personally I don't think affordable housing is a wise policy direction for the Trust area. I understand the people wish it to be. But I don't think it serves the Trust and that which the Trust is charged to preserve and protect. That's just my perspective. I know it is not a popular one.
I have less knowledge about housing, but agree that affordable housing is hugely important on the Islands - we need all kinds of people (in all kinds of housing) for the long-term health and sustainability of our communities. Based on knowledge about sustainable land use, I am in full agreement where the Policy Statement talks about concentrating housing density near services and reducing sprawl. I also think this is great from a community perspective. That said, I'm again concerned by oversimplification in this section when talking about how to make decision about where to locate housing from an ecological perspective. Yes, biodiversity is important; however, high biodiversity is not universally indicative of higher ecological value. For example, we might want to protect some ecosystems because of their importance in sustaining fresh water resources to distant ecosystems, or because of keystone species that these ecosystem support, or because an ecosystem is rare or of cultural importance. I think that food security and the quality and location of agricultural land also needs to be taken into consideration when transferring densities, as it too often happens that the best (most productive) agricultural land gets built on. Again, I would like to see an explicit commitment to make density and rezoning decisions in consideration of current expert knowledge, acknowledgement that many values can come into play in these decisions, and some indication of how trade offs in values will be managed in the enactment of the Policy Statement.
I myself fall into the category of not being able to find affordable housing, and finding secure housing is a constant struggle. Tiny homes, and tiny home villages, represent an accessible solution to this problem. I understand that one of the main barriers to building and living in a tiny home are the legalities, or lack thereof, surrounding them. Many places around the world recognize tiny homes and the benefits they bring - both economically and environmentally, and it would be nice if Canada - BC - this area, did too. After all, should we not be trying to promote and encourage living within a smaller footprint? On a more personal note, it completely baffles me that in this day and age - especially in light of what we are doing to the climate and our environment, erecting a monstrosity of a house is not an issue, but tiny homes are.
I've had to move about 14 times in 20 years of living on one of the Gulf Islands. A waste of my life energy. Housing is desperately needed. Limit vacation rentals. Allow only long term housing in outbuildings. Allow composting toilets. Grey water watering.

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A complete load of ■■■ Small houses are yet another fad that needs to go the way of the dinosaur. We do not need to further attract people who are unable to look after themselves.
The report acknowledges the crisis but the notion of using "rezoning tools to facilitate housing that is energy-efficient and located close to island services" makes unfounded assumptions about residents' needs and capacities. Those who desire affordable housing might also want to live more remotely, and may not need to be close to existing services. They might also contribute to ecological diversity rather than degrading it. Allowing more density in ecologically diverse/sensitive areas could facilitate better stewardship through low-impact farming methods that are more labour-intensive but result in less tillage, erosion, and other problems. We are living in a way that is affordable, low-impact, and regenerative to the land, and we live in fear of losing our home because of bylaws that were created to discourage completely different activities but *could* be applied to our situation. What is needed is a set of guidelines that are values-based but DO NOT make blanket assumptions about the needs, goals, desires, talents, and capacities of residents OR the lands we live on. This would allow IT trustees and staff to pay attention to the *specific context* of the land and residents in question. Housing solutions will need to come from communities themselves, and so far, bylaws have discouraged creative, context-based affordable housing creation.
The islands trust shouldn't be meddling in affordable housing
Reading the page makes me hopeful (smaller houses?) Though the key peice that housing initiatives be created / managed by residents is missing, this aspect is critical to successful communities, large outside organizations, no matter the cover, are a destructive force in cooperative communities
I do not think we need more gated communities...did not need the one going threw...allow people to put secondary suites in, if can OK water sources, and septic fields. This could help seniors, and people who need rentals.
Instead of bylaws only allowing rural zoned property owners to add a secondary suite to the main dwelling without going through an onerous rezoning or subdivision process to build a second dwelling, it makes more sense to allow more options on larger properties to increase density. Short term vacation rentals are not the answer. Affordable housing is a factor of supply and demand.
The Islands are not a depot for affordable housing. Affordable housing means densification and densification means deforestation. The Islands must look to unique ways to support those who need housing. Most Canadians pay more than 30% of their income to shelter, and this includes both renters and owners. It is unethical for Islands without resources to move to any form of transitional supportive housing models. It is unethical to add densities and urbanize areas displacing animals and birds, and destroying continuous tracts of Douglas Fir.
Time to stop commissioning pointless studies and start building.
The Trust cartoon advertising "affordable housing" clearly favours clear cut forest high density houses in direct contrast to the preserve and protect mandate. High density houses degrades water aquifers both in volume and the concentration of sewage and chemical effluent. High density housing then would require sewage treatment for the thin sand and gravel glacial till soils. Sewage treatment plants are expensive therefore the idea that little houses packed together can be "affordable" is almost ludicrous. "Affordabe" is a relative term and therefore has no meaning. "Low cost" is what you really mean and there is little to no possibility of extreme density little houses being low cost. The effluent from them combined would be enormous per year and contaminate any aquifer without huge sewage plant costs.

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Any strategy must balance the need for affordable housing against ecosystem protection. If properly managed, these interests need not be entirely opposed, but we MUST develop housing for people who cannot afford to purchase a detached home, especially as the current market is inflating prices. If ensuring this means that there are environmental costs, then care should be taken to minimize them through rules and regulations, and the IT should strongly advocate for changes not under its jurisdiction that are relevant (e.g. for allowing commercial properties to harvest rainwater, which would mitigate against concerns about water supply).
We live with a house that has solar power, about 1/2 our water is from catchment, we use a septic system and have no services whatsoever that come from local governments. I also have no idea what the MMIWG means in terms of what the IT can do in regards to this tragic situation. I don't know what can be done by IT on mostly privately owned land. How does MMIWG fit into the original mandate of the Trust? I would strongly oppose any financial encouragement coming from our property tax \$. See the comment above re: no services!
Sidney Island is included in the North Pender Island building scheme. That scheme prohibits the use of trailers, platform tents, outhouses and habitation bunkies. For new owners (app 35% of the population), this makes it almost impossible to develop their lots over time and in an affordable manner.
The area I am in is currently not allowed trailers or tents. When owners try to build there is a prohibitive cost barrier.
There is nothing of substance in regards to affordable housing, in your policy directions. It is all "motherhood statements" that do nothing to protect the unique realities of housing on the Trust Islands. We need to support varieties of options for housing on the islands - tiny home villages, 2ndary dwellings, blind eye to people living in trailers, buses, yurts, etc. The people living that lightly on the land are doing far less damage to the ecosystem compared to a 2000+ sqft house with 3 bathrooms. The classism is evident and rampant. Yet, the unique character of all the islands are supported by the free-thinking artists and other who live "differently" and have found home on these islands. What are you doing to protect that side of the islands character? Or are the islands only for the rich retirees?
Social engineering is not possible on the Islands that are already nearing the threshold of their ecosystems health. See IT report released February 2020. Namely Mayne Island, Horby Island and Gabriola Island. Housing need must be accommodate within the existing undeveloped densities. If a way cannot be found to do this, then sorry, the Inn is full. Overcrowding any of the Islands would be a failure to achieve the mandate. People who cannot make it on the Islands must find elsewhere to call home.
I encourage the promotion of more environmentally sustainable housing and development patterns, such as reducing maximum house size and promoting development in areas which minimize ecological disturbance and sprawl. Housing affordability and social equity are problems whose roots are principally non-local: taxation policies such as the principal residence deduction, housing demand, education/skills training, innovation & economic growth, etc. Co-ordination with senior levels of government would likely be required to deal effectively with these problems. Longer term, as the 1950's demographic bubble passes and younger immigrants become a larger share of society, any risk that the Island's will be the exclusive preserve of rich retirees should diminish.

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To stay within the needed environmental parameters and to meet the housing needs (of CURRENT residents, not of influx), it seems to be true that housing units must be small and scattered. A large 10- or 12-unit complex is not an ecosystem-based solution and has too large a footprint on any chosen site (clearcutting, water usage, size of septic field, etc.). Since BC Housing does not fund small projects of one, two, or three units, the CRD or other governing bodies must step up to provide funding or to assist with fundraising. Or BC Housing should be lobbied to change its protocols.
Affordable Housing is a misnomer. All housing is affordable to somebody. Attainable residential housing implies that prospective residents have a range of options. Too often, residents of my island state they want the island lifestyle but they cannot afford it, so they demand affordable housing...
I think the affordable housing policy is lacking, lack of affordable housing is a serious issue on gulf islands, the issues it creates are very serious. Its an important factor of a healthy community to have access to safe affordable housing. I think this policy direction could be strengthened and improved.
Short term rentals are used to make ownership affordable for residents on the Islands. I can't speak for the Southern Islands, but here there have been no purpose built rentals constructed ever. Penalizing existing homeowners in a misguided attempt to create affordable rentals would be a mistake.
The material on p 13 is all spot on. The "unique amenity" that is our vibrant, artsy, diverse communities is in peril. Also, people in housing stress are not likely to be able to support climate initiatives. How about hiring a housing planner to bring forward innovative approaches while also educating planners and trustees on what actually works, and what doesn't, and supporting island LTCs in getting their bylaws amended to better support housing. Also maybe look at that empty houses tax. Could it be adapted to suit island realities? Also, how about advocating for Provincial or Federal incentive programs for homeowners building rental suites? And also, it might be worthwhile to look at if and how federal and provincial housing funds are flowing to islands, figure out if something needs to be changed in how those funding programs work, and advocate for that. Insisting that affordable housing be close to services can be a death knell, as often it depends on land being donated, and/or there may not be property close to services that is the right size, not in ALR, not in a DPA, has enough water, etc. This should not be a deal-breaker! Clustered housing encourages carpooling, errand-sharing, and other neighbourly activities that actually lessens the need to jump in your car and go somewhere.
The Trust has maintained a complex and bureaucratic barrier to the creation of affordable housing.
Affordable housing can be created on previously developed lot's. Creating new density and destroying mature forest ecosystems for development is in direct opposition to the "preserve and protect" mandate. Islands Trust should protect Coastal Ecosystems from development.
Policies of inclusion will help to level the playing field. All communities everywhere have to put an end to homelessness.
While I feel that BC needs more affordable housing I don't feel that providing higher density housing is necessarily compatible with the preservation of nature and ecosystems which I think is a higher goal for the Gulf Islands. Unless housing can be developed in a way that has zero impact or a positive impact on the environment (relative to present conditions) I am not in favour of it. There are plenty of other places people can live that have less sensitive ecosystems.
affordable rental housing is needed asap. Talking about this for 3 decades without any fruition is very frustrating
Same as above.

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This question has more information. Increased density in and around the towns. Allowing secondary suites on bus routes and within 15 mins walk of town for sure. Smaller more dense "commons" type housing. And what about Conestoga huts for our homeless? Copper Kettle and Community Services are looking at these - but we need to be allowed to place them somewhere. Tiny homes on both existing lots with houses And tiny homes on bare lots. This last one has got to be a no-brainer. And what about tiny homes? Zoning to allow tiny homes on lots close to town.
I am not in favour of large-scale multi-dwelling affordable housing projects, further densification of the village area and strains on groundwater. We need to find solutions that fit with the character of an island community and not opt for urban style complexes. If you do approve them, they must have rainwater catchment, grey water, solar, and be build with green standards and sustainability in mind.
As I mentioned above, we should have a valued population with essential workers and business minded people, without it our island will just be filled with part time property owners that do not care about any of the full time island population issues, such as supporting the elderly, and maintaining the school and stores and markets and supporting the fire/ ambulance services. It that regard, the baseline workers that live here, live at or near the poverty line and cannot afford the higher rents offered by the limited amount if full time accommodation. The only real solution.is to provide environmentally neutral low cost housing options.
Encourage investments in multi-family homes, the lowest cost and lowest emission places to live. Remove the barriers that prevent building townhouses and apartments.
Affordable Housing is all about global population growth and Canada's immigration policies that continue to pull wealthy and/or skilled foreigners away from their home countries who greatly need their services. I would like to see the Islands Trust make a bold policy statement on the tragedy of our lack of appreciation for our economic and other models that are predicated upon infinite growth on a finite planet.
This is where the No More Business As Usual needs to apply. The sprawling division of islands into parcels with 100% occupancy undermines natural systems and goes against the indigenous understanding of our relationship as part of (we create space for) nature. The interdependency and 'rights to protect' ecological systems and services for all, not just today, but for always.
These ideas sound good, but I'd like to see a limit put on how many houses can be built on a tiny island. If we take down all the trees, nothing will be left in the natural environment, and it turns into a "city" which would be horrible.
There has been a repetitive mantra in the last few years by a small number of vocal people, saying again and again that economic development (read: tourism) is critical for these islands and the survival of their communities. Without this, they will shrivel and die. Young people won't come live here with the vibrant and prosperous life that a tourism economy makes possible. Wait a second... The opportunities for young people SHRINK when tourism is forced on these islands beyond capacity. The housing market is exploding to unprecedented high values, making housing less affordable for young people (and anyone of middle class and lower). These are the workers that make the islands run, yet they have nowhere to live. Tourism does not help this - taking away housing and increasing the cost of existing housing. Affordable housing is needed but needs to be addressed in a systemic way across the province - not

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only in one-off highly debated projects on each island (which I do see as good and needed, nonetheless). It is a drop in the bucket and a bandaid, not a solution.

Housing assessments are out of control and the Trust and province receiving greater taxes from this is certainly not enough of a benefit to warrant the rampant overpricing of real estate in the IT.

The placement of affordable housing lots should not be at the discretion solely of the owner rezoning. Giving the least desirable sections of land away for affordable housing (e.g. dark north facing forest), while reselling the highest value areas (e.g. waterfront) is a cheap way out of giving something up to the community with the highest profit. People with low income deserve a healthy environment as much as anyone else, and taking the throw away scraps from developers and saying thank you is not progress. That is garbage. Rezoning expectations need to be improved to help the equality in lots available for low-income people to buy.

Reduce the population of the islands, it is too high. Do not encourage low income housing this would increase population. Instead Increase minimum property sizes.

see above.

Why can there not be housing above the retail? There is a great demand for living central, residential mixed with retail would create a much more vibrant center core, support the small business, day & nite and with this residential activity many of the problems now encountered at night would be resolved as there would be eyes open at all hours. A vibrant center core would also eliminate the need for transportation for many people who choose to live urban central with amenities close at hand. Clusters of tiny houses on agricultural land could also be established around food production .bcntres.

I think there has to be an acknowledgement that the "Preserve and Protect" mandate is being used by many to preserve the privileges enjoyed by the wealthy and privileged. Housing Societies are being asked to meet a standard that is not required of private developers. Water management plans, ecological impact studies, septic management plans, all of which are then scrutinized and raked over the coals by individuals looking to fail these projects that serve low to moderate households. Housing Societies, run by volunteers, are being tasked with study after study when private developers skate through rezoning processes with far less of a burden. There's an observable double-standard. NIMBY's love the preserve and protect mandate and they use it against projects of value that could serve the greater community good. Unfortunately, LTC's try to micromanage processes that referral agencies are the experts of. I'd like to see LTC's apply the same rigor to private developers.

I quite like the information presented in this section and with the direction of the suggestions. One thing I would suggest is to encourage flexible policies that can allow innovative housing solutions to flourish. Thinking of how many interesting housing solutions that have come about in the last twenty years, and which are often held back due to regulatory frameworks, I think we will continue to see things that we do not anticipate and should try to have policies which can be adaptable to the unknown.

Likewise, the affordable housing policy directions on page 12 look thorough and the Trust will have my support in following through with adopting and enforcing these policies. I'll call out, in particular, policies for more density in core areas combined with reduction or stopping expansion into distant undeveloped lands.

A balance of the truly unique natural amenities, with what Trust Area residents desire for affordable housing, is important. Please always inform the public about the mandate of the Trust, as a preamble to public discussions and events on affordable housing. I'd love to see housing in general (building footprint in relation to lot size, etc.) be discussed more.

Regarding the policy directions we've outlined on Affordable Housing, please share your ideas. Please review p.13 of the report before answering.
The low carbon, compact and connected communities priority on page 12 should be reinforced in the narrative on p. 13. The potential for rezoning to make lasting change is not to be downplayed, but it is not enough given the crises impacting those who are lower income and housing insecure the most in the face of gentrification, the pandemic and the climate emergency. Strategies that will engender speed and effectiveness of sustainable affordable housing solutions in islands with carrying capacity issues might include: let's see more integrative and creative action language in the Policy statement linking a commitment to diverse tools beyond rezoning that achieve CDF protection, fire risk mitigation, water security and food security as it relates to affordable housing solutions, rather than only an emphasis on rezoning.
Again - recognize that current land use regulations are directly responsible for creating the single family single lot approach. Rural character can be better preserved by promoting "village" or more dense developments. Walk to stores and cafes. House a diverse population. The rich should want to live in our villages along side our workforce.
More flexibility on housing types (tiny homes, etc.) to encourage land use for affordable housing. Regulations seem to stringent for no valid reason and need to be changed to align with the current times.
Community transportation does not seem to be addressed sufficiently here. While I agree it likely makes the most sense to focus development close to the ferries, it seems like that being the sole strategy will not work on all islands. Lack of public transportation is a significant issue in making whole islands accessible and open up more housing options.

Question 3

- 300 out of 406 competed (74%) who participated in the survey completed question 3

What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.

In the chart below, the participants provided their answers.

What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.
Go back to the original preserve and protect mandate. No to climate actions (province/ feds already doing it), no to forestry proposals (provincial oversight is adequate)
no time!
Disruptive technology is a mixed blessing. Policy needs to mitigate new possibilities such as Airbnb.
The Island Trust seems intent on dividing people of the islands into different classes by ethnicity. We are all equal and should be treated as such, we all came from somewhere else originally, every one of us. Each person has the same God-given rights and freedoms, first nations, pioneers, white, black, immigrants, homeless. UNDRIP gives all land in BC to 'aboriginals' whether owned, used or passed over, regardless of who actually owns said land. However, the document neglects to define the word 'aboriginal'. How will this be determined?
The report must focus on supporting our small island economy as well: encouraging small business, making zoning/rezoning less arduous and time-consuming and expensive; reducing the burdens of

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bureaucracy and red tape, supporting and approving infrastructure that helps people live and work here, including cell service.
The trust should take a firm line on development and industry on the islands. It needs to enforce existing regulations and bylaws. It can't be all things to all people. People should be aware that moving or living on a gulf island is a privilege, not a right. It comes with a duty to care and want to preserve for future generations the beauty we enjoy. It should be preserved and protected. If people don't like it they should leave the islands.
We need to create a By-Law that would severely punish anyone who buys a property then strips it of trees only to sell it a year or two later. In that same BYlaw a much more severe punishment should be implemented for those who surpass their tree cutting quota for the year. I've watch people take 20 trees down in a day thinking its fine when it is not. SERVE AND PROTECT!
Once again, wish to say thank you. as one who attended the earlier 2019 local session, I appreciate the effort that has been made. As to other advice - perhaps on a few Trust needs that would assist with policy and planning objectives: good mapping (what we have is, in many cases, sadly inadequate); a staff biologist/trust-ecosystem naturalist to guide the environmental stewardship and to oversee all Trust actions from that perspective; regular Trust-supported natural history education programs across the islands to enable and enhance the appropriate planning and care for the oceans, the lands, the freshwater habitats and all the other Trust species. Perhaps if the human element knew more, they'd care and policies could become practice. Thanks again and good luck!
I know there is a desperate need for affordable housing on the islands. I am concerned however that the persons that need it most, and have lived on the islands the longest, will not be housed first. I am speaking of single parent families, seniors and disabled persons. I have seen that there is a strong push for non market housing for people that have almost literally arrived on the last ferry.
The Trust should put the protection and preservation of the environment as it was in the past, the main priority. This goal should be not just words on paper but the Local Trust Committees and the Islands Trust Planning Department Department of the TC should guide their decisions (example: rezoning)and makes this word to become actions in the protection of the habitat and forest of the Islands under the Islands Trust mandate.
Please show you are capable of actioning some of the positive ideas you claim to support. Endless studies are costly, and frustrating when apparently pointless in terms of all talk and no action! Also, could you ameliorate some of the ALC new bylaws, since small farms, and farm incomes, coupled with high rental costs, make it impossible to earn enough to pay enough to house workers off the farm; particularly causing new farms to get stuck not being able to have enough workers to get the farm up and running. Bill 52 and 15 do not work well as a 'One size fits all' ... especially in the trust area where farms are small, and worker housing is in short supply.
The plan and opportunity for public input is very open and very comprehensive. Keeping the residences of the islands informed seems to be working well.
Housing is my main priority here. Allowing for secondary suites on more lots should be considered.
Remember the initial concept to preserve and protect this very special area. Don't let its attraction create the pressure to exploit it.
No more business as usual. Eliminate STVR's, set limits on house size, and find a planner who is creative enough to foster the 'no more business as usual' vision because to time to begin 'Preserving and Protecting' is several years ago. We are in a Climate Emergency! Pay attention to the science and treat this accordingly

What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.
People count, too. The Gulf Islands are gated communities, the ferries instead of guards. The trend to catering to retirees is gentrifying the Islands. NIMBYism is rampant. Engage younger people. Plan to include economic sustainability. Better internet, more affordable commercially zoned land, mixed live work zones, more recreational amenities, better transportation links, etc. would make the Islands more desirable to younger families.
I suggest you name who your Indigenous counterparts are from. Who are they? What nation do they belong from? I also suggest you look on each island for LOCAL Indigenous representation. On Galiano Island we have the Lelum Saraughtanaogh First Nation - we have lived here for a documents 150 years and since time immemorial. To ignore us further and to continue to harass us is wrong.
Not allow zoning variances except for affordable housing.
Recognize that each island is unique. Some islands such as Sidney Island do not have a "complete" community and depend on off-island workers and contractors. Be careful to avoid a blanket one-size-fits-all policy that may have unintended consequences on the smaller "incomplete community" islands.
Preserve the existing forests, take care of the mostly limited water supply and keep to the original preserve and protect principles.
It is important that the carrying capacity of the island with respect to water availability and its security / sustainability, should guide development and density. Future planning should consider water and sewer systems as regards the age and condition of existing systems, and the need to expand them as density increases and/or new housing is developed.
Maybe spend more time working for islanders who actually preserve and protect far more effectively than your policies and bureaucracy. Looks at the islands. They are beautiful and not because of the Trust - or at least anything the Trust has done while I've been here.
Please, please, please stick to your knitting. Try to do a better job of supporting the islands in building living communities where we have all age groups, jobs, schools - not just a utopia for the rich and environmentalists who like to pull up the draw bridge.
Unless we find a way to cap land values we will see a continued erosion of our rural community life and the lose of affordable housing for our more vulnerable community members. We need to find ways to safe guard the rural nature of our community at a time when so many people are leaving the cities without full understanding what has made Denman Unique/Attractive/Safe is the fact that many of us choose to leave behind the values associated with urban culture - \$\$\$, lights, pavement, status.
Could the Trust do more about noise pollution in the Salish Sea and it's affect on marine life?
I would like to see Trust Council focus on protecting the land, fauna and flora as the priority. Please be careful of any bullying vocal minority with self interest coming first.
Intensify and clarify the Trust's mandate to preserve these unique places at the human level - housing, socioeconomic diversity. Spend as much time, energy, thought on the issues as the environmental. Or is the Trust happy to be remembered for creating moated communities for the privileged & wealthy?
Also respect that many islands in your jurisdiction have no services, making the trade-off of government vs services rather lopsided. Also your entire report is motherhood and apple pie, with no "how" any of this should be done. The devil is entirely in those details.
The island is in desperate need of more police services. It really needs to address the mental health and homeless issues it faces. Giving people blankets and a little food does nothing to help either of these.
I think it's important for council to recognize the challenges individuals who live on islands that have no ferry access and are off the grid. If they can meet a reasonable/practical set of requirements that match the goal and objectives of Island Trust they should be allowed to do so. This agreement would be

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between owner and Island trust and if changes ie. new owners; they would then have to have a new agreement/contract.		
None		
Solutions should be prepared for and offered across the are governed by the IT. Broadly based development and usage wil bring costs down as designs and standards for "install anywhere solutions" are made and delivered. Prefab housing should come in small units which can be combined in different numbers laterally or vertically to promote creatiivty and diversity.		
More usable trails, that ensure safety are important. Also, a better mechanism for getting representative community input is required, and not just listening to the loudest voices.		
Is there a separate survey related to the reconciliation aspects of the Policy Statement? If not, why ask for input on those aspects too?		
Support initiatives which ensure that the human occupied lands are treated with respect, kept tidy and support the natural environment		
Keep up the good work!		
Support of local businesses (wineries, clothing, cheese, cider, breweries and all types of inns, air bibs, etc) to thrive and expand. This requires accommodation for tourists that are unique, and of high quality.		
On Gabriola we are feeling the effects of increased urbanization, both negative and positive. Let's do what we can to encourage landowners to preserve and protect, and please, let's not increase the number of potential residents. Please also take into account that on Gabriola, we have a large crown land holding held in favour of a potential land claim settlement with Sneynamow (sic) band. If that comes to pass land use on Gabriola could change dramatically. Let's recognize that potential and plan accordingly.		
Empower all voices, not just those who are voters choose all BC people to discuss.		
Finish the proposed management review before implementing this policy review so that there is more efficient and effective management in place.		
Having lived in the Southern Gulf islands for 8 years now, I have watched a very confused and fragmentened approach. Policy is administered in a very inequitable way across the islands with some islands getting hyper attention and others having none. Islands Trust should narrow their focus, it is still to broad and collides with other agencies and initiatives. Building would be an example where there is significant cross over with the CRD. This should be separated and simplified so Islands Trust can concentrate on specific areas of land use related to preservation as an example.		
Please be careful with the cherry picking of quotes from previous public input. I have seen this technique used before to lead the reader to believe that these statements are somehow representative of all the input received. They are, in fact, statements that support the bias of those who chose them. I expect one could find other quotes from the same input process that could sway the reader in a different direction.		
First nations need to share info on where their heritage sites are so that the property owner knows		
Promote on-island employment with incentives for employers to move jobs to the islands. This will also require developing island-based community-owned high-speed internet access.		
Great work. Stay on the process. Looking forward to the results. Thank you.		
Change the Trust's approach. Make room for broad and creative solutions to affordable housing that come from the grassroots. Retrain planners to be facilitators of possibility, rather than nay-sayers. Create bylaws from and for the people, rather than forcing the people into bad bylaws. Respect the sanctity of the home, and the creative and extended ways of being kin that are being practiced. Respect, support,		

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and make room for livelihoods and ways of living together that may not fit the 1950's nuclear family structure, but are socially, ecologically, and economically responsible. Address liberty. Many property owners are experiencing an unwarranted and damaging infringement of their freedom to use their properties in ways that are ecologically responsible. In the face of conservative nay-saying planners and draconian bylaw enforcers, we need a policy statement that enshrines certain privacies and freedoms for landowners. We also need authentic public consultation processes, and real, meaningful, inclusive participation.
Don't try to push 'one-size-fits-all' approaches. Instead, focus on supporting local communities in developing their own solutions and on providing the tools for them to do so Collect and make available data that will give us the necessary feedback on what works and what doesn't.
The language around the protection of forests, groundwater and freshwater resources needs to be strong and very clear. Commercial logging of private land under the guise of clearing for residential development must be replaced by sustainable forestry that will increase carbon drawdown and water catchment, and reduce wildfire risk. Policy directions should include reference to amendment of provincial policies, including new protections for the Trust area more akin to national park status with villages and agricultural activity.
I would like to read, hear, and see what First Nations communities are doing and saying in relation to this Policy update. The policy wording still employs otherness with respect to First Nation engagement, and in this sense, a silence from them. I have no idea what voice is indigenous, other than whatever lip service is written by the policy makers. Where is the "we" - First Nations, government, and islands Trust - in agreement to this new policy proposal? I would like to hear a more inclusive voice.
It would be great if you could provide examples of how these policy directions might actually translate into actions in the near and mid future.
Its great you want to support a mixed community. Just be sure you don't make one particular group foot the bill. I find it unreasonable to ban vacation home rentals outright! Should the islands just be for the privileged few. Many love to visit during vacation, where are they expected to stay. Don't underestimate the affect they have on the local community. Good luck not sure you will resolve anything anytime soon. Remember the silent majority not the vocal minority!!!
Slow is smooth.....smooth is slow Be very certain that we are doing the right thing, and not simply responding to the latest fad being pushed by a segment of the population.
The document shows an overall lack of understanding and/or appreciation of the role of food and food production in preserving the character of the Trust area. Most concerning.
The Trusts current mandate is conflicted. You can not reasonably preserve and protect the islands fragile and unique ecosystems and develop communities. Development by nature destroys. Sustainability is a fuzzy, feel good term meant to distract from the real issue, promoting development.
Exclude this Island and let us determine our future.
Increase and strengthen rules governing wells and septic. Strengthen conservation efforts. A lifeboat only holds so may people and the Islands environment can only sustain so many people. The IT must return to a preserve and protect mandate. The environment sustains us and the current growth is not sustainable.
Rethink the concept of land ownership and property rights. In essence people in Canada own rights. either the "Crown" or first nations actually "own the lands" if personal rights are amended to

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encompass and include amongst other protective measures, indigenous knowledge and a very strong preserve and protect stewardship of lands we can better protect nature and the human place within it	
Budget for enforcement officers. This is all a waste of time if you don't enforce the policies and impose fines for breaking rules. Construction is not being regulated on some of the small islands (Mudge) monster houses are being built in some cases, lots are being clear cut for development, public wells are being over used and drained, easements are being blocked, shellfish are being over harvested. Nobody is policing or enforcing so your policies are a joke! There has to be accountability.	
Island Trust is very diverse, too many mandates and cannot possibly truly represent the people vs these mandates ie nature. Good luck.	
Trust Council should have more elected representatives to better reflect Islanders concerns on a daily basis.	
The veneration and elevation of property rights amplifies wealth inequality. This means government should regulate wealth distribution. Adam Smith wrote Wealth of Nations to include the role of government to regulate private interests. Otherwise, inequality would erode social cohesion. There is an invisible hand analogy in the book. unfortunately, the government regulation of private interests sections are not as well known. [REDACTED] writes effectively about how modern interpretations of Smith focus on the invisible hand to suggest a laissez faire role for government. Cudos to [REDACTED] for correcting the record. if only, more people wanted to know	
DISsOLVE YOURSELF!	
The IT needs to get back to the Preserve and Protect mandate and seriously look at managed growth; developers must give more amenities and densities must be not be (mis) calculated in their favour. The environment must be the main priority otherwise we will just become a suburb of Nanaimo and the reasons why many of us moved here will be gone.	
A corollary to my above observation applies here. Some properly constituted and advised agency needs pre-emptive authority; post facto appeals to the Ombudsperson or the Auditor General are useless when damage is irreparable.	
Many of us are feeling the need to live in community in ways that are more 'traditional', more connected with the land, ecology and environment. The Trust should be supporting landowners to provide housing opportunities that work and are safe. This is the best way to have affordable housing.	
Decrease the role (and hence) the cost of government. Fewer committees, fewer studies, fewer employees.	
A greater water board to oversee protection of our watersheds and limits to new hook-ups.	
Reciprocity as a value, taking care of the islands that take care of us.	
More on my response above: People are tired. Tired of talk and no action. Tired of political correctness at the expense of health, safety, and environmental protection. Boldness, courage, willingness, community engagement (fully - not just 3-5 minute "delegations" on certain days, restricted to those who don't work 9-5) ACTION. CHANGE. REAL CHANGE. Time to think outside of the box. This is why we elected you and pay your wages.	
Continue the good work. We really appreciate it.	
REGENERATION means to create anew, to bring forth new and more vigorous life, to be born of a new spirit, to inspire others to see and replicate success. From an ecological perspective, regeneration is a net-positive, living systems strategy grounded in wholistic (integrated) understanding. Inspired by ecology, science, architecture, engineering, the humanities and fine arts, this wholistic approach is	

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having a profound influence on development + design. Its most powerful aspect is its capacity to simultaneously provide the vision (patterns) + method (process) for creating a world that is more alive, more equitable, and more conducive to creating life-enhancing conditions. In addition to using nature as a mentor and model, this balanced approach embodies living ethics and values to help us better manage our capacity for knowing; and elevates the vital force of ecological systems to the forefront of human thinking and action.	
You are biting off far more than you can chew. There is far too much "mission creep" going on. Stick to preserving and protecting the islands in the trust.	
Be strong and continue to build strong support through all trust areas. Do not permit developers to get the upper hand. Protect the islands, including Bowen Island!	
Please protect water bodies, wild creatures and the rare ecosystems that actually were the reason these islands were designated a Trust area by the Socreds. I'm sorry that your links do not work.	
I am surprised Reconciliation Declaration is equal to importance to climate change and affordable housing. Reconciliation is important for Canada but I would have thought for a small governing body like the Islands Trust, it odd to have this as an objective. I would see it more as a strategy ...and the right one....to be inclusive in discussions about change and respectful when dealing with First Nations people. The fact that in the long term plan this is raised to such a high level of importance, I cannot help but wonder if there were issues in the past particular to the Islands...over and above the issues Canada faces....that have caused you to raise the importance of this issue in the context of Long Term planning. If it is there to show we are doing and saying the "right " thing, then do not have it as an objective equal to the other ones. We need to work with the gov't to sort out logging on small islands...even separate from the issue of old growth logging.	
I suggest that the name of the Trust should read "Islands' Trust" ,with the apostrophe after the "s". This quite properly refers to the individual collection of islands and their ownership of the Trust as their government. "Islands Trust" does not signify a mutualistic association of a Trust, nor does it describe anything. It is simply 2 words side by side. This change is important since the inclusion of the apostrophe signifies, importantly, the mutual association with an entity called the "Trust".	
I appreciate your service.	
Focus on land use planning, especially for a community with a variety of socioeconomic groups, allowing people to work a variety of jobs, not just tourism/internet based/entertainment. We need to allow rural economies such as forestry, agriculture, fishing, construction, and especially vehicle recycling because they are so difficult to remove from the island. The current Trust Policy document has this to say about economic opportunities: 5.7 Economic Opportunities Commitment of Trust Council 5.7.1 Trust Council holds that economic opportunities should be compatible with the conservation of resources and protection of community character. Directive Policy "5.7.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character. " Who defines community character???? Rural communities have always been very self sufficient but the Trust has cut us off at the knees, thinking that any resource-based industries are "bad". The Trust needs to change its thinking and get real.	

What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.
Really like the direction the Trust is going. I want to see an island that is not just for the rich but a healthy thriving environment for British Columbians where small footprints are rewarded and big footprints are taxed.
policy must not only preserve and protect the interests of wealthy land owners, rather the trust must preserve and protect the community as a whole. Low impact rural solutions to affordable housing like land sharing, co-op housing, tiny home villages, retirement communities are essential.
I would love to see efforts at growing greater self-governance and mutual-aid systems on the islands. The current governmental model still retains the original colonial "command and control" thinking that is driving the climate, housing, and economic crises. We need to go further to fix the root causes of the problems and de-colonize our systems.
Having followed the development of the Islands Trust since it was established in 1974, given the unrestrained development in the gulf islands and the potential destruction of that unique environment area, we are convinced of the enormous success of the Islands Trust in preserving and protecting the 450 islands and surrounding waters in the Salish sea. However it is disappointing to witness an erosion of the role of the Island Trust from a lack of information on the activities of the Trust and the negative action of some of the elected councillors. It is most important that the Trust council promotes the great value of its presence in the gulf areas for everyone, for all people privileged to live here, and the pride it should be for everyone to maintain the Islands Trust Act and participate in the cost of its administration. A review of the action of each elected councillor may be needed in this regard.
Let's not wait, let's start by the end of 2021
Stick to your guns. The islands must be protected. Very proud and supportive of the work of the Islands Trust. Thank you so very much.
We live in a bit of paradise, and it is important to all of us that we preserve our rural nature here. That said, I strongly feel that we need to bend to the needs of our community - those who live here and struggle to stay. Too often the 'preserve and protect' voices drown out the needs of the community, and we are fast becoming a retirement home for the wealthy, while the workforce here struggles to survive.
Make nature our cornerstone in all we do - that means protecting high biodiverse areas outright through Protected areas (ie buy those areas so they are not developed), tree stand and wetland retention, decreasing pollution/carbon, protection of wetlands even on ALR lands (ie do not let people drain lands with wetlands, and if they have buy them out for future water sustainability).
Change the mindset: stop thinking of in terms of restrictions, and start thinking in terms of enabling in ways that do not cause substantial harm to the things that are to be protected under the Object of the Trust.
While there are necessary adjustments to be made in relation to housing, transportation, and support for agriculture, there needs to be a recommitment to current and past policies and guiding principles in support of the Trust mandate by employing educational components in public communications.
More than ever, the islands need to be protected from development. The "preserve and protect" mandate of the Islands Trust Act is the centrepiece of all decision making. This should guide any decisions about updating the policy statement as it is the reason why we have the Islands Trust.
Please don't lose sight of the #1 priority of islands trust: Preserve and Protect. We have an increasingly rare and beautiful environment in the islands; let's not trash it for future generations.
Assure that the [REDACTED] do not become a "Beacon Hill" Illegal Campground, spoiling all that the Trust is supposed to Preserve & Protect, & requiring Law Enforcement to keep the Peace...

What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.	
I would like the islands to have consistent and fair treatment amongst ALL islands in the Trust. Currently Quadra and Hornby have vastly different bylaws and laws regarding housing, farming practices and business practices. It makes it hard for young islanders to live on the more restrictive islands (like Denman Island).	
I disagree with many of the policy directions presented and believe this policy approach is very far from the reasons Island Trust was established in 1974	
I'm detecting a fundamental shift in the direction of the Islands Trust....one that is local government oriented and one that promotes the interests of people rather than the protection of the natural environment. On the subject of this survey my grumpiness continues. Awkward... why not have the question on the same page as the material the question refers to?	
I would like to see more monitoring of your bylaws on Sidney Island. It is unfortunate that it is up to owners to 'tell on someone' if they abuse the bylaws. There was even a threat of 'burning an owner's house down' if the person who complained to Island's Trust was found out.	
The IT Object should be reviewed as well: The Trust Object: "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." I take issue with the word "environment" - it should be "ecosystem" because even the inside of a house is an "environment" and I do not think this is a true reflection of the Object when the Trust was established in 1974. I also take issue with the idea that preservation and protection is for the benefit of residents, as is suggested in the object. Where does the object stress or even refer to the preservation of ecosystems? We have to recognize that it is a privilege to live here, not an entitlement.	
I am very happy to see this engagement process. I think that the Trust should be brave and able to say 'no' to plans that are impossible. I see a lot of people who cry out for density and do not realize the impacts that are already experienced by people who live in Ganges already. Quality of life is for Ganges dwellers as well, and many who wish to see Ganges densified live on lovely, large, sprawling properties while also advocating density for others. Our bus system is really improving a lot and I would like to see bus service included in planning to a greater degree. For example, if there is regular use of bus service, then to live out of town without adding a car on the road and taking a parking spot in town is reasonable.	
I don't agree with you hiring more people, or taking more money from us.	
suggest adding something about urgent action to protect herring run at Denman.	
The current document is cumbersome to read, with much repetition of phrases within bylaws. It could be streamlined in a way to make it more readable, at a minimum putting in bold the points that are different within each bylaw subheading.	
Keep up the good work.	
While I am against incorporation, it is clear that the Islands Trust needs to have more policy and enforcement options at its disposal. There seems to be little the Trust can do to safeguard coastlines and offshore areas from degradation without interference from provincial and federal ministries.	
Sidney Island is a unique, privately owned island and its use is primarily recreational. We don't have any services or public access, ie. ferry. Some of the current policies and bylaws hinder the development, use and enjoyment of the island, and social equity concerns are emerging. Policies and bylaws affecting privately owned islands may require a closer look and possibly some exceptions?	
The trust should meet weekly instead of once a month as there is simply not enough time to deal with issues. For example the Golf club has been ready with financing etc for over a yearfor their new driving	

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range because the Trust has not met to give it approval. This will result in no completed amenity for the golfing season in 2021 . This slowness is terrible
The time frame of the "Public Engagement" section was absolutely way too short. This should have been drafted months ago and open to the public to review months ago if you truly want a robust review from the communities within the Island's Trust. A single post on a Facebook page with four days left to participate in the survey is not adequate in the least and should not be called "Public Engagement." The outreach in this project is abominable.
While preserving the rural feel of Salt Spring is vital to the natural feel of Salt Spring, consideration could be given to establishing unique zoning to allow for greater density in Ganges and around ferry terminals.
I very much support the reconciliation work the Islands Trust is doing. It is long past time for us all to work together to treasure our island homes and their magnificent ecosystems that support us. I'd like to return to my point about public education. It's not enough to tell people what the Island's Trust does. You need to tell them why it's important, and show what happens when planning and development are not sufficiently community and environmentally-based.
We need active enforcement of short-term rental violations, not a complaint-driven system. We also need property rentals to be reserved for current island residents who can show proof of living and working here.
I would like to see more (full) transparency on how budgets are broken down and spent. This way people can be more informed and be able to have more of a say. For instance when staffing and "program" costs are lumped together; how is that money really being spent? Even being in a tiny island there is so much money that comes from taxes here and we see next to no amenities, improvements or environmental advocacy.
Keep up the good work. Nice presentation was easy to read. Regarding Indigenous relations, I would like to see more around decolonization and justice. Land back. Not just nice words and honouring different values - which is important - but making space for Indigenous people and actually addressing the injustices.
1. I think you need to request a moratorium on development and other project approvals across all government departments until this policy review is completed including a detailed analysis of where existing regulations, or lack thereof, are challenging areas prioritised in your work so far. In other words, put a cap now on any further deterioration that can begin while your 2050 project is completed. 2. I think you can already identify individuals and groups who may disagree with some of the policy goals or their implications and can make sure to engage those people in ongoing discussions. Including them during the process will mitigate some, but not all, of the hassles that will arise during full implementation of policies. This also ensures you'll have more attention available to address the currently unforeseeable issues and people that will challenge implementation at the time.
Non-ferry-serviced and off-grid islands have unique needs. They should be considered separate to more highly-serviced islands like Salt Spring and Pender.
Water is important to all islands. People need to be educated re fertilizers, pesticides and how it can leach into water table. Island trust does a good job overall.
My advice to the Trust is to reduce time spent on feel good pontificating and get down to some practical business with measurable outcomes. Among a myriad of examples, how about working on building regulations that require all new homes within the Trust boundaries to include water capture systems? While this might take some hard work to achieve, it should be a good deal easier than resolving sweeping issues of social justice.

What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.

Also worth a comment, you identify reconciliation and First Nations engagement as an area for potential policy amendment yet you do not provide a question addressing this matter as you do for climate change and affordable housing. This is odd. The 2019 Reconciliation Declaration has already been adopted. Was the Island Trust policy not updated at that time? If so, why is it being featured here as a possible focus for policy amendment? If it does not currently exist in policy as a guide to decision making, what was the point of the declaration in the first place?

Islands Trust needs to move into the 21st century. The land use policies are antiquated. Those who have lived on the islands for years just want it the way it was in the 1970s. It causes elitism. Younger families cannot move to the islands as there is no affordable housing. Density restrictions mean any realignment of boundaries results in expensive, acrimonious hearings and face heated opposition by those who want to keep it like it was in the 1970s. The Preserve and Protect principle has become an albatross not a living principle; it is moribund. Not one person living on any one of the Gulf Islands wants their island to become an urban setting. However, land use policy must change or it will continue to be a land of retirees. Economic growth and demographic diversity can co-exist without dismantling the rural life found on a Gulf Island. We are in 2021.

I am absolutely tired of so much focus on the First Nations! Our lands are not unceded. Review history from both sides and it is obvious. Enough is enough!

The Trust Council may well wish to consider their (and our) fundamental mandate to preserve and protect the SGI's. We have lived on Mayne for over 20 years. We are environmentally persuaded. There has been piecemeal erosion of the environmental structure over this time, aided and abetted by Island Trust approval. For example, the failure to enforce regulation regarding AirBnB proliferation and industry because 'it has to be reported to us' is unacceptable.

The Anson Road dock will interfere with eel grass beds. Yet, because some modest attempt to mitigate some destruction (one 'transparent' dock to allow sunlight through) this sways the Trust to allow destruction overall.

And, certainly the weak approach to rainwater collection and solar energy must be replaced with an approach of emergency. It is deplorable that the 'groundwater' assessment and advisory program is scheduled to take years to complete; this speaks to the inertia and inflexibility that is inconsistent with the proclaimed climate crisis.

Keep going and thank you. Being on the Council has to be a tough job. Each island and community in the Trust area is unique and has its own idea of what's right for it. Geography and population density won't make that right for other islands and communities.

Basically, anyone no matter what their wealth is, needs to be expected to know how to do their bit on healthy, sustainable maintenance with their own property. Our Government should stop clearcutting on sensitive island old growth, for their part period!

Gabriolas have to find a way to save the island. Contract the MLA and MP.

It all sounds wonderful but what is actually happening does not follow the policy dreams. Are the Regional District of Nanaimo requirements following the Islands Trust thoughts? When developers get onto the island it seems that IT dreams/requirements are ignored. Are policies discussed with developers/individuals purchasers before permission to build is given? Habitat destruction does occur - the activity is not essential for the development. I and some friends have seen, and had done, tree falling on property lines especially. Small houses - how can these happen - Gabriola has a gated community! and well over one million dollars per house. The last statment "we will aspire to" aspire = desire easnestly are you and how? do you? Gabriolans some have ideas. Are the local Trustees given prmpt help mayb3e by some Trust officals in an organization - not IT officals sitting at a desk in Victoria unless

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they have island dwelling experience. Trustees time is demanded is given by theme, for beyond what officially is thought to be needed. Make "wishes" stronger than just "wishes" in the statements explain how the "policies" plans to do the work. Does the Islands Trust have any teeth, can the Regional District of Nanaimo over ride Island Trust Policies? IOs there a bunch of the IT that monitors what is happening, the individual Trustees are over worked. I would have that they are at the beginnings of the building ect, nob the "policy" checks which should be overseeing the work. Most of my feedback are expressed in the public engagement participant "bubble". So many people have left the island, as they don't recognize it anymore.
There needs to be flexibility recognizing not all islands are equal when endorsing such a general policy statement
This policy directions goals report is excellent. I hope for wisdom in implementing the details
Promote the control of invasive species - plant and animal Support the planting of native plant species
Please remember we are here to preserve and protect first. Unsustainable growth, use, and development needs to be kept in check. Policy will not be enough, who is going to be there to enforce this policy. What should be done is one thing and what people do because there is no recourse for not following the guidelines is another.
Water in. Water out. The failed attempt by private actors on Galiano to forward affordable housing was a direct result of water volumes and processing of the resulting sewage. no amount of policy or bylaws will change this reality in the gulf islands. As for declaring a climate emergency goes and using it for a rationale for limiting transportation by private vehicles goes, I am convinced that the only people who will be forced into it are the poor. Public transit on sparsely populated islands requires huge subsidies which only increased taxation could support The danger of forcing preservation of forest is in the management of the forest by professional foresters. The accumulated undergrowth that in the past was controlled by logging and natural fire is now at almost explosive volumes. As one who has lived my entire life on the coast here, catastrophic fire is inevitable. The intents outlined in the policy direction are laudable in and of themselves however without actual evidence of impacts of "emergency" or "change" in climate to support your assertions, I find the whole exercise more a feel good process than anything that could lead to universal islands betterment.
I find it interesting that you did not ask for comments on the First Nations section. There are things there that matter. For example there is a statement about harvesting rights. What exactly does that mean? Can they come onto my land and harvest trees; cross my land to access the ocean? Are they going to adopt the trust policies in developing their land as part of the reconciliation consultation? If we have learned anything over the past few years it is that all the lands are connected and what happens on one piece of land affects all other lands: so taking Mayne Island for example if the reserve lands were developed into a 2,000 unit resort it would negate anything achieved by implementing this policy by the trust on the rest of the island.
I think time is of the essence - development creep that is happening today is irrevocable tomorrow - so please move quickly to protect our islands. I would rather you move quickly and adjust your policies than move slowly and get it perfect.
I'm pleased to see the reconciliation declaration and references to engagement of first nations communities throughout the policy document. I hope that this isn't just words on paper but is a true engagement with first nations groups of the trust area. I expect we should be able to really move

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forward in relationship building and this can only be done when actions support the words in documents like this.
Don't delay - move forward towards these improvements.
I read nothing in the report about safeguarding the wild life on the islands. Wild life is an important feature of island life. But I do not want human introduced wildlife such as the racoons which were introduced onto Gambier Island. They are here to stay now but let's not allow any more.
Continue to emphasise and demonstrate the Preserve and Protect role of the Islands Trust in all publications and policy documents.
I would like the Trust to refocus on its original mandate of limiting development and protecting ecosystems. The environment must be given priority, not social and economic goals. This is supposed to be a protected area!
Let people do more of what they want not your mandate. Too extreme. If a person has a home and guest cottage let them rent out both to give more rental housing! Not only one or the other. Same with trailer rentals. People are already living in and renting them! I wonder though do you listen to these comments or just go ahead with your rules anyway. You allow air B and B so what's the problem? And you should be able to live in your trailer while air B and B is happening
I would encourage the trust counsel to look at the policy statement, truthfully examine what is possible and avoid being led down the path of what is not possible. As an example, the use of the water around all islands in Canada is governed by the federal government, transport Canada. Islands trust does not have any jurisdiction on the water. The only jurisdiction that islands trust could possibly have is on the use of the land under the water which is governed by the province. but to the best of my knowledge the province has not turned over that jurisdiction to islands trust as water lot leases are still controlled by the provincial government. So as such the endeavor to zone the use of water around the islands is completely outside the jurisdiction of islands trust. So it is a waste of time and also a lie to the islanders that islands trust has any authority to do such a thing. Just like the roads. Islands trust policy says it will protect the islands, but islands trust does not have the jurisdiction to protect the islands from overly large roads. Another misguided directions of islands trust in the past is a notion about banning nuclear weapons in the islands trust zone. The only people with nuclear weapons in this area are the Americans and they don't follow Islands trust. so the basic message here as a general advice to the island's trust council is stop wasting time on things that islands trust does not have jurisdiction in, focus on doing a good and effective job where Islands trust does have jurisdiction. And where it will be beneficial to the Islanders seek to gain the jurisdictional authority for those new areas. As an example banning nuclear weapons on the islands and in around the water is undoable, but seeking to provide services such as garbage or other normal municipal services to Islanders that don't have municipalities would be useful to Islanders. examine what will help Islanders and pursue those activities and stop wasting time on nuclear weapons. One other thing that is not in the new policy statement but has been a concern of mine for several years is the ever-growing islands trust budget and the lack of financial controls and accountability resulting in an overly bloated islands plus bureaucracy building castles in areas where there is no jurisdiction and just generally wasting money. Please also review the upcoming budgets and try to be responsible and stop the mismanagement and waste of our tax dollars.
This policy statement sounds good, looks good, but lacks substance. I don't think 'preserve and protect' is foremost in most people's minds in the day-to-day. At all. Regardless of race, class, education, socioeconomic status, or almost any other definable, an ethic of 'take care of the place' or 'leave the place better than you found it' is not present at large. Perhaps more importantly a working and practical

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knowledge base and skillset as too how to actually do this great work needs to be seeded and cultivated in the populace. Do we believe that the human presence in the trust region can be a 'net positive' one? What would that 'net positive' mean? What are our indicators for success? How can we move from predominantly ego-centric, to eco-centric?
Policy statements should be based on sound evidence.
I think you have done a splendid job and I think the Island Trust is just the best. We have evolved slowly with is just what I want to see. I have grown old in the Islands and been fortunate to not have lived in a tax based get more development to support more infrastructure based governance process. All systems if they can have the time to evolve can grow wiser. The scope and scale designed into the Trust Mandate is enlightened . It does not exist in a vacuum It exists within the CRD School districts, province; and federal governments and evolving eco systems. We have astounding biodiversity in sw BC. In this pandemic people have come in droves to chill out in the GINPR. People have bought EVERY house available on this Island. Many people care, are informed, and strive to do the best they can in all the ways they can. The Trust Effort on reconciliation is ongoing and is very informative. Far more than I have found any where else. Keep it up! Keep it all up! Remember the CRD and the Provincial government are deep in the mix. Your strongest mandate is preserve and protect . And what you have in this area is astonishing . Please, hard as it is get a handle on clear cutting which affects every goal you have identified and aspire to. Graphics are great for this exercise! And I love the /trust environmental funds successes and efforts and the Community awards.
I think Trust Council has a lot of great ideas but appears to be giving direction and recommendation from an elitist perspective. Some councillors need to put themselves in other's shoes to understand island realities and how Islands Trust can do so much more to help. Right now I see support for the Indigenous communities and the old timers, and extreme environmentalists. There is no support for the regular island resident with their concerns. Rather the focus appears to be in how to keep people out and prevent "development". I hope my next 50 years on Gambier and those of my children and grandchildren will be less hindered by so many rules and regulations. I would love to have more attention on transportation and how to decrease vehicles on islands, and preserve our forests and water ways, without hindering basic commerce, new home based businesses and increased working from home which COVID introduced but I believe is here to stay. Islands Trust should expect to see more young people and families. How and what is Islands Trust doing to make living on Island more... liveable? Thank you.
Just more widespread dissemination of information around all the many issues and topics you so well discuss. Education in the world is invaluable in showing people that there is a better way. Lets keep our ears tuned to the most experienced indigenous voices and elders....those that were once the great stewards of our beautiful land.
More preserve and protect THE ENVIRONMENT
Only thing to add is the the urgency of preserving this amazing part of the world that we have been charged with stewarding!! Bowen Island needs to be a part of the way forward and not go it alone. We need to remain an active member of the Islands trust to map the way to the climate, reconciliation and community preservation goals and to be held accountable. We are exponentially stronger together.
While good intentions are obvious with this report. The facts are Mayne Island is still treated as a holiday haven. Those of us who live and work here are priced out of the market, and are confined to being renters or living in substandard homes on purchased lands. It's an untenable position to try to

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navigate all the bureaucracy and holding down your job here. We're blessed with an incredibly large amount of young people and young families trying to make a go here. We should not squander this incredible gift of having these young people here. I worry for them. I hope we don't miss out and that these fabulous people leave because it's just too damn expensive to have a home here.
Be clear and simple in your language and your beautifully colourful graphics. eg. I don't know what a Trust Object is. Is the object a thing? Is it a target or goal? Is it an expression of opposition? I know what a Goal is.
Please pay attention to nature and development on Bowen Island. It is a disaster, unchecked, no regard for the future of the forests or water supplies. The developers just do what they want. OCP under attack by large developer. They may win as 1100 new people arrived in the last year, so no history of conservation mind set that develops when you live for a while on an island.
Thank you for your work on this. I think the islands should focus more on sustainable agriculture in the areas that support this and develop fire response plans as we get drier.
My advice??? The Trust needs to cease and desist with the pseudoscience and eco fascism. The annual harvesting of trees is 15 times less than the annual growth. Logging here is 100% sustainable. There is not an environmental crisis here on SSI unless you want to talk about the beneath contempt drug addict vagrants infesting Ganges.
I feel a more structured elicitation of the public's views would be more constructive in helping the Trust Council update their Policy Statements. To me, the format of the survey so far leads to the image of lip-service public consultation rather than active consideration of the public's views of Trust policies.
I think that the Islands Trust does some very good things, however, as stated in the report by others, a lot of the bylaws the IT puts in place are not enforced. This makes it really challenging to try to educate people within the community when there is no consequence to any action.
I support you as an entity and I struggle with your lack of vision for those of us in the middle. I absolutely desire affordable housing for low income and at risk people. I believe in secure housing as a human right. And that includes my own ability to maintain the incredibly modest, mindful working class life I lead.
Affordable housing on Gulf Islands can only be created by volunteer organizations. Their activities are slowed & occasionally halted by government agencies & regulations, often outdated. Trust Council should establish a mechanism for advocating on behalf of these island groups with such agencies.
LTCs through the PS should have authority closer to that already granted to municipalities in provincial law - such as for tree cutting, while Island municipalities (IMs) should have specific PS directives aimed at them to require that they use all the powers of municipal incorporation in aid of the Trust Object.
I feel that affordable housing is the biggest issue right now as people are suffering from lack of adequate housing. If you need an example of what happens when affordable housing is not implemented, just look at Whistler. Everyone suffers when the people who are providing all the necessary services don't have a place to live.
My strongest advice is that Trust Council face up to the fact that Trust Policy is not worth a thing, if Official Community Plans that carry its policy forward to each island's decision making are not totally respected and used to truly guide land use decisions. This means that Staff need to be working for the Trust ...not the applicant in a development proposal. This means that Trustees and their communities should never be told that "OCPs don't have to be followed ...they are just policy ..not regulation." Instead OCP policies should be utterly respected, and should not be brushed aside when they create an obstacle to a developer's wishes. Changes to OCPs should require vigorous, informed and transparent public process.

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RE zoning is only one toll in the tool box and frankly people are tired of rules changing and being left out. Incentivizing and developing grants with gov't to help homeowners deal with energy for example is one way. Allowing people to build with smaller micro units for long term rental on their property WITHOUT having to deal with a multitude of by laws would impact long term housing positively.
For low-lying properties, take into account rising ocean levels forecast with climate change/global warming. e.g. downtown Ganges.
Put into words that islands trust will protect Hornby groundwater by ensuring compliance with best practices for domestic greywater and sewerage disposal. Put into words that building codes will be enforced and inspections will begin.
More equity based inclusion is needed. I highly recommend that Islands Trust begin to do an audit and review of IT through an Equity Diversity and Inclusion lens. Many municipal governments are working on this and think IT (all aspects of IT) from hiring, planning, communication, policy development needs to begin working from an EDI lens.
I believe more than anything the preserve and protect mandate needs preserve and protect people as well as the environment. Take into account young families who are the one providing service to our ageing population, and what the long term environmental impacts of all of our service workers commuting from their homes on Vancouver Island each day, to work in our hospitals, grocery stores and for construction companies.
Trust has a mandate to protect but as another Government with a budget that is adding taxes to the property owners. This will have the effect of pushing out the working young people and make the Islands a rich persons playground.
Preserve and Protect, I could not think of a stronger, more desirable Policy Statement!
I appreciate the emphasis on reconciliation with First Nations, development of respectful relations and honouring the region's cultural heritage. Some particularly critical and obvious policies to pursue are protection of archaeological sites and marine harvesting areas. I'm surprised to see fire risk rated rather low in the "What we Heard" summary, as current land (ab)use practises coupled with climate change have elevated the fire hazard substantially. Please keep this in mind and find ways to educate people re the connection between a healthy natural environment and reduction of fire risk. Thank you for recognizing the importance of preserving, protecting and restoring natural ecosystems and "living lightly on the land", and for your efforts to tackle the issues facing us in an open and progressive manner.
The participant who commented on finding the balance between healthy development and the carrying capacity of our islands summed it up for me. I think the first order is to specify targets for what, exactly, can each island support?
Whn I look at the logging disaster on Gambier Island, I can't help but think that the IT has been falling behind in its programs to protect riparian areas. Let's be COURAGEOUS! Take on the Province to protect these essential ecosystems. Be loudly vocal in media. Shame the Province into enforcing existing legislation and revising the resource industry legislation that leads to these atrocities.
Along with the rest of the world, the gulf islands are entering a period where profound change is highly likely as a result of climate change. Change can be positive or negative and Islands Trust plays a role whether the outcome is positive or negative. It's no easy task but it's a crucial one. Making property ownership more flexible in terms of what owners can do, making the rules more consistent and easy to understand, and having bylaws that promote resilient, safe homes are key steps in the right direction. Engaging with other levels of government, stratas, First Nations communities, and other local

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organizations is critical as well. For our communities to be cohesive, everyone needs to feel listened to and invited to buy into the 2050 vision.
Be bold. We have a climate crisis and a social justice crisis. Encourage municipal incorporation studies and get the evidence whether high taxes on waterfront on some islands would support in more local power and services via resort municipality or other status. Maximize local democratic control.
Cultural Heritage and reconciliation come up last on the list of identified values or priorities, probably because the process didn't manage to attract many Indigenous people, or because you have a parallel engagement process for First Nations. What We Heard report) puts the land at the bottom, balancing on the smallest tip. Precariously piled on top of the inverted triangle are "manmade" concepts and actions. To me, this triangle speaks volumes of what is "upside down" in our thinking. Don't these two things seem inherently backwards? The land (or natural systems) are the basis for everything and they should be firmly planted at the wide base of the triangle with everything flowing up from that, like plants and trees do. Likewise, while protecting nature is the number one priority mentioned throughout, and various aspects of nature from farming to water are listed, they lack the essential connection that is inherent in an Indigenous viewpoint; the "right relationship" to the earth and other beings. To me, incorporating this Indigenous way of knowing is synonymous with the process of reconciliation. But, reconciliation is last in the list of "Preserving & Protecting" in the Policy Statement list of values. Maybe this can be "righted" when the consultation with First Nations is integrated with these engagement sessions? To my way of thinking, the answers to our many environmental dilemmas will only really come into focus when we appreciate and learn an Indigenous way of seeing the world, of interfacing with nature not as masters, but brothers & sisters. This perspective is what will guide us to restore biodiversity and survive the climate emergency. It is by seeing that we already live in a world of abundant gifts, supported by the principle of reciprocity, that we will honor what we have been given by nature. To put First Nations to the side in a separate planning process is not going to achieve justice for the planet or any of our relationships. Clear, measurable policy objectives and regulations are needed to protect all the species and ecosystem services since we are dependent on biodiversity for life In particular: Existing and threatened aquifers (all of them, restrict the quantity of water hook-ups, prohibit marine sewage dumping) Existing and threatened trees (no cutting without permits and require re-planting) Protect farmland and regenerative grassland grazing.
Generally I'm happy with it--especially that reconciliation comes at the top of the Venn diagram! But I think that education and public awareness need to be more prominent.
I feel before making huge changes going forward consulting with residents is important as some recommendations can adversely impact people who already live in the Trust areas. Communication and working together for both people and the environment is key.
Stand up to developers! And control tree cutting and land clearing please.
There is a need for aggressive management of forest ecosystems, shorelines. Be mindful that wildfire management doesn't negatively impact biodiversity throughout the Trust Area. Find ways to protect FN Culturally Sensitive areas around the islands, its an imperative for the Islands Trust "Reconciliation Declaration".
Great 3-prong approach - Reconciliation, Climate, Affordability Local governing bodies should be included in local decision-making in a more open & helpful way. Dealing with Islands Trust is often seen in a negative light.

What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.
1) Create an online platform for residences to find and connect to each other (form communities), also to share their sustainable and affordable solutions regarding the current and future environmental challenges. 2) Provide assistance for current small community houses both educationally and financially to make this new endeavour attractive to those who are considering this solution.
I think its dangerous (and bad survey design) to have started the public engagement in 2019 with the statement "In the context of climate change..." as this totally drives the following dialog. You could have just have easily have started with "in the context of an acute housing crisis" or " in the context of an increasing wealth divide" etc. It also seems like the response to the initial engagement was limited to a very small percentage of the total Trust area population, and there is no indication of demographics, so it is impossible to know how representative this is of the population at large. I understand that the Trust has a protect and preserve mandate that tends to lean toward the environment, but it also has a duty to the people & communities that live in the Trust area. So unfortunately I think that this public engagement has been flawed and biased from the start, and set up to emphasis environmental concerns which plays to the narrative of the Trust. This is especially concerning for Salt Spring Island which has by far the largest population and so is atypical of much of the rest of the Trust area. I would encourage the Trust to ensure that the feedback they seek is as unbiased and representative as possible and respects the rights of the people who live here.
"Stick to your knitting." Use the coordination authority strategically rather than overstepping other authorities. Focus advocacy on matters that affect the lives of community members (building codes, transportation investments, ferries, etc). And: Be bold. Get 'er done.
Restrict mission-creep into areas better executed by senior government. Concentrate on your core municipal mandate.
A focus on limiting, large scale industrial activity, would be good, encouraging small business, and recreational activity, forget about affordable housing, focus on better land use, zoning for dwellings etc.
If the commitment to Reconciliation is to be substantive, the Policy statement needs to be crafted from a government to government perspective which will take time. There is a fundamental disconnect between "preserving and protecting" and "sustainable communities" as is becoming apparent. How this is to be reconciled should be a topic of discussion within all island communities - and not just the vocal minority.
suggest that the accountants, engineers, planners and politicians strive to consider nature based solutions (aka Municipal Natural Asset Infrastructure Program) in the plans AND financial statements. See From the Globe and Mail: It's time to reveal the hidden value of Canada's natural assets - https://www.theglobeandmail.com/business/commentary/article-its-time-to-reveal-the-hidden-value-of-canadas-natural-assets/?utm_source=Shared+Article+Sent+to+User&utm_medium=E-mail:+Newsletters+/-E-Blasts+/-etc.&utm_campaign=Shared+Web+Article+Links
Homeless shelter staff properly trained to work at the shelter
I can't go back and review or will lose what has been written.

What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.

What has been frustrating, is that policy can be revised given present day needs. Each time this happens, we are that further removed from the original intent of earlier policy.. This has been corroding the island trusts reputation as upholders of the environment. Limits on population vs. land ownership crowding, or landowner do's and don'ts are not enforced enough. Greening up the way we go about our business here on the islands is more important than ever. This means more homesteads for those that have in invested interest in being a valued community supporter verses the seasonal large property landowner that has a tract of land on the shoreline, where few can pass comfortably.

Perhaps not island trusts responsibility, and more a balanced business development issue; we are so lacking in public art space, to house artists creations. We should have a powerful government presence; perhaps in the form of a municipal gallery. The commercialism of the visual arts on the islands has gone haywire. We need some sacred exhibition space to simply have people come and view important artworks without the pressure of feeling there is the need to buy buy buy. And inversely, the artist shouldn't have to feel that their work is insignificant because it doesn't have the mass appeal for a sale to arise.

Implementing real solutions to address these issues will not be easy or popular. It will require excellent leadership, clear communication and transparency to bring people on-side, and a lot of conviction. It would be amazing to see the Island's Trust area vastly alter course and immediately show other regions what is possible.

Whatever rules are implemented need to be enforced. We all make decisions on where/how we live based on the rules that are applicable at the time. It's not fair to have others flout those rules and the authorities turn a blind eye. We live in an area not zoned for commercial activity, but nearby noisy businesses are allowed to operate, in contravention of the bylaws.

Housing has to become the major issue when there will never be enough affordable rentals on this Island as housing costs continue to rise, and make even basic housing unaffordable for first time buyers. And when someone gets into the market here, that rental suit becomes more lucrative as a BnB rental to cover the mortgage payments.

Some added points:

Something needs to be said about the roads. They are unsafe and dangerous.

Cycling, it is not safe on SS. It should not be promoted until it becomes safe.

Fairness to islanders over money making investors should be a priority. (eg. the yoga studio on King Road) Even though many neighbors wrote letters against it, it was allowed its construction. And you talk about water shortage?

No favoritism. (eg. Why are some developers exempted from financial responsibilities such as park land dedication, while others cannot even build a shop for his livelihood even though his property is zoned for it?)

Fairness and equality are seeds that grow healthy fruits in any community.

We all want to preserve and protect our island. Mostly though, we want to preserve and protect the health and well-being of our fellow islanders.

There are generations of families here, and boy have they seen change

Invest in making this happen and have courage to stand by this as your Mandate and commitment to the islands! The push back is a given. It will be much worse if we do NOT do this work.

see above. Report very 'nice' and vaguely worded meeting everybody's wishes, however, actual implementation and funding allocation is another matter.

Along with rezoning for energy-efficiency and services proximity, I think the shoreline properties and the extensions to those properties through docks/warfs needs to be added.

What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.		
There is one tiny mention of food in this review. How does the Islands Trust preserve and protect if it doesn't take into the food system? How do you address the climate emergency without addressing the 30-40 % of GHG emissions we are producing as a direct result of the Islands' dependence on industrial food? How do you address reconciliation if you don't recognise that this place fed the people who lived here for millennia and now only meets less than 10% of our food needs? How do you address the environmental issues in this place if you don't take up the cause of the depletion of food-producing soils?		
The mandate of Trust has to be clearly defined and it can not be both Preserving and Protecting and Development. The term of sustainable development is patronizing rubbish. You cannot have development without destruction. Development by its very nature signifies progression. Progress on the gulf islands has not ever been beneficial for the environment. The most logical and consequent action for the preservation of the gulf islands would be to declare them in total a National Park or Conservancy area; and thus, very clearly define the balance between human habitation, activity and the environment.		
Remember that it is also for the benefit of the peoples of BC. Please put more emphasis on retaining rural character but I guess that doesn 't provide more jobs at the trust and for all the consultants.		
I see so much support for the preservation of the natural environment, but have you forgotten that dark skies are part of that? Islands Trust should adopt the policies of the International Dark Skies Association. Not only are we losing our connection to the moon and stars (which were an essential part of indigenous culture), but wildlife depends on a dark night as well. An outdoor lighting policy would be a great start. https://www.darksky.org/our-work/lighting/public-policy/lighting-ordinances/		
Remember your mandate to protect the natural spaces, leave them undeveloped, discourage second homes for affluent people, this is gumboot country not summer place for city people. Give preference to people who live, work and maybe farm here. Islands should not be a business but a life style. Don't increase ferry spaces, that may be the only deterrent for people to move here who don't really belong to this life style.		
Keep your Community Plans up to date with the changing world instead of chasing windmills.		
Timely change is the name of the game. Too much time is spent on NOT making a decision.		
Your trustees and planners need to comprehensively engage with the public before allowing any more loss of Coastal Douglas Fir ecosystem especially the mature and Old Growth. Recognize the importance of the Old Growth trees in the Mature Douglas Fir Ecosystem. Read some of the publications of the Islands Trust Conservancy. Do not rely on old data, Preserving and Protecting not the housing society but the environment and its species other than humans and cars.		
see above		
I have found your entire engagement process to be opaque and imbalanced. The current policy statement puts several major mandates in a healthy tension that cannot help but protect all stakeholders. It is also a fairly complex document that you seem to have reduced to simply three issues... this smacks of manipulation to covertly place environmental issues and First Nations reconciliation ahead of everything else. - a big distortion of your historical role of being land use trustees		
Policies do nothing other than encourage, they can't make anyone do anything. Council has taken on far too much on far too many issues outside of its ability to deliver. Stop trying to be the saviour of communities and look after the environment as you are supposed to do. try to win one thing instead of failing on everything.		
Carrying capacity on our island is an issue we need to watch, however, we could carry A LOT MORE if the people in castles on mountaintops sucking the aquifers dry for pools and lawns didn't exist here. We		

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need to INCENTIVIZE positive climate/affordable housing actions by asking them to do less/pay less to get it done, and DISINCENTIVIZE behaviour that goes against these directions. So, a house that has all the elements -- DON'T HASSLE THEM. Their building permit is FREE. The house that clears all the land, wrecks marshes, and has high embodied energy and a footprint to match? THEY pay for the CRD permits that the low footprint house would have needed to get.
The policies are behind and seem to be a one size fits all approach. Broad policy approaches tend to serve the big islands but alienate the smaller islands with unique needs and visions. For example, Sidney Island has some residents who are also part time service providers of things like wood cutting and excavation. While these services need to be managed to not be disruptive to neighbors, they also support the reduction of costs and carbon footprint when services have to otherwise be barged and otherwise transported from Vancouver Island. Local policies and community plans need to be developed locally, not the one size fits all approach. Each island is unique and special and should be managed and represented as such.
The concept of carrying capacity is interesting and troubling. It depends a lot on how and what we consume, where and how we live. Diversity and sustainability should be at the heart. I hope IT can be more proactive to assist with projects that are leading the way rather than punitive for those acting outside the limited legal framework. An attitude from the IT of "how can we help?" rather than "how can we make you obey?" would be refreshing.
Personally I think we need to curb development and rural sprawl and protect our forests to ensure we have large intact tracts.
Can we get past the complaint driven enforcement process? It brings out petty vindictiveness and means that laws aren't applied equally.
Work harder to encourage and support the creation of a local government for the island to implement a strategic economic, social, environment, and cultural policy agenda. The trust is not the local givers and should recognize that publicly
be bold...do not be afraid to embrace new and interesting technologies for improving living standards while addressing the vitally important problems of climate, food security and affordable housing
Although the document foregrounds reconciliation, it is not a concern shared by the majority of responses. I think this is because it was presented to respondents as one of a myriad of issues to be prioritized. This needs to be boldly addressed -- governments have adopted UNDRIP. I want to see bold action on the part of the Trust in terms of forging new relationships and implementing policies that will begin to undo generations of colonization and disrespect. Secondly, the Trust is at risk of becoming superfluous. It's only tool is land use planning and it takes a very mild mannered approach to achieving objectives. Now is the time to explore broader governance possibilities and the potential for a new model that integrates additional responsibilities and changes to relationships with other governing bodies (e.g., regional districts) to achieve timely outcomes. The Trust needs a more robust mandate and more resources. People are getting tired of an organization that moves at glacial speed. The creation of the Trust was a bold innovation in 1972; it needs to be renewed and reinvigorated for the 21st century.
i favour strict and clear bylaws that are enforced with a generous attitude toward granting exceptions. I believe we should explore ways of ensuring the capacity of our drinking water resources is not overwhelmed. I wish us luck.
Act locally - listen to those of us who live here and bring balance back with focus on local health, recreation, education and business rather than being top-heavy with climate agendas.
We need a vision for the Islands' future that allows them to be more than just playgrounds for the rich. Provide opportunities for people to actually live there full time, raise families, have local employment.

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Get on with it! Your process moves at a snail's pace and takes far too long to address the need for change. As well, you are practically invisible to members of the community. You don't explain what you are doing to people in meaningful and timely ways. Without taking action in this area you risk becoming irrelevant.
We have to respect and protect our Island and I think we do pretty good job at that despite politics which is inevitable. This call to action is an example of what we can achieve. We all need to be involved. We need our young people to grow up and be a part of that process. Starting in school. Perhaps a student island trust that learns and develops and is included in the island trust mandate. We all must protect our islands at all cost.
Humans often assume that we understand more than we do. Areas that haven't already been humanized need to be protected immediately so that the ecosystems aren't destroyed.
Must include needs of people we are more than just nature protecting the environment is easy creating inclusive respectful communities not just nimbly tree huggers
we need a 'metric' to register success towards our stated goals and to evaluate policy and action alternatives- a comprehensive sustainability index that captures positive and negative implications of inaction and new initiatives.
I, and the vast majority of those who you represent, are firmly opposed to increases of population on these islands.
I support the direction you are going. I only disagree with affordable housing. I do understand that it will inevitably get in there, as all these rich people need staff housing for their amenities. But for me, I moved out to a rural place. I'm okay with poor staffing in the restaurants. I'm okay with a non-homologous society. I'm okay, and even desire, un-equal opportunity based on location. I do believe in equal opportunity within our society, but these opportunities don't have to be equal for all locations. People might need to choose a location, to get what they need. I also understand that my opinion will get drowned out by the affordable housing people. People that want a homologous society. Good luck with that. If nothing else, it will keep them busy. The downside is, we will open the door to some serious development.
The Trust's policies and language must be altered to allow greater protection of forests, green spaces, groundwater, recharge areas, freshwater supply and the surrounding oceans. No new densities should be created and a freeze should be placed on any proposals for development. A cap on development should be placed on all islands that have reached their environmental threshold. Logging should cease on wood lots private and public. Decisions evolving the eco system must be made by licensed professionals within the environmental and scientific opinion, instead of the current popularity vote system. DPA permits placing site specific conditions on public and private lands to tailor development to ecological conditions on specific sites. Thus providing protection for trees, groundwater recharge areas, freshwater supplies, habitats, all lands, etc.,...
Thank you for leading the way on all this desperately important measures. Know many of us have your back. How can we better support you in your efforts?
Protect and Preserve are still on the forefront. We are blessed to steward this magical land we must work together to keep it alive and thriving
I would advise against too much regulation as there are so often unintended consequences to doing so.
As a Denman resident for over 20 years I am aware of our zoning and by-laws. I am also aware that if no one is being harmed and there are no complaints, a certain acceptance and kindness is extended to our neighbours who may not be following the rules perfectly. I don't know if there have been people regularly being evicted from their homes or others being fined because of by-law enforcement over the

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last 20+ years, but I had never heard of it happening until this year, when I understand there have been multiple incidents where there have been fines and orders of eviction. I believe this kind of action does great harm to who we are a community and as Denman Islanders caring for each other. Denman Island truly needs these people who are being threatened with expulsion from their homes. We need to remedy this situation with kind hearts. I would be an advocate for "no harm - no foul".
The policy statement should be limited by respect for private property rights. The preserve and protect mandate being unconstrained is unsustainable.
None. Thank you for doing this.
The IT must strengthen it's protect and preserve mandate on all islands. The IT must take a stance against development, reduce densities, strengthen bylaws to prevent urbanization, and look to other communities and countries who experience water contamination in high density areas.
Life on the Trust Islands has become much too regulated. The trick is to keep it beautiful BUT not regulate the inhabitants to death. We came here originally for freedom now it almost a police state. Trust needs to be way more economical with our money. Time to shrink staff and get lean and mean so to speak. Again trying to make policy for 30 years is ridiculous. Look back! Make it a decade and schedule a review.
I've worked with Indigenous people and communities for years. While I am glad to see us recognize First Nations more and more and the need for reconciliation, I usually see funds going toward interests that are relatively on the side of governments and resource companies because of the Indian Act Band Council system, and then those of us who are sympathizing non-Natives allow our tax dollars to be liberally spent on them instead of more carefully working with traditional councils to develop relationships.
The participant examples used in this process mirror the trust staff's image of the future . No participant comments out of step with your desired outcome were included . That to me is fraudulent . The public opinions on both sides of an issue should be presented so participants do not fall into " group think " and avoid new ideas .
Please use more form language. The current policy statement has lofty goals but doesn't require that anyone meet them in any concrete way. Simply mentioning that forest or shorelines are important doesn't ensure that they are protected.
Please do this! Throughout it all, we will aspire to keep a watchful eye on the protection of freshwater sustainability, sensitive ecosystems, biodiversity and First Nations' cultural heritage, striving for a balanced and equitable approach.
I am happy to see engagement with First Nations. This is very important and long overdue. But I do not understand the connection to the MMIWG Calls for Justice. I find that there is a disconnect between preserving forests, fire prevention and set backs. According to Firesmart there should be no combustibles within 5m of a home, that would mean removing all the scrub between the house and the foreshore. It would mean clear cutting both sides of our property from the water line to past each neighbours home. and from the edge of our house and cottage to the property lines, basically clear cutting 2 acres., but that does not preserve the forest There also is debate whether or not a mature forest is as effective of an carbon sink compared to a regenerating forest. The Trust wants to have its cake and eat it too.
Understanding the development of the island trust area as one for wildlife excluding human developments. Discourage human encroachment of every sort

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I will reiterate: Protect the Island from Human Development Protect Forest, Greenspace and Water Recharge Areas NO MORE DENSITIES!!!
The updated policy statement is too vague on specific recommendations for most of the items in this slide deck.
I see the IT staff for Denman as very obstructive. Staff reports require items over and above what some developments require and can afford. Some consideration to cost must be incorporated into staff reports.
I don't see much, if any, consideration about maintaining the local economy.... Salt Spring is rapidly becoming gentrified, with more and more people objecting to the minor noise and slightly increased traffic that comes with home businesses. Some of these objectors would like Trust policies to curtail home business, but that would stifle an important income stream for ordinary middle class workers. Without economic diversity, the Trust area could devolve into just a protected area for the wealthy.
engage first nations, affordable housing, low carbon footprint, water collection from the roof, protect shores and foreshore ,building concrete to prevent erosion
1) Have fewer by-laws in general with broader concepts that cover the importance of human and eco protection. 2) Do not have by-laws that restrict innovation and creative design. 3) Recognize that to have living islands, we need mixed ownership. Without young adults and their children we are not a "living" island. We must encourage some forms of industry and business to thrive, be that farming and forest utilization or sport fishing and tourism. Young families need employment and whether it is a cottage industry making tiny homes out of island milled lumber, eco tours with island visitors camped in yurts or housed in barn lofts or a land clearing and landscaping enterprise. 4) Provide safety and a flexible vision.
I sense that there is some playing to the loudest protest crowd in this document and that should not be the case. Respondents were overwhelmingly concerned with maintaining the seamless connection to the animals, birds and plants of the islands. We want to retain the mandate to preserve and protect. Affordable housing was a minor concern noted. Despite that feedback, affordable housing has been elevated to one of the only two topics we may comment on with this form. As noted above, in case our comments here are separated, we are strong advocates of affordable housing and believe that housing is a human right. However, that is not equivalent to a right to demand to be housed on an environmentally fragile Gulf Island. Vancouver Island is a much more sensible place to develop green, dense BMR living spaces. We support reasonable, environmentally sensitive developments on the islands, where possible, but we do not support substandard construction, with inadequate sewage and infrastructure.
The Islands Trust administration including planning staff have rarely honoured or taken seriously the existing Policy Statement . It's time to retain staff and management that do respect the mandate to preserve and protect our unique amenities.
While I think this survey is wonderful (and glad it exists) this would be a far better process if it were in person. I realize with Covid 19 this is challenging, but it does really feel like a shot in the dark writing this all hear. I do sincerely hope the opinions expressed in these surveys will shape policy but it is hard to trust something that feels to distant from human relations. I hope to be engaged in future consultation that is more in the realm of face to face as I believe it is more likely to build trust between community members and the Trust.

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To actually address climate change, reconciliation and social justice -- while preserving and protecting these beautiful islands -- the Islands Trust must WAKE UP and embrace innovation and change. The current bureaucracy and bylaws are drenched in White Privilege, Patriarchy and Colonialism that supports privileged property owners, punishes the working class and fails to protect our forests and ecosystems. A more equitable and environmentally sound approach will mean CHANGE, especially for the elite who own their own homes and feel entitled to keep things exactly as they are. Change will look like less privilege and more sharing of resources, more density in villages, more untraditional land sharing, more active and dramatic ecological protection, less priority for cars, bold political actions and assertions to senior levels of government, etc. ... Stop shying away or slowing this down. The Islands Trust needs to stop being in denial and start leading the way.
I think opportunities for engagement in this process need to be widely advertised. There is the perennial problem of folks saying, "I never heard about this." Wordy articles don't do the trick. I think mass flyers in mailboxes are required. Short, easy to read, pithy with clarity on how to participated.
Preserving and protecting the rare and unique environment in the Trust area is important. Islands Trust should "preserve and protect" the Gulf Islands rare and endangered ecosystems. Coastal Douglas Fir ecosystems are according to the Islands Trust reports and documents are important, endangered and rare. Islands Trust should "preserve and protect" the rare endangered ecosystems in the trust region. More pamphlets and reports will not preserve or protect any species at risk. Stop developers from replacing the very rare and endangered species with parking, the islands trust should either fulfill its mandate or stop pretending that it matters.
The Islands Trust representation should be based on areal extent of an island and population. Representation by some suggests eco-radical tendencies.
Consider a moratorium on new development.
Consider the issue of homelessness and what solutions might be considered
Tell the RDN we'd rather have \$\$ for land than for electric car charging stations that will use up more treed land for parking spaces. And, only benefit the people who already have enough money to buy those cars. Because I see water protection and land usage as more pressing — undeveloped land is disappearing! — cars are not to be encourage, electric or not. If you want to do something about car conversion, up the incentive to buy electric, or limit the number of cars per household, or the number of big gas guzzling trucks to businesses and tradespeople. Make them pay more for their licenses as they kill the roads for cyclists. Make cycling lanes around the main streets to encourage more people to use electric bikes or small cars and subsidise the buying of those, but use the big RDN subsidy for a charging station for land. Worry about more of those stations when we have more of those electric vehicles. Solar powered vehicles would be even better vehicles to subsidise maybe? Really I digress. I am taking too much time.
Get rid of min sized land parcel sizes for subdivision, and reduce the sprawl of large properties across larger areas. Also smaller parcels support community instead of large parcels for the rich. The rich do more damage to the environment than those less affluent.
In general, the policies are sound on the one hand; on the other, they constrain the development of a diversity of housing and the loss of a diverse population.
I see an erosion of the understanding of rural at IT which is sadly problematic. Are the planners and policy folk all city people now? Many of the ideas recently seem to come from though an urban academia leans rather than from lived rural knowledge. After almost 28 years on Denman, I have seen a number of cycles. Right now we are again attracting many mid-30s families wanting a back to the land

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existence. Maintaining land sizes to support such ventures, protecting our lakes, forests and foreshore and encouraging non-urban climate transition thinking is of utmost importance.

Thank you to all for this opportunity to comment.

I would like to see a visioning exercise in what would have become of the Islands had the Trust not been enacted. The public is barraged with perspectives about what the Trust has not and cannot accomplish, and what a difficult bureaucracy the Trust is. But I am unaware of a descriptive analysis of what The Islands would look like in 2050 had the Trust never been enacted in the first place.

The Reconciliation Declaration is completely out of step with Provincial and Federal Government negotiations. Until there is a treaty in place, it is inappropriate to provide the statements as listed in the draft document. In fact, this can potentially harm relationships with indigenous peoples along with increasing liability and risk with the Islands Trust. We absolutely should have "Meaningful Engagement with First Nations in the Trust Area" - this makes sense but the rest needs to be scaled back completely. It is obvious that many of those statements came from participants unfamiliar with indigenous rights and the levels of government responsible.

I am excited by what the Trust is doing here, and I see lots of encouraging potential. That said, I was very concerned by how few voices were captured in Stage 1 (What We Heard). I hope that on something as important as this policy consultation, that the Trust will not claim successful community engagement if they don't manage to increase the percentage of voices they hear. Instead, if engagement remains low, I hope the Trust will take a step back, and try a new tack if necessary. In terms of broad suggestions for the development of the Policy Statement: I would like to see a commitment to enacting this policy document based on current expert knowledge - indigenous consultants, scientists, social scientists, sustainability and resource use experts, housing experts..... etc., including commitment to regular reviews of the knowledge and reviews of Trust by-laws and other policy instruments to ensure that the Policy Statement goals are still being realized. I would like to see the Policy Statement speak to how trade offs between values might be addressed - who/how will we decide which values are prioritized? I think more thought also needs to be put into how the Policy Statement and its enactment will aim to balance preservation actions (excluding/minimizing human interaction in natural ecosystems) and conservation actions (including human interactions in natural ecosystems in ways that maintain and enhance natural systems while meeting human needs - e.g. sustainable agriculture) - with the aim that this balance ultimately can allow for more sustainable land use on the islands that sustains both human and non-human communities and systems. I'd like the Policy Statement to explicitly lay out what preservation means practically and where this approach is most useful on our islands, and what conservation means practically and where this approach is most useful on our islands. It might be a bit academic, but some of the documents being developed by IPBES (<https://www.ipbes.net/about>) might be helpful to the Trust in thinking about values wrt to nature (values from nature, values to people, the very different ways that different people understand, describe and assign value): e.g. <https://ipbes.net/diverse-values-valuation>. Realizing time and resource constraints will play into the development and implementation of the Policy Statement, particularly when it comes to considering current expert knowledge - the Trust could consider partnering with an (academic) organization to help share this cost, e.g. through a program like this: <https://www.grad.ubc.ca/psi> This is an exciting process - best of luck moving forward!

Find ways to support those who are willing / want to implement sustainable solutions. For example, subsidizing rain water harvesting equipment, solar panels, more sustainable materials for home building, etc.

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It is hard to define rural character. Preserve and protect the natural environment and ecosystem, and that will preserve the rural character of the islands.	
Trust Council need to quit trying to control what people do with the land they legally bought. Too many restrictions will lead to unrest and ultimately revolt.	
As above: housing policy should be aimed at supporting MANY DIFFERENT KINDS OF HOUSING, rather than making one-size-fits-all assumptions and regulations about the needs, capacities, and impacts of residents who need affordable housing. IT should be looking to partner with non-profits and community land trusts to create and steward affordable housing, rather than simply regulating private-sector development of new housing.	
The islands trust should be abolished. The BC coast plus islands not near metropolitan areas need oversight. The islands trust is just a beaurocracy looking for expansion	
I advise that the Trust post the original policy statement and all updates together and in chronological order. History of FN and following peoples is important, overriding or errasing one with another is not a path we need to follow, again, by ommision.	
We live in a small island, limited water, and need to protect forest, and wild life. We are NOT a city for high density housing. We will run out of fresh water, and pollute each other with septic fields. Once forest cut down, lots of housing, we will not have an island to live on. Yes we will have growth, but have to take into our special needs.	
While it is admirable to seek input from the community, the comments you receive are not representative samples of the community as a whole. I trust there is also some work being done to obtain a full spectrum of opinions, rather than relying solely on feedback from just a few actively engaged individuals.	
Preserve and protect must include changes to development. Anyone clearing property should require an arborist report, and whenever possible the developer, one house or more, should be required to replant a minimum number of trees. Preserve and protect must include protecting continuous tracts of forest. The current approach on all islands is bias and unbalanced. Adopt bylaws outlining the number of septic systems in subdivisions. The current regulations do not account for high density builds, and water quality will suffer in high density areas.	
Just get on with it.	
Do not promote extreme and high density housing with its untenable sewage toxicity. Encourage extreme low density low cost housing by giving tax incentives to landowners to have a tiny house on the properties larger than 10 acres. Liaise with the Federal Government to provide tax breaks for those land owners' incomes. Spread the low cost solution over extremely wide areas so as to reduce the effects on the water tables. Discourage the creation of small town sites as their density contaminates aquifers. Low densities are coherent with the preserve and protect mandate. High and extreme density philosophy and promotions are a source of damage to individual habitats and the entire Gulf Island ecosystem. Change the name from "affordable" to "low cost" to reflect the desired reality.	
Work with other levels of government and strongly advocate for reconciling regulatory differences that are contradictory and limit the ability to manage development in ways that minimize negative impacts on the community and ecosystem.	
The report is full of current buzzwords, unsubstantiated position statements. If this is supposed to be the vision for the next 30 tears, it must be much more grounded and realistic, not the pie in the sky that the Report is full of. The final policy statement may be used as the basis for action that is biased from a point of view that is not intended. It must be specific and practical.	

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Many owners on Sidney Island have been threatened with Islands Trust complaint and enforcement issues resulting from the fact the Policy Statement, Bylaws, and building Scheme of North Pender Island do not take into account the realities of living on Sidney Island. A thorough review is necessary to avoid extreme unhappiness on the Island
An emphasis on embracing new technologies with the aim of affordability and environmental sustainability.
Your questions about housing should have been better targetted to solicit engagement from renters. As a long term renter and housing advocate, who has participated for years on IT housing matters, I knew nothing of this latest engagement round. Easy enough to miss it as the IT seems to run another consultation every 2 years. But.... what has actually been done on housing? The 2018 housing needs assessment spoke very clearly of the need for more housing trust wide. Yet the only follow up to that IT document (how much \$ was spent?) has been increased by-law enforcement resulting in evictions. We islands trust renters are not convinced that Trust Council cares, listens, or values anything we have to say.
The lack of pro-active bylaw enforcement over the years is largely the cause of most of the housing needs problems on my Island and I suspect on most Islands. The Policy Statement should make pro-active bylaw enforcement a Policy of the Islands Trust.
The reconciliation action plan could consider opportunities for indigenous economic development, such as co-management of resources.
When a zoning application or a request for variance is submitted to a local LTC, the local Planner and Trustees MUST start taking the Policy Statement into account. So far, I have seen only lip service being paid to most environmental issues raised by concerned residents, and several approvals that do not meet the most minimal ecosystem consideration.
I would add another responsibility for the Islands Trust - namely "Sustainable Recreation & Tourism". My island has passionate residents who need tourists and recreational users to sustain their island residency, yet vociferous islanders turn positively medieval with pitchforks & torches as they blame seasonal and recreational users for all their issues, and then turn on IT for not dealing with this issue.
every local trust committee should have a paid position for local first nations to sit at.
Increasing population in the south coast will mean ever increasing use and pricing pressures on the Islands. Much of this document is concerned about preservation of the status quo. There is no talk about remote working opportunities, or economic development outside of restricting supply of real estate. Overall, this is a document of platitudes and not of solutions.
These high level policies are only as useful as they are implemented on islands. The Trust needs a plan and a budget to do this. Some OCPs and LUBs are very old and need comprehensive review already, and will need this even more once the ITPS is amended. Please find a way to make this happen in a timely manner.
Better enforcement , it is currently a joke , completely ineffective. If there is a bylaw infraction, like excessive logging, there is no enforcement or overview.
Place people in the centre of every equation. At the very least, people need to share this precious environment. All people.
Be honest, be educated about the damage that you are facilitating. Allow people who care about the stated objectives of the Islands Trust to help the trustees and planners appreciate the sensitive ecosystems, and indigenous heritage that are being destroyed. Educate the Trustees and Planners in sensitivity to the impact that their decision have on the

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environment and the people that live in the Trust region. You are seen more to facilitate destruction than "preserve and protect".
How to get as many people to participate is perhaps the most challenging aspect of this review.
Ecology and environment MUST be prioritized over social and economic considerations.
Working closer with community members/ groups
We have done a pretty good job so far (imagine what the islands would be like without the Trust!) but I , for one am tired of seeing people buying "raw land" (need to change that category) stripping every last stick off it then building colossal structures. Maybe developers and even home owners need to take a test to see if they can identify at least a modicum number of indigenous species of plant and animal life in the places they wish to "develop"! Seriously, very few folks who live here that I have come across can even name a small number of local plants.
Good to see affordable housing is a priority. Now let's see some action.
Trustees need to get back to the 'preserve and protect' mandate vis-a-vis the environment. If we keep developing at this pace we'll look like a suburb and everything we loved and came here for in the first place will be gone. People are important but the environment should not take second place to our needs and wants.
I think when you make policy decisions, you should weigh the comments and ideas you here from people more towards the population that live here full time. Those that are part time property owners, usually have different objectives in mind, weighted more toward investment returns
BC Ferries are a critical part of the social, economic and environmental consequences of living on the islands. Make sure BC Ferries is included in all your work.
I like most of what has been said so far, but fear the Trust Council may become like so many political leaders, all talk and no action. Let's hear about what actual action the Trust can and will take, sooner rather than later.
Be thoughtful to any changes made, in that they may jeopardize the OCP of communities which are critical to our land use planning. OCP's should not be effected by these changes. Removing the PMFL from these islands would be a positive thing as well. With approx. 80 forest lots on Galiano alone with illegal houses and "forest management" on paper only for a tax break, there is a need to simplify the legislative layers in order to plan and collaborate for climate change mitigation on these islands. Also, having seen several budgets over the years, seeing so much money spent each year on rezoning applications is disgusting - that cost should be covered by the applicants not the Trust, particularly when the applicants can make millions of profits once the land is rezoned. That money can be better used to invest in communities, protect land and help address the challenges of climate change. It is clear to many that the administration of the IT is development-driven, not preserve and protect focused. This is not ok. There are other governments to work for if that is so desired. This is the only local government in North America with these unique values. Let's keep them strong.
Allow all cottages and suites to be utilized for tourism if that is what a property owner prefers to do. Tourists spend money and support a great many businesses on this island, many residents depend on them. It is absolutely false that vacation rentals reduce affordable housing. With the current landlord tenant act being so skewed in favour of the tenant, there are a great number of cottages and suites that will just sit vacant before home owners will risk a full time rental. There are many horror stories out there if you choose to listen to for the landlords. A bad guest for a couple of days is troublesome and disappointing but a bad permanent tenant that can not be removed is a disaster and a great many home

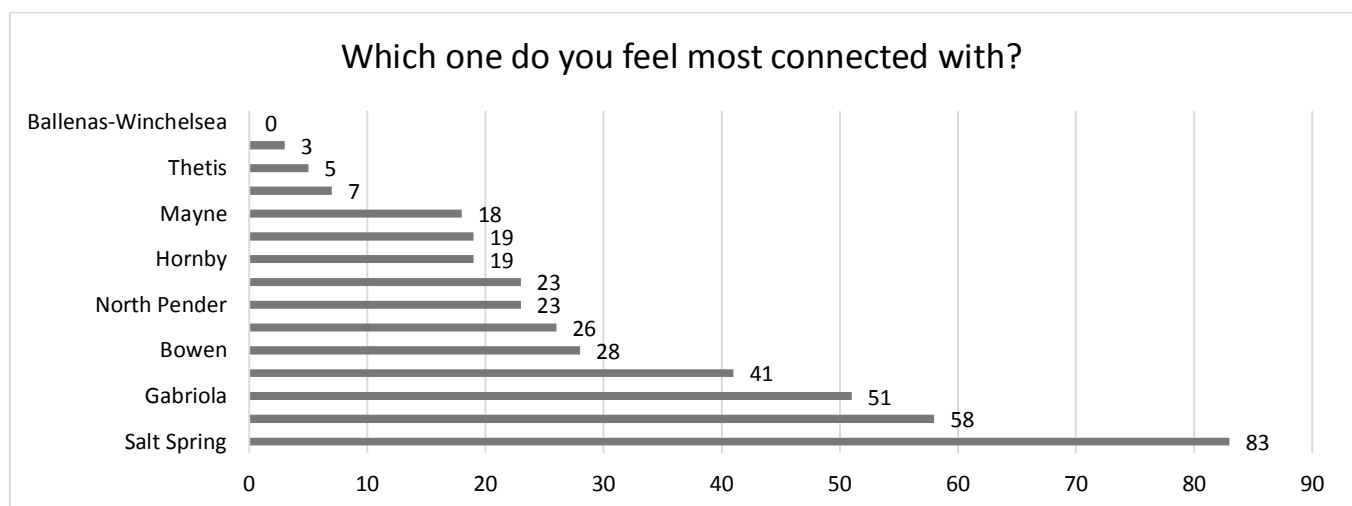
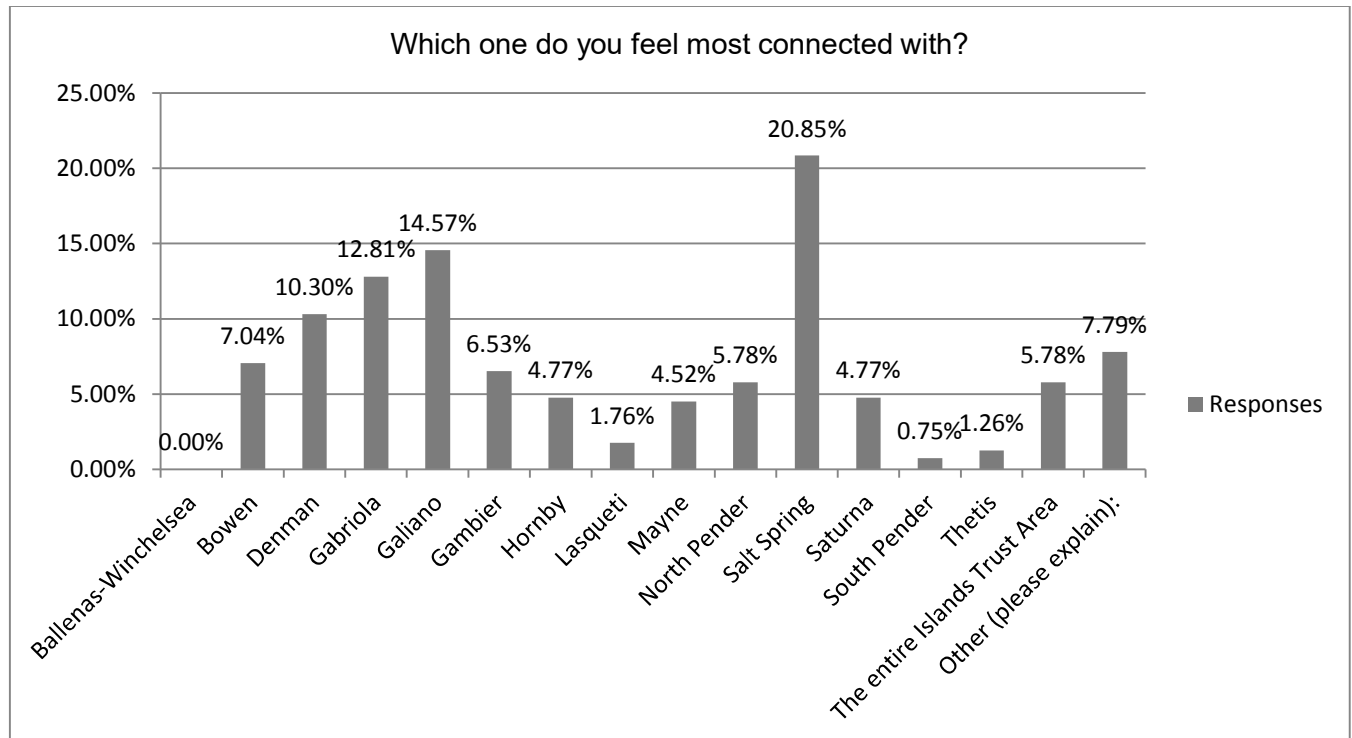
What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.
owners will not take the risk so cottages and suites sit vacant all over the island that could be bringing in tourist dollars.
Please be sure to include the interests of all demographics, not just the wealthy baby-boomers.
I think the Trust Council is doing a good job with this initiative and it is inline with how most of the residences and visitors feel. Similar to my last comment, I hope the policies "keep an open mind" when trying to guide us into the future.
After checking out the final pages of the Policy Report, it's not clear to me if the First Nations Engagement process is tracking (in real time, or otherwise) the similar-coloured sections of the Public Input sections (where there is a "We are here" indication pointing at Stage 3). I trust and hope this is being done concurrently. Thank you.
Don't give up on actual public events, they are still important. And try to avoid hiring expensive consultants to explain components of such events; local and senior staff seem more appropriate in some instances.
I can't take issue with anything in the report but would only emphasize that for me, climate issues should be the primary driver from which all other policies spring from.
Stronger language that policy guidance IS needed for limits to short term vacation rentals seems is required in the Policy Statement - the language on page 13 indicates "we are looking at impacts of STVRs on affordability for renters" and this is insufficient. Affordability for renters is only a tiny piece of the current unregulated STVR impact: It also impacts other sectors of sustainability (such as type of new construction, water and food consumption during peak drought and highest fire risk seasons, and more). The TPS should provide policy guidance that acknowledges use-specific water volumes for new construction (instead of blanket, outdated per capita daily volumes) and that acknowledges that the potable water use per capita in the islands of the Salish Sea is 40-60% of the provincial average, and that the more connected residents are to their water supply, the less they consume. The role of Islands Trust to advocate for levies on tourists that are fed into the climate action engine, in order to make the Islands a sustainable place for visitors for the future generations is not clear in this TPS, as currently reported. Such an advocacy role and capacity should be clear in the TPS, to guide the Islands Trust into the next century.
Consider making the policy statement more like a regional growth strategy/plan. Without it, the islands will sink not swim. This "I am different" is a lie. The problems are the same. Where they are not - make an area plan.
There needs to be some analysis on how to manage the changing habitants of the islands. There is a mixture of older residents who want things to stay the same, and newer, younger residents who want things to change for the better, bring new services, enhance the livability, while still preserving the precious ecosystems that we love. How do we strike a balance that will be the best for the islands moving forward? Need to work together - not have petty political debates about any type of change that may actually help everyone and the islands in the future.
While I agree that addressing these 3 elements are important, this report makes it seem like they are the only subjects that matter. I do not believe that to be true, and I assume other topics (maintaining economic viability, support small/local business, BC Ferries and transportation links etc.) are worthy of discussion. This survey is quite weak. I was expecting a deeper ability to review and discuss the broader policy, not just these 3 points.

Tell us about yourself

Question 4

- 398 out of 406 (98%) who participated in the survey completed question 4

The Islands Trust Area occupies almost 5200 square kilometres within the Salish Sea. The Islands Trust Area is made up of 13 local trust areas and Bowen Island Municipality.

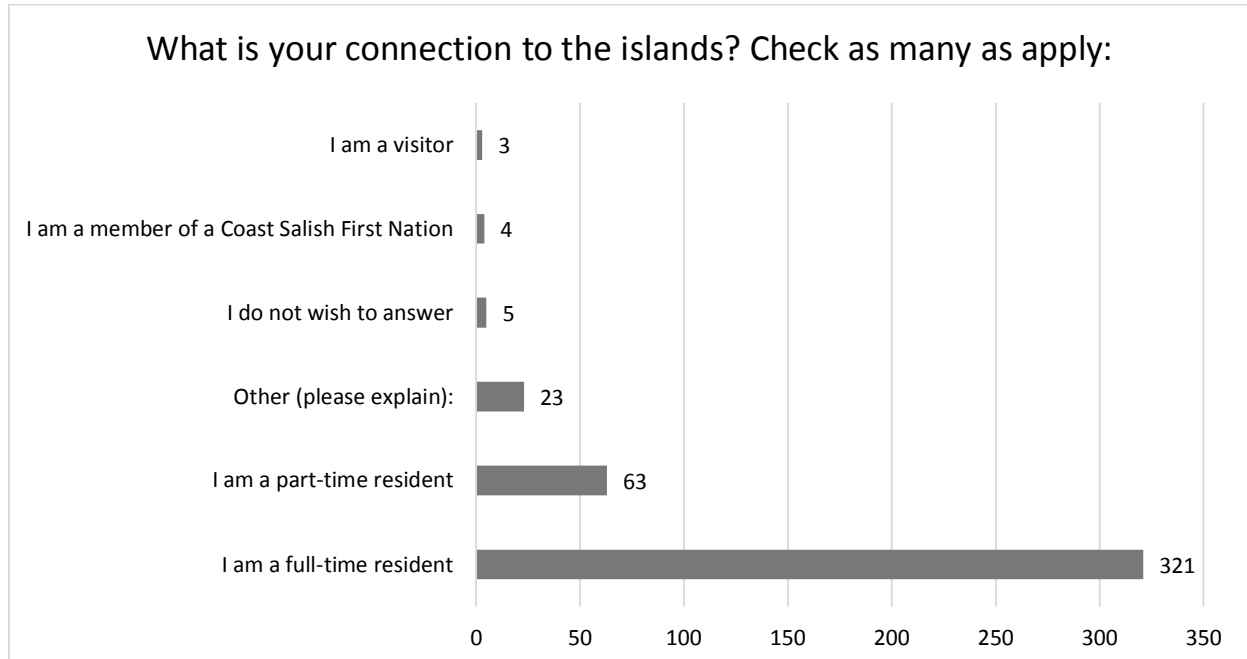
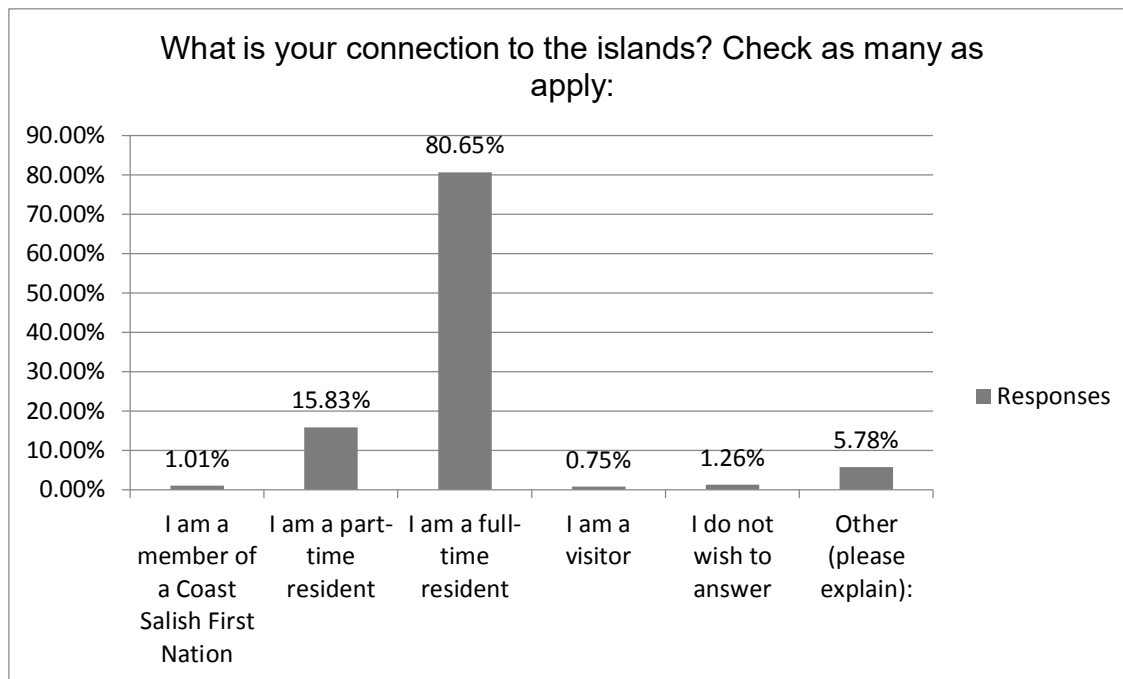


In the chart below, 31 participants provided other areas they feel most connected with.

Sidney stands alone
Sidney Island
Coast Salish Peoples of Southern Gulf islands - Lelum Saraughtanaogh
none, because these islands are not off grid
small islands without ferry service
had ancestors who also lived on Mayne Island and SaltSpring
I don't feel like our island is being considered
sidney island, which gets *zip* from islands trust, yet has IT intruding in all our activities.
Sidney island
Sidney Island
Sidney Island
Sidney Island
Sidney Island is very different, off grid and rural so I don't feel particularly connected to other local trust areas.
As a sailor I travel the entire Salish Sea extensively.
I've lived and worked on islands throughout the Gulf Most of my life.
All of Georgia Straight
Saturna is my home island yet the Outer /Gulf Islands are my home. We share the Mayne Queen ferry, we are School District #64, we have a CRD director we used to share the same Island newspaper and are still within the Driftwoods range. Victoria Saanich Vancouver are our urban biases along with health care. We are in the Coastal Dry Douglas fir and are right smack in the foraging range of J,K and L pods. May and Adam Olsen are our politics; reps and we also shared the same pioneering families.
Sidney Island
Municipality of North Cowichan
Wise Island
Southern Gulf Islands
the Province generally - which the Trust continues to ignore
Sidney Island (part of North Pender & Associated Islands IT)
None
Sidney Island
Sidney island
Resident landowner at Gulf Islands
Sidney Island
Sidney Island
Sidney Island
Live on Sidney Island

Question 5

- 398 out of 406 (98%) who participated in the survey completed question 5



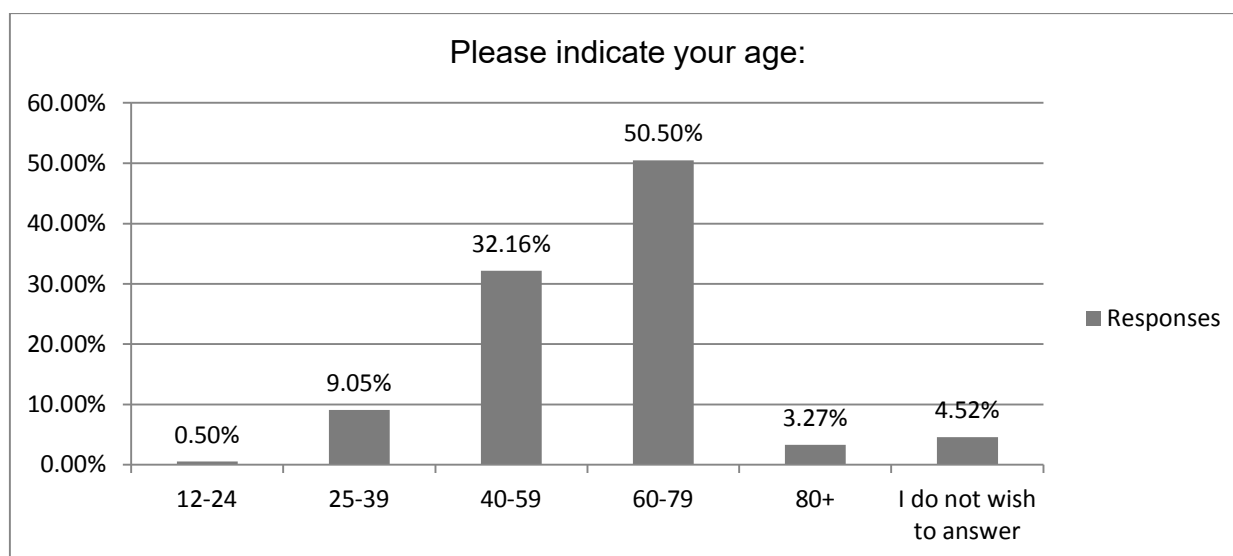
In the chart below, 23 participants provided other connections to the islands.

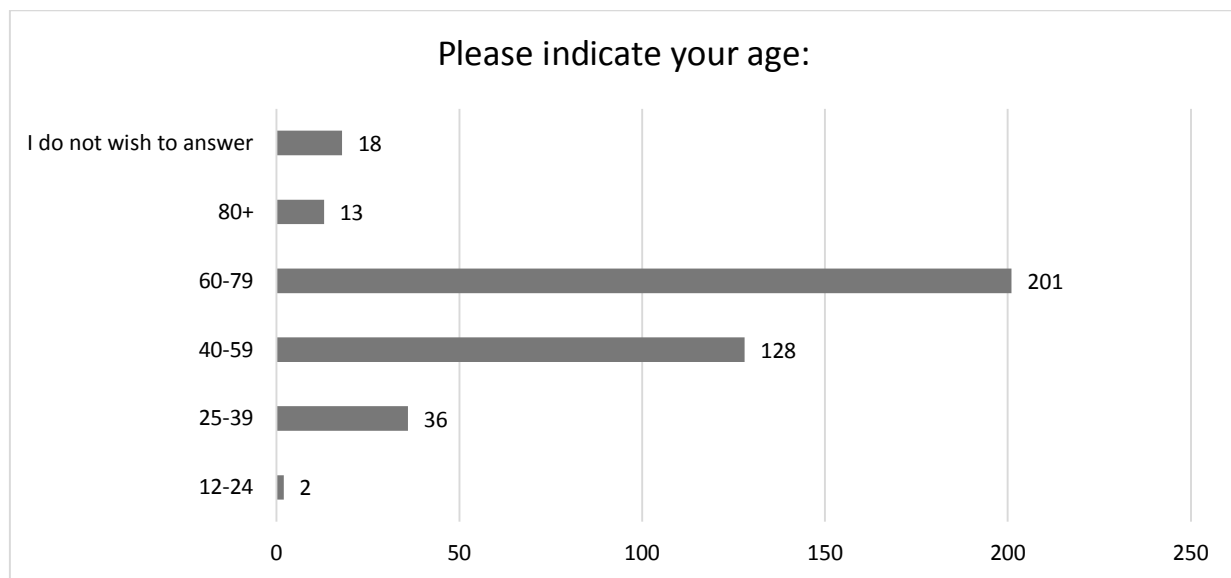
I leave seasonally for work, so some years I am on Hornby full time, other times not.

I have lived on Denman Island for 44 years.
Active community member providing food security and affordable housing.
A Salt Spring resident for 28 years
wanting to be full time if CRD and Island Trust endorse tiny home movement
recently purchased land in the North Pender area
Have lived on Galiano over 30 years
& Farmer
Recreational users
I have been coming to Salt Spring as a child and all my adult life although I live in Vancouver mostly.
Born and raised on Hornby
acreage owner
Canadian citizen
I am a landowner, Store and Pub owner, have raised my family here, and written for a well distributed /gulf Island newspaper.
I rent a house on Thetis Island
born and raised here
Recreation property
I am part time now but in 2022 will be full time
Coastal Douglas-fir Conservation Partnership
More than just a "part time" resident. We live there as much as possible and aim to retire there.
I care
I am a 30 year resident of Gabriola
I expect to be a full time resident in time.

Question 6

- 398 out of 406 (98%) who participated in the survey completed question 6



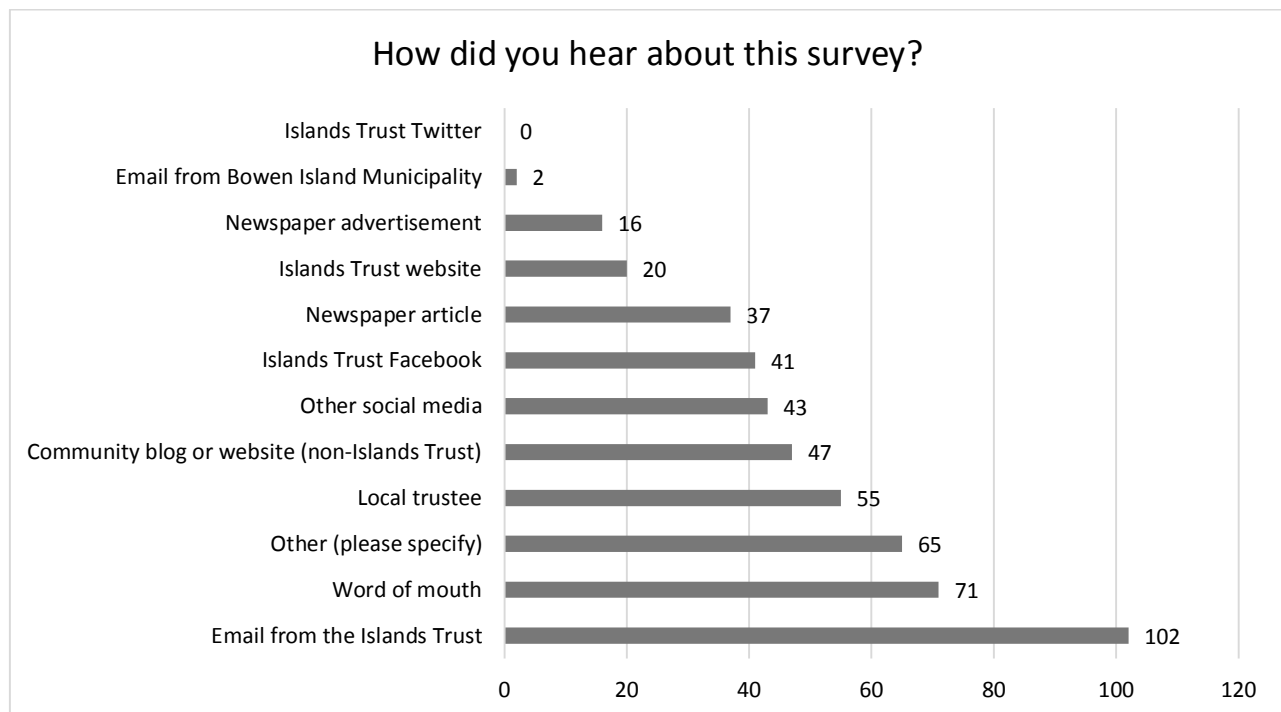


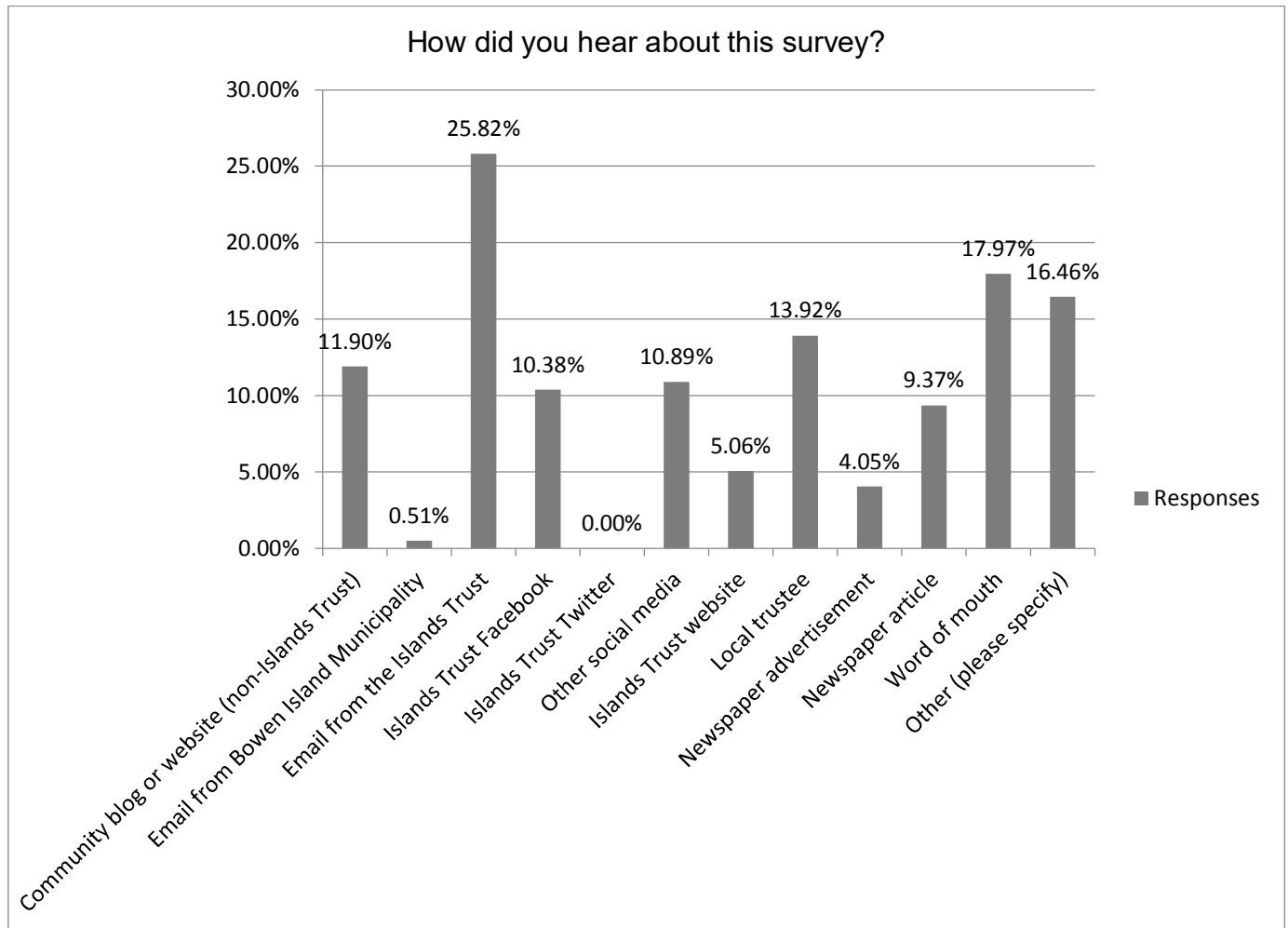
Tell Us More

There are so many ways to communicate. We want to know what works best for you.

Question 7

- 392 out of 406 (96%) who participated in the survey completed question 7





In the chart below, 64 participants provided other ideas in how they would like to receive information from Islands Trust.

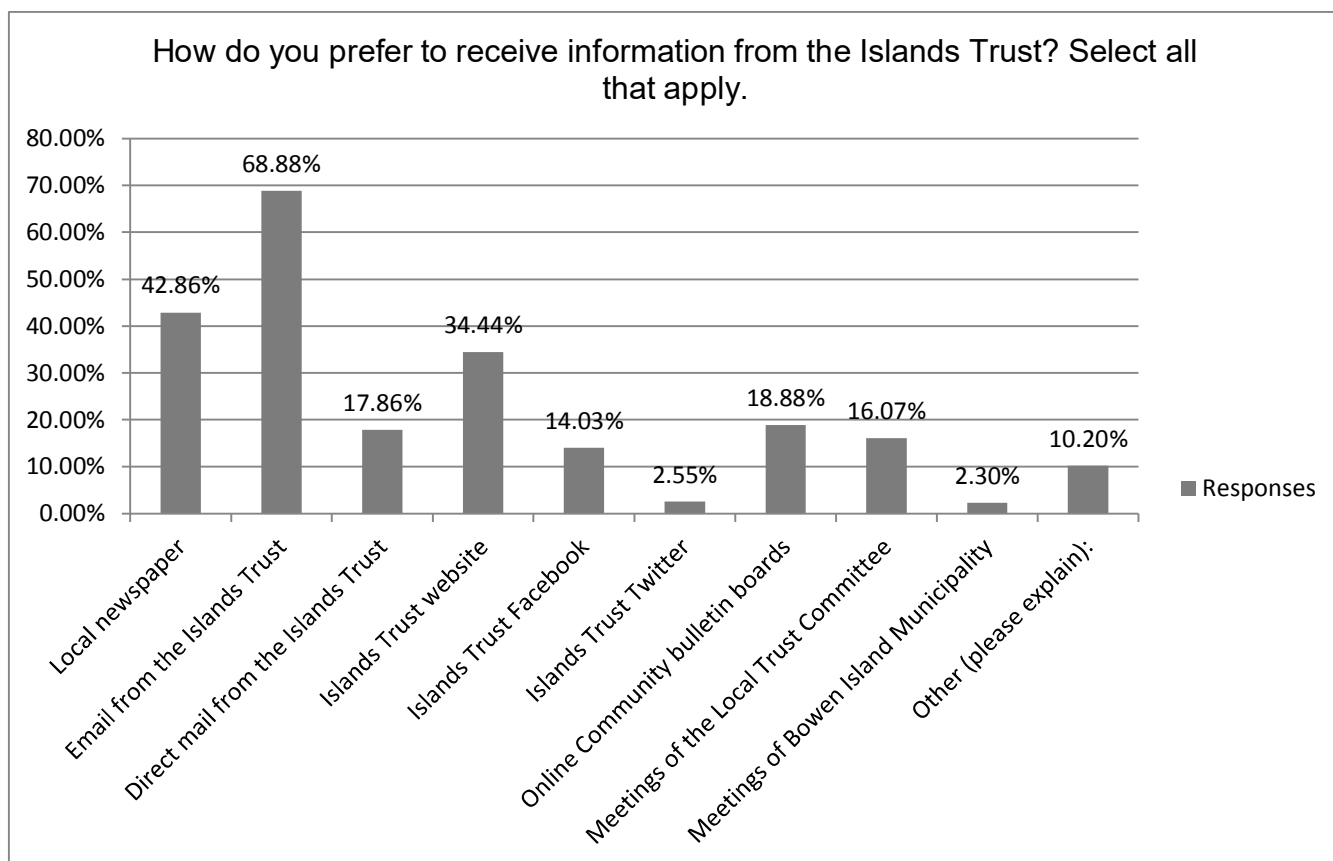
A local shared this on her social media.
a friend shared it
postal mail out
mail out
Sidney Island Starts Council
text from community group
Sidney Island Strata Council
Email from our Council
registered society
flyer in mailbox
flier in mailbox
email from our Islands Trustee
Denman Island Bulletin Board Facebook
"Restricted" Gambier Facebook group thru my children - ridiculous

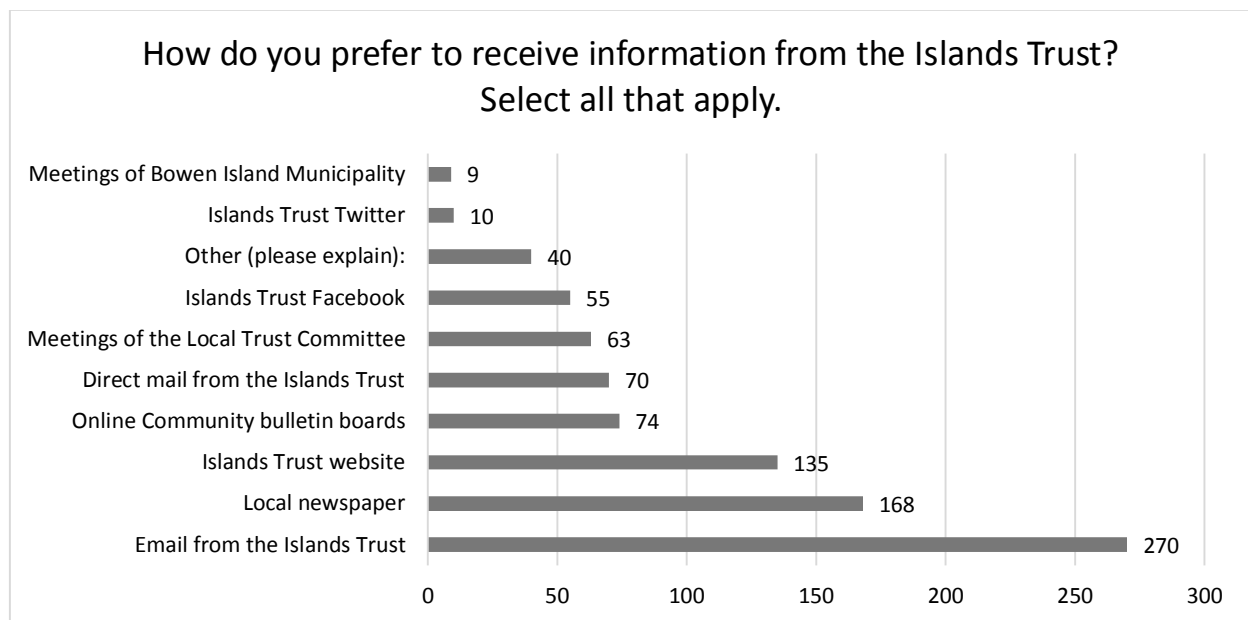
Sirra
Fellow committee members
Sidney Island strata council sent an email to all owners
Driftwood article
Facebook post on the community's info page
This whole OCP process was stumbled upon by accident. No one on our Island was informed.
Mayneliner monthly magazine
Gambier Islanders Facebook Group
I only heard about this survey and anticipated changes to the policy statement quite by accident on the last day.
Followed up by telephone provided
Email from our Island trust representative
Mailbox
A green NGO with a lobbying interests in the trust area
mail out
Mayne Island info website
Mail
Trustee newsletter from local area
Pure luck.
email from Bowen Island Conservancy
BI conservancy e-mail
email from trustee personally encouraging involvement
Stop the Islands Trust.
Facebook
island wide mail out...much appreciated. emails can be missed.
Last minute at a meeting I attended where I signed up for notices from the trust
My strata emailed the link but I would have appreciated more active communication between our strata and IT on these matters.
direct mail
Mail from local trustee
Via Private Forest Landowners' Association
The Active Page, January 2021
local monthly magazine - Pender Post
email from an ally
Finding things on your website is not very good
Email from neighbour
Transition Salt Spring Newsletter
Email from SS Transition
An online survey that is only open for 18 days and not well promoted does not satisfy "Recommendation 4: That the next Trust Council ensure that comprehensive public consultation is an integral part of the entire review process." Recommendation 4: That the next Trust Council ensure that comprehensive public ctation is an inteonsulgral part of the entire review process."

email from Proline , as a Sidney Island owner
Denman Island Bulletin Board (Facebook)
Denman Island Bulletin Board, posted by Laura (she is lovely)
Denman Island Bulletin Board
local media: eSpokes
Mail Out
Email from SI Strata council
Dont remember
email from chamber of commerce
flyer in mail
Other resident of Gabriola Island
Mail out / direct mail
personal friend
Active Page advertisement

Question 8

- 392 out of 406 (96%) who participated in the survey completed question 8





In the chart below, 39 participants provided other ideas in how they would like to receive information from Islands Trust.

I am already receiving info
None
trustee reports
Frequent and interactive engagement sessions with residents. There is very little visibility for IT.
volunteer on various societies and gov stuff
The IT and esp the LTC need to have a better presence on FB community groups
I haven't found the website easy to get around, but I wish I did!
Galiano X on Facebook and Galiano's Active Page
Pender Facebook Online Market is the main source for most people I know.
Local Trustee
Need to be in the community!!!
email notifications to local councils who will advise residents
Salt Spring Exchange
I don't use email or the internet.
emails from our local Trustees
Trustee newsletter from the local area
I would like a more effective method. I attended Trust meetings in person and was appalled at the poor quality of proceedings. Now with zoom and virtual 'meetings' the situation has deteriorated.
with notice in local newspaper
I go to our local meetings, I read the Driftwood, and I read what our two trustees write in our local Island paper. I loathe trying to find and read stuff on digital devices, I like the work the artist did on your presentation - visual for policies and ideas appeals to me. I very much like our off island trustee policy in the local trust. They bring another view point.

I do not want any information from eco fascists. I feel the IT are bullies and aggressors towards Islanders. There is an initiative growing that will hopefully put a long overdue end to the Islands Trust.
too many people are left out with online notices, high cost of internet access in this area.
Communication from my strata
Online platform. Be consistent.
local monthly magazine - Pender Post
word of mouth
It is important that the Island Trust advertise this information with due diligence. Up to now Facebook seems to be the only manner in which the average person becomes informed.
any and all of the above
Zoom meetings
Email from friend
Communications from local trustees.
Knock at our door. The IT needs to have meaningful relationship with Indigenous peoples - to us that is face to face.
through public engagement by local trustees
don't encourage social media as it stands now.
Disband
Working with planners on bylaw development and enforcement
Hornby talk on Facebook
I get more than I need from all sources
Notices through Transition Salt Spring newsletter
definitely NOT SOCIAL MEDIA
Nothing works anymore. Please work with partner agencies to develop an island website portal. Important news is now lost.

Thank you for taking the Policy Directions Survey. Getting input from the people we serve helps us make decisions and understand different view points. Your contribution to the Islands 2050 process is greatly appreciated!

Give Us Feedback Anytime

We would like to hear from you! Any time you'd like to give us feedback, go

to: islandstrust.bc.ca/connect/share-your-ideas

You can connect with our Conservancy at: <http://www.islandstrustconservancy.ca/contact-us.aspx>

Stay Up-to-Date

Want to stay up-to-date with the Islands Trust? You can sign up for news and information

at: <http://www.islandstrust.bc.ca/connect/stay-informed/subscribe-or-unsubscribe/>

If it's Conservancy news and information you want, go

to: <http://www.islandstrustconservancy.ca/subscription/>

Islands 2050- Policy Directions Report

Comments Received from the Public to Midnight February 7, 2021

For distribution to Executive Committee (February 24th, 2021 meeting) and Trust Council (March 9 - 11, 2021 meeting)

Eleven comments were received by email, one hand written note, and 406 surveys taken. All personal information (eg. address, email address, phone number) has been removed from the attached. Where the commenter's island was known, it was added. Capitalization and spelling have been retained as received.

-
1. **From:** Susan Swift [REDACTED]
Sent: Tuesday, February 2, 2021 5:22 PM
To: Islands2050
Subject: Feedback on Islands 2050

I found this link next to the survey related to the 2050 plan it says to share ideas about the budget (?) but I wanted to share ideas about the 2050 plan - in a addition to what lincluded in the survey (see below).

When I sent in my survey response, I completely forgot to mention that I see one very important role of the Trust to track "best practices" and facilitate sharing among the islands. Perhaps this is happening through the committee at the Municipal level on Bowen Island? I wonder if a robust Community website or online bulletin board would be helpful as a de-centralized and dynamic way to share information?

For instance, Bowen Island FoodResilience is writing to individuals we know on Saltspring, Galiano, and Gabriola for ideas and examples of their organic agricultural systems and supports, agri-tourism and ideas for infrastructure and funding. It might be nice if we could connect more generally on a site dedicated to different categories of interest in the Trust area communities. (Reconciliation efforts, for instance, or rainwater catchment programs.)

Here is what I included at the end of my survey where it asked for additional feedback:

Cultural Heritage and reconciliation come up last on the list of identified values or priorities, probably because the process didn't manage to attract many Indigenous people, or because they have their own separate process - in any case, the rest of us didn't prioritize reconciliation - as if it isn't "our issue." Similarly, the diagram of this engagement process puts the land at the bottom, balancing on the smallest tip. Precariously piled on top of the inverted triangle are "manmade" concepts and actions. To me, this triangle speaks volumes of what is "upside down" in our thinking. Land is at the bottom and is insignificant.

Don't these two things seem linked and inherently backwards? The non-inclusion of Indigenous perspectives at the beginning of the planning process (not acknowledged as essential) and putting land in the smallest, unbalanced triangle...

The land (or natural systems) are the basis for everything and they should be firmly planted at the wide base of the triangle and everything grows up from that, like plants and trees. Likewise, while nature is the number one thing that people mention as important, and various aspects of nature from farming to water are listed, the list doesn't reveal that these connections are inherent in an Indigenous viewpoint. And the whole category of being in "right relationship" to the land and the people of this land ("Reconciliation") is placed last under "Preserving & Protecting" in the Policy Statement list of values.

Maybe this inverted view will be "righted" when the consultation with First Nations is integrated with the results from these engagement sessions? To my way of thinking, the answers to our many environmental dilemmas will only come into focus when we truly appreciate an Indigenous way of seeing the world, of interfacing with nature. This kind of knowing is what will guide us to restore biodiversity and confront climate change. Together scientific and Indigenous knowledge can inform the path forward.

I firmly believe that we will make progress when more of us see that we already live in a world of abundant gifts (aka "clean water, air, plants & animals, etc.) and that we can express our gratitude by reciprocating and not extracting.

If we continue to set First Nations to the side in a separate planning process, it will take much longer to achieve justice for the planet and repair our relationships.

Yours,
Susan Swift
Pronouns: She, her, hers
Residing on Nexwlélexm, in the unceded territory of the
Coast Salish Skwxwú7mesh People

2. **From:** John Sbragia [REDACTED]
Sent: Sunday, February 7, 2021 10:06 PM
To: Islands2050
Cc: Sue Ellen Fast
Subject: Islands 2050 survey on the Islands Trust Policy Statement

To: Trust Council

My main concern in providing this submission is to address the fundamental issue that the Policy Statement must reflect a strong, legal position which is resilient to challenges in the long term, in consort with the provincial government.

I have been a property owner on Bowen Island since 1975. During a period of about 15 years, I was involved in various community projects and political campaigns. These activities included providing support for the creation and implementation of our Official Community Plan, and political campaigns in which we successfully elected a number of Island Trustees, including two former Chairmen of the Islands Trust, as well as regional directors and Advisory Planning Commission members who strongly supported the Islands Trust and its mandate.

During those years, and subsequent years, these formative, pioneering efforts have established a strong foundation for a community dedicated to preserving its island way of life within the mandate of the Islands Trust. That foundation has remained strong through a mutually supportive relationship between our community and the Islands Trust.

Given the unrelenting pressures faced by a small community next door to Canada's third largest city, Bowen's ongoing relationship with the Islands Trust is absolutely critical in preserving and protecting the unique island amenities that are synonymous with our island way of life.

As well, given our specific, legal designation as an island municipality within the Islands Trust - which sets us apart from urban oriented municipalities in Metro Vancouver - Bowen's relationship with the Islands Trust is also critical in maintaining the continued, long term policies of sustainable, balanced and gradual growth within the OCP's framework of comprehensive planning. That comprehensive planning, as reflected in our Official Community Plan, incorporates the consideration of all environmental factors, which is also aligned with the Islands Trust mandate of preserving and protecting the unique amenities of the islands within the Islands Trust.

In my personal experience since 1975, I have become acutely aware of the various political pressures, manifested both externally and internally, which have been exerted on the island over the years. Long term islanders such as myself have witnessed attempts to weaken or sever Bowen's affiliation with the Islands Trust, in conjunction with development proposals which have directly challenged the provisions of Bowen's Official Community Plan. Given Bowen's proximity to a large urban centre, I am only confirming occurrences which come as no surprise to anyone.

The fundamental point I am making in my submission is that the process of updating a policy statement which is greatly resilient to the above challenges is critical to the fundamental mandate and integrity of our federation of islands. By its very nature, it is an ongoing project on various fronts which can permit the policy statement to reflect a legal structure which ensures an even greater resilience in the long term:

1. A process that necessitates a review in further strengthening a legal structure which ensures the continuity of the federation and its mandate within the province - so that it is more fully resilient and impervious to long term changes in provincial politics.
2. A process that considers options for a form of overriding conservancy that protects the Islands Trust and its mandate in perpetuity, given that the unique amenities of the islands are being preserved and protected for the benefit of the entire province, the country and visitors from other nations. Starting with the provincial jurisdiction, other options can also be explored at the national and international level.
3. A process that considers the manner in which any legal structures that further strengthen the Islands Trust and its mandate can be harmonized.

As the above requires foundational background work that considers the long term future of the Islands Trust federation and its mandate, and which can then be reflected in an updated Policy Statement, I present it here as food for thought in charting a more resilient future for islands that need to be fully recognized and protected as unique gems of nature within the picturesque beauty of Canada's west coast.

Stay safe and well, Islands Trust!

John Sbragia

3. **From:** [REDACTED]
Sent: Monday, February 1, 2021 3:09 PM
To: Islands2050
Subject: Islands Trust Policy Review 2050

I participated in one of the focus groups in the last Official Community Plan review that resulted in our By Law 355. Here are some of my personal views on several of the problems we face now and probably will in the future. What ever your own opinions, please let your thoughts be known to our local governance by the end of this week.

I. ENVIRONMENT

1. Prohibit clear cuts

As an area uniquely mandated for preservation and protection, we should seek Provincial support to prohibit clear cut logging in the Southern Gulf Islands in the short term. Subsequently, we must urge governments to prohibit clearcuts which have been shown to be significantly helpful in mitigating the damaging effects of climate change.

II HOUSING

1. Pro active prohibition of STVR's

We need to strengthen pro active enforcement of the By Law prohibiting Short Term Vacation Rentals as they are a major causative factor of our housing crisis. On and off island investors are purchasing one, two, three houses for the sole purpose of year round tourist rentals in residential neighbourhoods. They are highly profitable as even with occupancies of 10, even twenty tourists, the property is taxed as residential which is less than a third of commercially zoned properties pay in property taxes. Further, commercial tourist rates earn more than 3 times what a residential rental would yield. Not all STVR owners would opt to rent to locals but realistically they would then sell to folks who wish to live and work here. It is highly improbable that the houses would remain empty.

2. House size limitations

In several of our focus groups, the concept of establishing a maximum house size was brought up. This has been done in other communities to curb the proliferation of mansions which are second, third or fourth vacation houses. Five and six bedroom mansions are very rarely homes for families with 10 children. We currently have "Air B n B's "advertising occupancies of over 20 tourists a night. (some are rented out as Site Venues for large weddings or corporate events with over 200 hundred guests for over \$ 2,000 a night. Professional staffs are brought in as servers, chefs, musicians, photographers, etc.. which raises issues of water, sewage, parking, etc.) Again, proactive enforcement of zoning bylaws is essential. Mansions inflate property taxes which then have an inflationary ripple effect for homeowners throughout the islands. Non resident ownership erodes authentic community.

Tradesmen would continue to be employed: instead of building one 12,000 square foot “vacation home”, they could build four 3,000 square foot houses for families who would live and work here. The biggest opposition years ago was from realtors. Hopefully, all sectors of our community can reevaluate this concept now as it effects all residents. The argument that these mansions provide income for islanders does not hold up when one weighs the value of property managers, security firms, and gardeners against the year round patronage of local retailers, restaurants, hair stylists that full time residents contribute. And, again, realtors would still be selling houses but at relatively more affordable prices.

3. Tourism planning appropriate to the Islands Trust Area

Communities throughout the globe are beginning to limit tourism in order to protect the degradation of their natural environment and the quality of life for locals. While tourism can be a welcome contribution to the economy, it needs to be kept in balance with infrastructure capabilities and not negatively impact residents’ enjoyment of their home communities.

4. Diversification of housing

Tiny homes can continue to be explored with the Provincial governments Building Code. While they would provide housing for some, they will not address the housing needs of families. We might explore the creation of duplexes and even apartment buildings. It does seem that farms should be able to have accommodations for their workers if that could be done in collaboration with the ALR and with sufficient safeguards to discourage zoning abuses. While we currently allow residential uses in commercial buildings, there are almost none in the Ganges core. Perhaps a property tax incentive could be explored to encourage this type of development.

5. Lobbying Provincial Governments

The current Residential Tenancy Act is having an unintentional negative impact on renters. The Trust along with the CRD, and the islands MP and MLA must urge all relevant levels of government to amend the Act which is one causative factor in the residential housing crisis. Some owners are opting to rent commercially to tourists for less than 30 days specifically so that they are not subject to the Act. It is imperative that the Residential Tenancy Act restore an equitable balance between the rights of landlords and the rights of tenants.

III GROWTH

1. Densification is the proverbial “slippery slope”. Whether additional guest cottages on Salt Spring or lane way houses in Vancouver or subdivisions in Surrey, we see that a possible outcome of densification could be 50 sq ft mini apartments (or even 9 x 12 sleeping cubicles) in Tokyo.

Growth is not inevitable!. it is a choice. Future Trust Policies must address the optimum population carrying capacity of these fragile Southern Gulf Islands, carefully applying The Precautionary Principle.

I have been a permanent resident of Salt Spring Island for almost 50 years.
I learned of this Survey via the Salt Spring Exchange.

4. **From:** Ian Peace [REDACTED]
Sent: Sunday, February 7, 2021 9:39 PM
To: Islands2050
Subject: policy statement review

Dear Gillian and Clare,

Thank you, for the extended opportunity to contribute to your policy statement review. Please emphasize public interests above private interests wherever possible. For example, lack of enforcement on the STVR issue contributes to the apparent market failure in affordable housing. In a similar way, large, multi-bedroom homes allow owners to profit from STVR arrangements.

I am particularly concerned the attention focused on affordable housing needs necessarily dilutes the attention required to preserve and protect the Islands Trust Area. The serious shortage of affordable housing exists far beyond the islands so, keep in mind the trust object. The object does not exist beyond the islands. The object is the law for trustees here not, the need for affordable housing. Several recent affordable housing developments completed recently so, progress does occur. I fear a focus on affordable housing masquerades as various justifications to overlook the preserve and protect mandate.

Please restrict tree cutting. Clearing land for residential development appears to proceed unabated by anything but market forces. This situation threatens to reduce the trust mandate to a "mere piety." A tree cutting permit costed above the price of lumber could discourage a significant number of lots from wholesale logging. A few trees should be permitted for discretionary purposes however, beyond a few (3) trees stringent, expensive, costs should discourage landowners from exercising their "right" to cut trees.

Please pay more attention to the need for expanded, agricultural activities. Food security resonates with the preserve and protect mandate. Your policy directions report contains about three words on agriculture, "low carbon agriculture." Please develop policies that encourage local, low carbon agriculture.

I wish you the very best in this difficult task. In my opinion, when people become too accustomed to privileges they conflate privileges with rights and feel entitled to more than their share of the common good. The most common form of subsidy is lack of enforcement of social and environmental activities. For examples, STVR's and clear cutting.

Yours truly,
Ian Peace

5. **From:** Chuck H [REDACTED]
Sent: Saturday, January 30, 2021 9:23 PM
To: Islands2050
Subject: policy statement

Hello:

The word "amenities" has never been defined so that it can be interpreted in many different ways. Does it refer to only environmental attractions or does it include man made ones as well? The word should be redefined or perhaps removed completely. Thanks, Chuck Harris , North Pender

6. **From:** Lambertus Struik [REDACTED]
Sent: Monday, February 15, 2021 11:16 PM
To: Islands2050
Subject: Re: Islands Trust Islands 2050 Mailbox Auto-Reply

Dear Trustees

This is in reaction to the
Policy Directions report of January, 2021.

RE: the eco-housing land-use policy.

The report's policy direction for living on a Gulf Island will probably reserve the bulk of the islands for the rich, and pushes those who cannot afford land, and happens to work here, into village enclaves.

The direction is similar to off-island thinking, in particular creating dense villages without increasing public ecologically-balanced, conservation, recreation and work areas around those villages. Work areas are places like community vegetable gardens, wood-lots, wild-food sources, and such.

The policy direction report recognizes that only the rich can afford the increasingly costly acreages (driven by concentrated global wealth). Most of the Gulf Islands are private properties. Some islanders have created conservation areas and parks scattered about their island. Zoning a densely populated village for low-income people without surrounding it with public multi-purpose areas, creates a place for the poor, who provide services for the rich, without any island rewards, especially if transportation is limited to reduce greenhouse gas emissions.

These types of concerns are similar to those of First Nations as expressed in the policy direction document, where they are looking to access environmentally clean, ecologically-balanced natural areas for their cultural livelihood.

The Gulf Islands used to be homesteads. The policy direction enforces expensive acreages, while the rest may be mainly confined to condo like village by the ferry terminal or some other island area with little biodiversity left.

Sincerely

Bert Struik

[REDACTED]
[REDACTED]
[REDACTED] Galiano Island.

7. From: Ali Svends [REDACTED]
Sent: Friday, January 22, 2021 9:58 AM
To: Islands2050; [REDACTED]; Peter Luckham; [REDACTED]; [REDACTED]
[REDACTED] Kees Langereis
Subject: Survey

The two surveys we received on housing and the Trust are very poorly executed, hard to access and there are no worthwhile questions or measurement of how the islanders would rate the Trusts performance on important issues. For example: How would residents of the archipelago evaluate the Trusts most primary function to “preserve and protect” the islands.

When surveyed Islanders felt that the preservation of nature and the environment was the most important issue for the Trusts concern(2016 and 2019). However, there appears to be a lack of attention being given by the Trust to this function. The destruction of the islands through profit making businesses, companies and developers is a very real and increasing problem that needs their focus in order to prevent the total annihilation of the islands fragile eco systems.

The housing survey questions are misleading and ridiculous! These questions already contain information that the survey creator wants to confirm rather than to try to get a true and an unbiased answer to the question.

Instead, should we not be asking the really important questions like: do Islanders want to add more densities to the islands; do Islanders want to continue destroying natural forests, trees and green spaces to increase housing of any sort; do Islanders want to cease or freeze all developments now and in the future to protect the ecosystem; does the language of the Islands Trust need to be strengthened to protect the islands from developers and the mandate refocused. Finally, does the Islands Trust still have the confidence of Islanders to protect the islands and do they have the powers that they need to do this

Please scrap both surveys as they are useless.

Sent from my iPad

8. From: [REDACTED]
Sent: Tuesday, January 26, 2021 11:08 AM
To: Islands2050
Subject: thoughts on your policy statement

To all Esteemed Trust Members

I am frustrated by the preponderance of rhetoric and lack of action that continues to emerge from Trust directives . SAVE THE ECOSYSTEMS. Yes, but how and when? When will DEVELOPMENT PERMITS be used to save our valued and disappearing Douglas Fir? When will OCEAN PARKS be established to prohibit fishing in waters that are the nurseries for the surrounding Salish Sea? When will BYE LAWS permit tiny houses, composting toilets, grey water systems, and require water harvesting? When will

our PROPERTY TAX ASSESSMENT system become fair instead of driven by the REAL ESTATE MARKET which results in steadily increasing property values and people of wealth parking their money in land they use as a playground while devoiding our communities of contributing members. We all see the problems. Many of us see the solutions. The task before you is to lobby the government on behalf of island residents to make the necessary changes. I, for one, am tired of the recycling of platitudes. You have no teeth to perform what is required of you? Then why are you there at all? An entire beaurocratic system has been built around DOING NOTHING at a time when CHANGE IS CRITICAL.

I applaud your values, the fact that you are listening, and I understand that your hands are tied. So figure out a way to break those bonds. People have power but must rise up. Put your energy into making reforms that enable you to really PRESERVE AND PROTECT. BE worthy of the title ISLANDS TRUST.

Sincerely,
Maureen Loiselle, Thetis Island

9. From: Shannon Warwick [REDACTED]
Sent: Tuesday, January 19, 2021 7:00 PM
To: Islands2050
Subject: Weighing in on possible housing solution

I hope to see policy trickling down into OCP's that may make the process for applying for a variance less expensive and cumbersome, when creative solutions are being proposed for affordable housing.

For example, if there is even a 4.75 R2 property that has no issue with water availability and adequate septic, if the owner wanted to lock the land up in a land trust with a strata, so that something like one house per acre could be offered for affordable housing to buy or rent.

Or if someone on a 2 acre lot has a spot for a tiny home as well as a secondary suite, again IF affordable housing is the requirement and systems are viable.

SOMething has to give!

Thank you,
Shannon Warwick
Hornby Island
Be The Change

10. From: Matthias [REDACTED]
Sent: Tuesday, January 26, 2021 9:19 AM
To: Lori Foster <lfoster@islandstrust.bc.ca>
Subject: Re: Prohibit Yard Waste burning 12 Month a year on any of the Gulf Islands.

Good Morning Lori,

thanks for the quick response.

My consideration towards submitting the below mentioned petition was in regards to the Islands2050 Project like *particularly as it prepares for the realities of climate change* and especially the community plans and bylaws. Like e.g.

THETIS ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO.88, 2011

SECTION 2 LAND USE OBJECTIVES AND POLICIES

RESIDENTIAL OBJECTIVES

4. To guide and regulate growth and development in a manner that protects sensitive ecosystems, encourages sustainability, and anticipates the potential effects of climate change.

5.To manage development in a manner that avoids natural hazards and minimizes risks and damage to private property and the environment

What does it help if we have all these written plans, bylaws, recommendation of sustainability, taking care of nature and environment protection if they are not applied and lived. Nothing will change if we just continue and just talk about it for decades. Than it is better to save the time and money for establishing all this paperwork and continue with 'business as usual'. I know my writing and opinion is straight forward but I think a honest straight forward or even naive opinion said is always better as to be quiet or have no opinion at all.

Although the Trust Council may just have a good time or just a smile about my naive petition but please go ahead and submit it as a petition to the Trust Council.

From: Matthias [REDACTED]

Sent: Sunday, January 24, 2021 12:37 PM

To: Lori Foster <lfoster@islandstrust.bc.ca>

Subject: Prohibit Yard Waste 12 Month a year on any of the Gulf Islands.

Dear Island Trust,

I would like to submit a petition to **Prohibit ANY yard waste burning on any of the Gulf Islands** at any time of the year.

In my opinion it is time to move on and ' to put one's money where one's mouth is '. Enough talking about protecting environment doing is the **only** thing which will bring any change.

Island Trust is in the position to show that protecting the environment and reducing a fire hazard on any of the islands is more important as the convenience of burning waste. Any brush and yard waste has a better purpose as compost and fertilizer as to pollute the environment with smoke and CO2. Plus it would reduce a big headache for the fire departments. All full or part time residence of the Gulf Islands should take responsibility and do something.

I would really appreciate to see some change.

Another thing would be to encourage or regulate that the islanders reduce the number of lawn cuttings and prohibit the use of leave blower on all of the islands. A rake does the same job and even provide some physical exercise! And lawn cuttings are one perfect compost/fertilizer. Even for fertilizing the lawn itself. If people like to live in a perfect, organized 'clean' world than please live in the city with their 'clean concrete and pavement'. But not on the Islands. Nature, Bees, butterflies, all insects can only survive if there is enough nature left. And every little piece helps. There is no difference when you cut a lawn 10+ times a year, a 'nice' short cut lawn or pour concrete and paint it green.

Please excuse my straightforward and unsophisticated request. I hope my email is formal enough for any kind of petition. If not please let me know and I try my best to achieve the required standard.

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**Best Regards,
Matthias Zapletal**

Matthias Zapletal

[REDACTED]

Thetis Island, BC

[REDACTED]

On 2021-01-25 1:13 p.m., Lori Foster wrote:

11. From:
Sent:

Shauna Doll [REDACTED]
Sunday, February 7, 2021 10:43 PM

To: Islands2050
Subject: Feedback submission
Attachments: TPSReviewSurveyFeedback_Raincoast.pdf

Hello,

I am writing to submit feedback on the Trust Policy Statement as part of the "Islands 2050: The Future of the Trust Area" process on behalf of Raincoast Conservation Foundation. You will find our feedback attached to this email. Please confirm receipt of this email when possible.

Thank you,
Shauna Doll

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Shauna Doll, BA, MREM
Gulf Islands Forest Project Coordinator
Raincoast Conservation Foundation
2238 Harbour Rd,
W̱SÁNEĆ Territory
Sidney, BC

C:902-817-0436
Twitter: @shauna_doll



Islands 2050: The Future of the Trust: Visual Policy Analysis & Public Engagement Phase II
 Survey Response: Raincoast Conservation Foundation

February 7, 2021

1. Regarding the policy directions we've outlined on climate change, please share your ideas. Please review p. 10, 11 & 12 of the report before answering.

Coastal regions and ecosystems “exist in a delicate balance at the land-sea interface” making them exceptionally vulnerable to climate change impacts (Wyllie de Echeverria & Thornton, 2019), with islands being particularly sensitive. According to one 2019 study “island biodiversity requires specific attention for several reasons... [as] insular communities... [they] are characterized by extremely high rates of endemism” (Veron et al., 2019), and further are more vulnerable to climate change impacts such as sea level rise, coastal erosion, and severe rainfall events.

The Islands Trust area represents 33.2% of the provincial extent of CDF forests and associated habitat (Schuster, 2014) and as the Trust is aware, the Coastal Douglas-fir (CDF) biogeoclimatic (BEC) zone, is among the most richly biodiverse BEC zones in the province. It is also the most degraded. It is the least-protected BEC zone in BC with less than 1% of its forests remaining as old growth and less than 10% older than 120 years (Islands Trust Conservancy, 2018). As of 2010, the ecosystems in the CDF had the highest rate of conversion: a staggering 46%, which is over twice the rate of the next most converted zone (BC, 2010). This has included the construction of the highest density of roads, resulting in some of the province’s most fragmented habitats. It is also one of three zones hosting the majority of red-listed, forest-associated species in BC, with the Conservation Data Centre identifying 43 ecological communities at risk within the CDF (Ecora, 2020). Yet, the Province asserts that due to historical development patterns, “choices” for protection in the CDF are limited (BC, 2010).

Even prior to the current climate and biodiversity crisis, the Islands Trust was uniquely mandated to “preserve and protect” the habitats and ecosystems of the Trust islands and ensure the sustainability of their communities. This mandate has met with very limited success, and arguably, failed.

Now with regional, domestic, and international recognition of a global climate and biodiversity crisis, the Trust needs to act. The “Climate Emergency Declaration” made by the Trust in 2019, in which the Trust committed to “intensifying... efforts to better match the urgency of the climate change emergency” has also largely failed to meet that commitment. Considering that CDF ecosystems within the Islands Trust Area store 82% more carbon, have 43% higher carbon sequestration potential than other parts of the CDF zone (Schuster, 2014), ecosystem protection must be a significant aspect of climate change response within the Trust Area. This is of particular importance considering that a 2019 study of coastal ecosystems in the southern United States found that “habitat loss and degradation affect vulnerability

and value more than projected future threats from climate change (or anything else)” (p. 18, Reece et al., 2018).

Specifically, the loss, degradation and conversion of native habitats, forest canopy, forest understory, and wetlands, reduces water storage, perpetuates water shortages, increases soil desiccation and erosion, increases flood and fire risk, increases temperatures and heat waves, weakens community resilience, and perpetuates declines in biodiversity in a rare and threatened ecosystem. In the Trust area, this is occurring because island carrying capacity has never been factored into planning and there are few to no constraints on the development of single or multi properties, footprint of houses, or house amenities, nor are there limits on the extent of habitat conversion per lot, the extent of impervious surfaces, limits on water and resources demands, limits on extensive tree removal, or limits to development and growth on finite islands.

With these realities in mind, we make the following recommendations for amending the Trust Policy Statement (TPS) to better incorporate climate-informed policy into local governance of the Islands Trust area with the caveat that there is absolutely no place for pro-development, urban planning perspectives in the Gulf Islands, which by definition are rural and by law were intended to be protected and managed for ecological and conservation value above all else:

- Reframe language to be less ambiguous and better reflect the values and the “preserve and protect” mandate of the Islands Trust. Some amendment suggestions include:
 - Refrain from describing the Trust area’s abundant biodiversity as “natural resources” (e.g. Introduction, p. I; Part IV p. 11)
 - Strengthen ambiguous definitions of frequently used terms including “rural character”, “unique character”, “community character”, and “unique amenities” thereby narrowing interpretation of these terms, their meaning and loopholes and thus strengthening the protection of these features as is mandated to the Trust by the *Islands Trust Act*
- Currently the TPS states that “First Nations *consider* the Trust Area to be within their traditional territory. As such, they *may* have rights to and interests in the Trust Area. This statement should be updated to be consistent with the Reconciliation Declaration made by the Islands Trust in 2019 and the known rights of First Nations to Traditional Territories. Coast Salish Nations have lived on and stewarded the lands and waters surrounding the Gulf Islands since time immemorial and this intergenerational and place-based knowledge should be valued when developing climate change policy. As such, members of these Nations should play a significant role in land-use decision-making and environmental policy development.
- The TPS states that “priorities must be defined and management strategies established” (p.3) to preserve and protect the Trust Area’s environment, yet it is unclear whether these priorities

have been set and no management plan for the Trust Area has been established. These gaps in land management have resulted in extensive development that is at odds with both the Trust's object and the TPS. We strongly recommend that clear environmental protection priorities immediately be set and stated within the TPS, followed in short order with the implementation of management strategies to fulfill these priorities with the urgency that the climate change emergency necessitates.

- Part II (pg. 5) of the TPS states "The Islands Trust is responsible to the present and future residents of both the Trust Area and the Province of British Columbia. Their needs can only be met and sustained within the limitations of the natural environment and the island communities of the Trust Area." It is important that the Islands Trust understand what "the limitations of the natural environment" are prior to the approval of additional development.
- Part III (pg. 8) of the TPS states "planning must account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies and Trust Area species and habitats." However, because biologists, ecologists, Traditional Ecological Knowledge Holders, and other relevant experts are not always invited to the planning table, cumulative effects of existing and proposed developments are rarely considered. We strongly urge the Trust to include a provision within the TPS that requires relevant scientists and Traditional Knowledge Holders to be included on planning teams to ensure science and TEK are always being incorporated into environmental decision-making.
- Part III of the TPS outlines directive policies, commitments, and recommendations made by the Trust to establish stronger environmental protections across the Trust Area. Despite these pieces of the TPS being in place since 1994, forest ecosystems have been fragmented and converted, and coastal and foreshore marine habitats degraded. In-keeping with the report drafted by the Environmental Law Centre (2020) and presented to the Trust by Raincoast in September 2020, we recommend that more meaningful and actionable policy be put into place to better equip the Trust to regulate environmental management. For example, implementing a tree cutting bylaw across the Islands Trust area.
- In the *Forests* section of Part IV of the TPS, that forestry is "a traditional land use in the Trust area" is acknowledged and support for sustainable forestry is expressed. However, a definition of sustainable forestry is not provided. We recommend that the Trust work in collaboration with relevant experts to better define "sustainable forestry" and explore other possible value-added forestry practices that may align more closely with the Trust object, carbon capture for example.
- Section 5.7, *Economic Opportunities* (p. 27), of the TPS states that "economic opportunities should be compatible with the conservation of resources and the protection of community character". This section leaves much open to interpretation especially since the accompanying Directive Policy states that economic opportunities should be compatible with "conservation of resources and protection of community character". This is a notable shift away from Section III where ecosystems and natural features are described as such. It is recommended that the Trust

better define or categorize what economic activities might be deemed “compatible” with conservation.

- Part V of the TPS outlines the commitments and policies of the Trust to “sustain Island character and healthy communities” and recognizes that “scenic values should be protected from disturbance”; “growth and development should... should be compatible with preservation and protection”; and “that tree cover is of great importance and should be preserved”. However, no strategies or plans are in place to ensure that these commitments and recommendations are operationalized. As such, we recommend that:
 - Residential floor areas are restricted. Due to the consideration of lot size, Floor Area Ratio (FAR) as a maximum dwelling regulation may be a suitable approach with an allowed build out to 10%. In many coastal watersheds, impervious surfaces higher than 10% are associated with a host of adverse ecological effects on hydrology and ecosystem function. When salmon are used as an indicator (not always applicable to all Islands, but an indicator of general impact), impervious surface coverage at 18% of a watershed causes such hydrological and ecological change that salmon struggle to persist.
 - All future development should require the replacement of the basal area of trees removed for said development.
- The Local Government Act establishes regional governance (akin to that established in BC’s regional districts) and the Islands Trust Act establishes Trust Area governance with a strong regional (i.e., Trust Area) component. The TPS is a regional plan intended to direct the land use planning authority in the local Trust areas. Yet, current planning processes within the Islands Trust diminishes the Trust-wide responsibility of Trust Council in favour of local (i.e., Island-specific) governance. While this has seemingly been designed to ensure local policy is specialized to address the unique needs of each individual Island, within the context of the Trust’s object, this delegation of responsibility has more often than not resulted in decisions that directly conflict with that object. As such, for the TPS to give force and effect to the Trust object:
 - Corresponding Trust Area regulations must be put in place to avoid conflicting interests on an Island-by-Island basis.
 - Trust Council must advocate for a procedural bylaw under S. 11 of the *Islands Trust Act* to require effective implementation of directive Trust policy in each local Trust area jurisdiction, including but not limited to forest and soil ecosystem policies.
 - Wording and implementation of “directive policies” must be amended to avoid the Official Community Plans (OCPs) and Land-Use Bylaws (LUBs) of individual Islands taking precedence over the overarching mandate of the Trust. For example, each Trust-wide directive policy should be implemented in the policy and regulatory bylaws of each Local

Trust Committee and Trust Executive jurisdiction, save where Trust Council concurs by a majority that a policy in questions not be implemented.

- The Islands Trust Conservancy should be given greater jurisdiction to weigh in on land-use and development decisions (this could take the form of being included in the voting structure around directive policies recommended in the point above).
- Considering their “preserve and protect” object in combination with their climate emergency declaration, the Islands Trust has a duty of care to recognize and act upon protection of the natural environment. The TPS must be amended to reflect this. This should include an introduction that includes a statement of the interests affected by changes in land use (i.e., Nature’s interests, First Nations’ interests, residents’ interests, etc.). Followed by a statement of the duty of care to preserve and protect those interests. This recommendation is similar to the actions taken by the Parliament in New Zealand when they recognized the rights of nature in their declaration of personhood of the Te Awa Tupua River.

2. Regarding the policy directions we've outlined on Affordable Housing, please share your ideas.

Please review p.13 of the report before answering.

At the time of the most recent version of the Trust Policy Statement’s drafting, it was fully recognized that “capacities of the [Trust] Area’s resources and systems [were]limited” (p. iii). Further, it was completely expected that a conflict between development and conservation was bound to arise due to increasing “... populations, numbers of visitors and... demand for intensified use and residential development of the Trust Area” (p. iii). Yet, no plan was put in place to deal with this foreseen conflict and business has continued as usual. Now, nearly 30 years later, after decades of development and a trend allowing massive single dwellings to replace forests and the “unique amenities” of the Gulf Islands, almost every Island in the Trust Area is experiencing affordable housing shortages. Proposals are rolling in to remedy this issue with the (often unintended) consequence of further ecological destruction. For example, an affordable housing development has been proposed for Paisley Place on Gabriola Island. This 24-unit development is proposed for a 5 acre patch of forest that is representative of provincially endangered ecological communities and species. Meanwhile, there are 32 rentals actively listed for Gabriola Island on AirBnB. The same is true on Pender Islands, with examples of tenants being evicted, and the rental homes sold and then purchased as AirBnB units or houses simply sold and then showing up on AirBnB. All while STVRs are ostensibly not even allowed.

We recognize that there is a need for increased access to affordable housing across the Gulf Islands. However, we would argue that the drivers of affordable housing shortages need to be squarely addressed (such as the rapid increase in STVRs, land speculators, real estate investors, etc.). Without addressing the cause, continuing the conversion of Trust forests for more homes and amenities is an urban planning process that only stops when little ecological value remains and the Islands, once deemed so ecologically unique and important, are fully compromised. Prince Edward Island for example, limits non-residents from buying up Island property. For decades, the province has had limits

on property that can be purchased by non-residents, who require the approval of the provincial cabinet to buy more than five acres of property, or a property containing more than 165 feet of shoreline.

Now is the time to align land use decisions with the “preserve and protect mandate” of the Trust Act. With the impacts of climate change expected to become increasingly disruptive, now more than ever it is essential for local governments to prioritize their mandated duty to protect ecological integrity and adaptive capacity through all decision-making.

These things considered we make the following recommendation for amending the Trust Policy Statement:

- The Guiding Principles laid out in Part II of the TPS state that “the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation”. There is little evidence to demonstrate that this principle has guided development on any of the Gulf Islands. Both Poets Cove and The Currents at Otter Bay, on Pender Islands, are good examples of the largely unimpeded development projects that have been allowed to occur in sensitive, inappropriate areas even with these principle in place (with The Currents also being an example of a lack of foresight on the part of the Trust by providing timeshares as opposed to affordable housing). We strongly recommend the incorporation of more tangible policies to reduce ecologically destructive development that does not serve the needs of the communities living within the Islands Trust area. For example, limitations on residential floor area should be implemented across the Islands Trust area.

3. What other advice do you have for Trust Council as it updates the Policy Statement? Please review the report before answering.

Whether “green” or not, more development is not the answer to the ongoing affordable housing vs. sustainability debate occurring among Trustees and Gulf Islands residents. Developers and development interests often exploit climate change, using it as an excuse to keep building in rural landscapes and green spaces, which should serve as regional refugia as opposed to being subject to development incursion. The Trust Council needs to be accountable for its Climate Change Emergency Declaration. Making such commitments without active implementation of substantive mitigation action renders the climate change declaration an empty public relations exercise. The Islands Trust must start accounting for cumulative impacts and carrying capacity. Already, arguments can be made that most Islands have reached their development limits and additional anthropogenic pressure *is* going to exacerbate the climate change related issues that the Trust has prioritized. The TPS in its current form leaves too much open for interpretation and despite a plethora of commitments and recommendations being made throughout, very little is made actionable via operational strategies or plans. This must be remedied immediately.

According to the IPCC, we have 9 years to avoid the impacts of 1.5°C global warming above pre-industrial levels. The Trust must boldly move toward implementing innovative environmental policies in collaboration with Island communities, First Nations, scientists, and policy experts. Development and policy decisions on the rural landscapes of the Gulf Islands cannot continue to be made via urban planning perspectives, rather, these decisions must be filtered through an environmental lens. It is time for urgency and it is time for political bravery.

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RE: The Survey of Policy
Directions - Islands 2050
Phase II.

135 Cair Road
Galiano Island
BC VON1P0

Dear Friends at Island

We sincerely apologize for being late since today is the deadline but at age 80 years we do not use a computer and always use Canada Post to keep it in business. Thank you for helping our fine Galiano Trustee Jane Webster to be able to print out a paper copy of all your materials for Islands 2050 to give us.

We moved to Galiano in May 1970 to be full time residents and have been keen supporters of the Island Trust since its inception.

The current Island Trust Policy Statement of 2003 is such a fine reassuring document.

In your packet of materials which Jane prepared for us we have been greatly encouraged by all the suggestions proposed as new policy directions under the 3 topics of Climate Change, Affordable Housing and Reconciliation. We firmly support

all of the proposed changes). The ideas are creative and excellent and form a fine future foundation for the preserve and protect mandate on which the Trust stands.

We thank everyone at the Trust Office for the careful and lengthy work done in preparing the Islands 2050 materials). The graphics used are colorful and so well planned and educate with clarity.

Sincerely yours,

Greg and Sharon Foster

