

Late Items Correspondence for Trust Council Agenda Package

March 9-11, 2021

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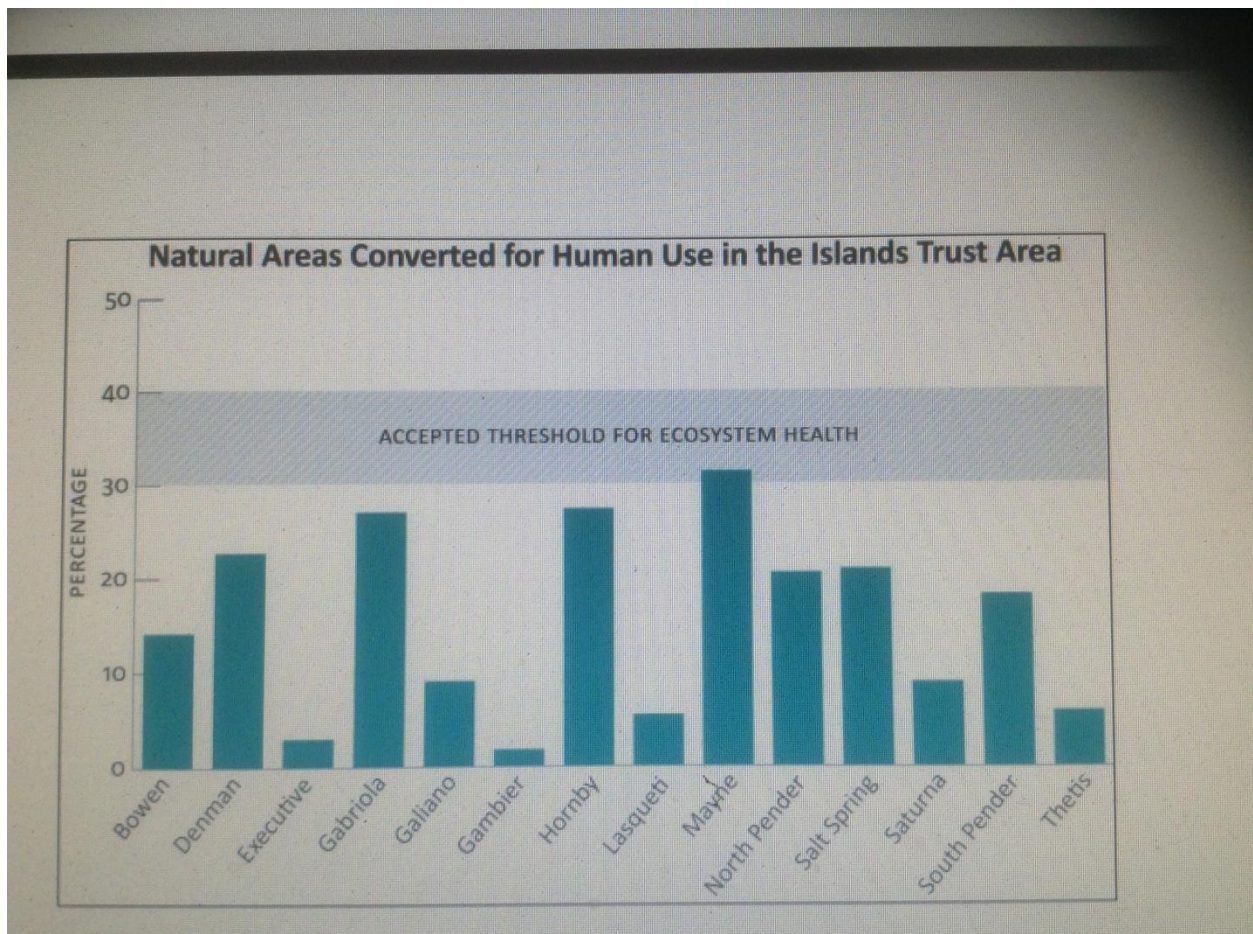
Dear Trustees,

I was literally blown-away when someone posted the URL for this Islands Trust Report, dated February 2020 called "The State of the Islands Indicators Project Final Report " on Facebook.

http://www.islandstrust.bc.ca/media/349032/tas_2020-02_stateoftheislands_finalreport-with-survey_final.pdf

I quote from the report: "Informed discussions about how we can all preserve and protect the Islands Trust Area depend on being firmly grounded in the realities that surround us. All too often, in the absence of insightful indicators, we form opinions and beliefs based on anecdotal experiences or feelings about how things are. This report includes a selection of socio-economic and environmental indicators that illustrate what is happening on our islands and in our communities."

This graph was particularly concerning to me:



It shows that 2 Islands are near and one other is already in the 'zone of harm' to their ecosystems. What is troubling me even more is that this report does not represent the reality. The reality being that every Island has existing unrealised development potential that are not factored-in in the report. For example, Gabriola Island, which is already the second most densified per square kilometer Island in the Trust Area

after Bowen Island (Census Canada) may see the doubling of its population without creating a single new density. I wonder how the graph would look like if a computer-modelling was generated to show where the Islands would be in this graph if their 'development potential was factored-in.

When did Staff produce your last Development Potential (aka Built-Out) Map? Do you know? On Gabriola such a map was last produced in 2010. An up-to-date Map will apparently be released soon but, ironically, after the conclusion of a community-wide consultation on Housing Options....and also after a Bylaw Process that would create a bonus density land-use designation for housing, now at Ministerial Approval stage.

At least Gambier, Lasqueti, Thetis, Saturna, Galiano and even Bowen Islands do not need to need worry yet unless of course, their 'hidden' potential is through-the-roof.

How/when did your Island respond to a government directive to insert affordable housing policies in their OCP in the mid-90s? In 1996, Gabriola adopted a new OCP and created the potential for hundreds of rental units on residential acreage of 5 acres or more. Many were built and many are yet to be realised. Make no mistake, they will be realised, in time.

I am asking Trust Council to set a Moratorium on the creation of new residential densities for all the Islands that are in or beyond the "accepted threshold for ecosystem health" zone in the Trust Area once the 'hidden' development potential is factored-in.

When these Islands will near their committed-to potential, after a review of their environmental health, the Moratorium may be lifted or maintained.

The Islands Trust is first and foremost about Preserving and Protecting the Islands because of their unique geographical settings, their geological fragility, their unique environmental features, rural character and limited resources. For the enjoyment of their residents, visitors and tourists and the Province generally, we need to keep the Islands' environment healthy. Overcrowding to respond to an insatiable need for new housing densities on the Islands-at-risk would be deplorable.

The Islands Trust was created to control development pressures from the outside. Nowadays, the pressures are from within. It is more-than-ever-before imperative that the Federation affirms its duty of care and protect the Islands at risk.

The graph is showing that the current way of balancing community needs versus the environment is not working.

Yours truly,

Jacinthe Eastick

[REDACTED]

Gabriola, BC.

[REDACTED]

From: Elizabeth FitzZaland <elizabeth@greencitybuilders.ca>
Sent: Tuesday, March 2, 2021 3:19 PM
To: Lori Foster <lfoster@islandstrust.bc.ca>
Cc: information <information@islandstrust.bc.ca>; Simon Palmer <[REDACTED]>;
Deborah Goldman <[REDACTED]>
Subject: Trust Council Late Agenda Submissions - March 9 Policy Statement Discussion

Hi Lori,

Deborah Goldman from Mayne Island and Simon Palmer from Denman Island (copied) asked that I forward the attached letters to Trust Council ahead of the Policy Statement discussion scheduled for the March 9 agenda.

I appreciate your assistance.

Warmly,
Elizabeth

Elizabeth FitzZaland MCIP, RPP
Salt Spring Solutions
250.538.7027
www.saltspringsolutions.ca

Denman Housing Association
3720 East Road, Denman Island, B.C. V0R 1T0
DenmanAffordableHousing@gmail.com 250 335 2559
Registered Charity #84680 0936 RR0001

To Islands Trust Council

February 28 2021

Re: Policy Statement, Housing & Communities

Please do NOT remove housing & community welfare from your priority list.

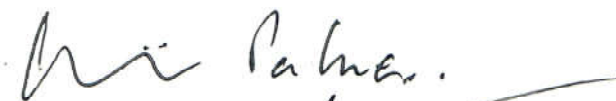
Denman Island likely typifies why Islands Trust should continue to actively support the creation of affordable housing on Gulf Islands in general.

- In June 2018 the Housing Needs Assessment commissioned by the Trust calculated that Denman Island needs 80 units of affordable housing. To date there is one.
- The Assessment confirmed a 2013 study that found 120 people on Denman Island (population 1,000 +/-) in need of decent and/or affordable housing
- Those in need are careworkers, manual workers, shop assistants, volunteer firemen, in other words those who keep the island functioning
- Further a mixed demographic is essential to a healthy vibrant community
- Many of those in need now live in campers, trailers, old school buses with no running water or 'facilities', barely heated by dangerous propane or kerosene devices
- The cheapest house currently on the market is around \$500,000, clearly unaffordable on an hourly wage
- Building energy efficient dwellings with modern water-saving devices is entirely compatible with good environmental stewardship

Local Trust Committees can do only so much. They need the staff support & other resources to meet community housing needs. With competition for funding, the support & advocacy of Trust Council for island affordable housing projects is critical.

The reality is that Gulf Islands are populated and dependent on Islands Trust for maintaining socially healthy communities. The alternative is too grim to contemplate.

There is no reason why environmental and community considerations cannot co-exist. Both require good stewardship and thoughtful management that only Islands Trust has the mandate to provide



Simon Palmer - President

March 1, 2020

To Islands Trust Council

Re: Policy Statement, Housing and Communities

Please do NOT remove housing and community welfare from your priority list.

This question is perennial:

Does the Islands Trust focus on the ecology only or include the resident island communities?
The answer, is BOTH!

Unless the Island Trust is prepared to advocate for a wilderness preserve and remove all the people, then healthy and viable island communities are essential.

The challenge as always is to find a balance.

The Islands Trust was founded to preserve and protect the ecology **and the resident communities** from rampant development, and it succeeded. The developers were sent packing and the islands settled into quiet rural backwaters. Then all that changed again with the huge influx of retirees and tourism, the agricultural economy died: replacing the rural economy for one dependent on pension checks and tourist dollars, and thereby creating a dual economy, those with money and those surviving on service industry wages. The islands have one of the highest per capita wealth and the lowest working income in the province. Once cheap land is now very expensive and without substantial savings, residents must rent or leave the community.

The viability of our island communities is dependent on a number of factors that relate with one another. Preserving and protecting the ecosystems of the island cannot ethically stand alone and without consideration of the healthy functioning of a community. Eco-systems, the forest, beaches and wetland are protected by keen community members who have a comfortable income. The economically poor challenge eco-systems by cutting down trees for fuel and grubbing a living from poor land. Wealthy people also challenge the eco-systems by clear-cutting whole acres of forest for better view and destroying the soils with machinery as we witness every day. Eco-systems are enhanced by keen gardeners and protected by volunteers with energy and this implies a healthy mixed community of children, working people and retirees. The average age in this community is 65 years.

The housing needs of Mayne Island, and of the other Southern Gulf Islands, were well identified in the 2018 SGI Housing Needs Assessment, and affirmed with the two surveys completed by the Mayne Island Housing Society (MIHS) in 2018 and 2020. The need for housing crosses all age groups, and includes renters of all ages, and senior homeowners who need to downsize. It

encompasses those in the workforce including singles, couples and families. Of 34 applicants for housing in the MIHS affordable housing project, 52% were seniors, both renters and homeowners. Mayne Island has no purpose built seniors housing. And, approximately 48% of applicants live in shared accommodations, recreational vehicles, trailers: housing unsuitable for long term living.

Housing is of such importance on all the gulf islands that many islands are in some stage of building affordable rental housing. Rather than divest cultural wellness from the priority list the Trust Council would be advised to embrace the issue of housing and other community wellness needs in order that the communities the Council is concerned with protecting can remain viable.

These small housing societies require the policies and practices of governing bodies to support their endeavours, while also supporting the shared interests of protecting the ecological sustainability of the communities.

Respectfully submitted

Deborah Goldman
President, Mayne Island Housing Society

From: ALIX HODSON <[REDACTED]>
Sent: Monday, March 1, 2021 4:05 PM
To: information <information@islandstrust.bc.ca>
Subject: Driftwood News Survey

Dear Trust members,

Please find attached the results of the Driftwood News Affordable Housing Survey as correspondence to Trust Council. This survey took place in the week of February 10th, 2021. The Question asked was should Affordable Housing be an Island Trust Priority? The resounding answer was **No** by a majority of 81% and the IT's own survey of 2016 supports these results. This proves that the majority of Islanders want the environment to take priority over community needs.

I would also respectfully request that you copy and send the results to all 26 Trustees.

Thankyou,

Alix Hodson-Deggan

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Shaw Webmail

ALIX HODSON Sign Out

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New Message Reply Reply to All Forward Delete Spam Actions 99 of 501 messages Read More View

Mail Folders

- Inbox (20)
- Sent
- Drafts (88)
- Junk
- Trash
- Big Ann (3)
- important information
- Notes
- school business

Tags

March 2021

S	M	T	W	T	F	S
28	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

From: Alix Alix

Subject: A Message from Basic Income BC - We are sending you this message

Folder: Inbox Size: 18 KB Received: 3:11 PM

From: Alix Alix

Subject: Fwd: Survey results - Sent from my iPad

Folder: Inbox Size: 517 KB Received: 2:23 PM

Fwd: Survey results

March 1, 2021 2:23 PM

From: Alix Alix

To: Alix Alix

QUESTION OF THE WEEK

Should affordable housing be an Islands Trust priority?

Yes: 10% (50)

No: 81% (385)

Total votes: 478

Follow Us @driftwoodnews

Sent from my iPhone

57% used (567.1 MB of 1000 MB) © 2020 Shaw Communications

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Minister Lisa Beare

Citizens Services
Room 151, Parliament Buildings
Victoria, BC V8V 1X4

February 25, 2021

Re: Broadband Services and Universal Broadband Fund (UBF)

Dear Minister,

I am writing today to encourage your Ministry to continue to pursue broadband connectivity across the province and especially on the Southern Gulf Islands.

Thank you for the opportunity to meet with senior staff in your Ministry to discuss the current situation. I appreciate that the Ministry of Citizens Services has been available and responsive to the needs of the communities I represent in the Salish Sea.

We are at a critical juncture for broadband services on the British Columbia coast. As such, I have prepared this letter to highlight the requests I have on behalf of my constituents for the next steps of the Connected Coast project and beyond.

I seek the following,

1. Ensure that there are provisions in place so Galiano and Mayne Islands are connected to fibre optic broadband services through the Connected Coast project or an augmented project,
2. Strongly advocate on behalf of British Columbia communities to receive federal government funding through the Universal Broadband Fund to support an augmented Connected Coast project and so-called “last mile” connections,

CONSTITUENCY OFFICE

#215-2506 Beacon Avenue
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250-655-5600
saanichnorthandtheislands.com

LEGISLATIVE OFFICE

Room 101, Parliament Bldg
Victoria, BC V8V 1X4
250-387-8347
bcgreencaucus.ca

3. Provide fiscal support for local governments who may not have the financial capacity to cover the 25% contribution required by the federal program, and
4. Additional funding to relieve bottlenecks and expedite the Connected Coast project.

The COVID-19 pandemic has highlighted the need for all communities to have access to reliable high-speed internet. The many Gulf Island communities in Saanich North and the Islands currently struggle to access reliable internet which is an important piece in bridging the rural-urban digital divide.

My constituents who live in more rural communities are lacking the access to high speed internet that is necessary to connect people with vital online services such as learning services and online health care. In addition, high speed internet is providing people with important connections to their family and friends during this challenging time.

In addition, because of the pandemic more part-time residents have made their Gulf Islands home their primary residence further adding pressure on insufficient broadband services.

I understand that in the coming weeks CityWest and the Strathcona Regional Districts will be applying to the federal government Universal Broadband Fund.

It is important for my constituents that the provincial government, and our federal Member of Parliament, Elizabeth May are both strongly advocating for this application to be successful for a few reasons.

First, it is critical that funds be made available to augment the current Connected Coast project to include Galiano and Mayne Island.

Second, Connected Coast is simply landing broadband capacity in our communities. However, for this service to be of value to my constituents there needs to be a funding program in place to support the “last mile” or connections from the landing location to homes and businesses.

Thirdly, I encourage the province to seek opportunities to expedite the Connected Coast and last mile projects by providing funding to strategically address immediate bottle necks, and to support complementary projects to bring our communities these crucial broadband service improvements in a timely manner.

Finally, I ask that the provincial government to strongly consider supplementing the federal program with financial support for rural and remote communities who may find it difficult to cover the 25% capital investment as required by the Universal Broadband Fund.

I am grateful for the collaboration between the Capital Regional District, provincial and federal governments, CityWest and Strathcona Regional District. I am encouraged by the progress that has been made on delivering this critical service.

These services are important for the future economic, social, and environmental health and wellbeing for the communities in the Southern Gulf Islands. As demand for access to uninterrupted broadband service for personal and professional uses this investment will assist elected and business leaders develop a more balanced Island economy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Olsen', with a stylized flourish at the end.

Adam Olsen, MLA
Saanich North and the Islands

cc.

Elizabeth May, MP

Gary Holman, CRD Director, Salt Spring Island

David Howe, CRD Director, Southern Gulf Islands

Colin Plant, CRD Board Chair

Tahirih Rockafella, Galiano Island Local Trust Committee

Jane Wolverton, Galiano Island Local Trust Committee

Jeanine Dodds, Mayne Island Local Trust Committee

David Maude, Mayne Island Local Trust Committee

Ben McConchie, North Pender Island Local Trust Committee

Deb Morrison, North Pender Island Local Trust Committee

Peter Grove, Salt Spring Island Local Trust Committee

Laura Patrick, Salt Spring Island Local Trust Committee

Paul Brent, Saturna Island Local Trust Committee

Lee Middleton, Saturna Island Local Trust Committee

Cameron Thorn, South Pender Island Local Trust Committee

Steve Wright, South Pender Island Local Trust Committee

Peter Luckham, Trust Chair, Islands Trust

Steve Woloszyn, CityWest

David Leitch, Chief Administrative Officer, Strathcona Regional District

----- Forwarded Message -----

Subject:RE: Oceans Protection Plan Dialogue Forum 2021 - Anchorages

Date:Thu, 4 Mar 2021 22:47:53 +0000

From:Heryet, Trevor <trevor.heryet@tc.gc.ca>

To:'BRUCE MCCONCHIE' <[REDACTED]>

CC:Beavis, Katherine <katherine.beavis@tc.gc.ca>, Gelinas, Emilie <Emilie.Gelinas@tc.gc.ca>, Robert Martin, MacGregor, Alistair - MP <robert.martin.810@parl.gc.ca>, Paul Manly <paul.manly@parl.gc.ca>, elizabeth may c1a <elizabeth.may.c1a@parl.gc.ca>, natalie.anderson@cowichantribes.com <natalie.anderson@cowichantribes.com>, chiefbrown@penelakut.ca <chiefbrown@penelakut.ca>, gary.drouillard@lyackson.bc.ca <gary.drouillard@lyackson.bc.ca>, pluckham <pluckham@islandstrust.bc.ca>, Robert Manning <robert@cosbc.ca>

Hi Bruce and thanks for connecting. We appreciate getting your feedback, and like you, I was glad to see that a discussion on anchorages was made possible at the recent OPP dialog forum. We also appreciate you taking time out of your schedule to attend some of the sessions.

With respect to your comments and concerns specific to anchorages, I will let Emilie Gelinas respond as the national lead on the file.

Best regards.

Trevor J. Heryet

Executive Director, Oceans Protection Plan
Transport Canada, Pacific Region / Government of Canada
trevor.heryet@tc.gc.ca / Tel: [604-666-1275](tel:604-666-1275)

Directeur exécutif, Plan de protection des océans
Transports Canada, Région du Pacifique / Gouvernement du Canada
trevor.heryet@tc.gc.ca / Tel: [604-666-1275](tel:604-666-1275)

Executive Regional Director Issues and Program Management, Pacific Region
Transport Canada / Government of Canada
trevor.heryet@tc.gc.ca / Tel: [604-666-3789](tel:604-666-3789)

Directeur régional exécutif, Gestion des enjeux et des programmes, Région du Pacifique
Transports Canada / Gouvernement of Canada
trevor.heryet@tc.gc.ca / Tél. : [604-666-3789](tel:604-666-3789)

From: BRUCE MCCONCHIE [REDACTED]

Sent: Thursday, March 04, 2021 11:32 AM

To: Heryet, Trevor <trevor.heryet@tc.gc.ca>

Cc: Beavis, Katherine <katherine.beavis@tc.gc.ca>; Gelinas, Emilie <Emilie.Gelinas@tc.gc.ca>; Robert

Martin, MacGregor, Alistair - MP robert.martin.810@parl.gc.ca; Paul Manly paul.manly@parl.gc.ca; elizabeth may c1a elizabeth.may.c1a@parl.gc.ca; natalie.anderson@cowichantribes.com; chiefbrown@penelakut.ca; gary.drouillard@lyackson.bc.ca; pluckham pluckham@islandstrust.bc.ca; Robert Manning robert@cosbc.ca

Subject: Oceans Protection Plan Dialogue Forum 2021 - Anchorages

March 4, 2021

Mr. Trevor Heryet
Executive Director
Oceans Protection Plan Implementation
Transport Canada

Dear Sir:

Thank you for the opportunity to participate in the recent Oceans Protection Plan Dialogue forum and agreeing to our request to have the Anchorages Initiative included on the agenda. Based on the number of attendees at the sessions involving the anchorages issue, it did prove to be a subject of interest.

We, however, were very disappointed in both the presentation and substance of those sessions. We were not provided with any new information as we already had this data over 3 years ago.

We realized that the virtual meeting format was new to both the presenters and attendees but surely the presentation could have contained more than two slides to help try to explain the information provided. You need only look to the much more comprehensive briefings on the many other topics that took place at the recent forum to understand our frustration at the lack of meaningful dialogue.

Also, it was quite evident that there has been little cooperation with the other departments in the OPP structure as questions were either deferred or just not answered. It was also stated that Transport Canada would not be sharing any information regarding their studies or initiatives at this time.

Most worrying was the inability to answer basic questions regarding the safety and suitability of the 33 designated anchorages in the Southern Gulf Islands.

Overall it highlights our concern as to the intent of Transport Canada in addressing this very important aspect of the OPP. So far there has been almost no consultation with coastal communities.

We wish to point out the following statement in the November 2, 2017 OPP Pacific Region Dialogue Forums Summary report page 21 section 6.1

"Pacific Region activities include an Interim Anchorages Protocol, Anchorages Advisory Committee, additional engagement meetings and collaborative identification of data needed for analysis. In the next 12 to 18 months, ***a working group with Indigenous and coastal communities will be formed to begin the work.*** "

We are still waiting for this to happen.

In the meantime:

- The number of vessels using these anchorages increases
(For 2020 the total number of ships has increased 117% compared to 2019 and increased 74% compared to 2018. The number of days at anchor increased 134% when compared to 2019 and increased 77% compared to 2018.)
- The interim protocols regarding noise and light pollution are being consistently ignored
(In Plumper Sound alone almost every vessel arriving needs to be reported to the Port of Vancouver)
- Most troubling, vessels continue to drag anchor during inclement weather.
"Between January 2015 and March 2020, a total of 102 dragging anchor occurrences along the BC coastline were reported to MCTS. When a vessel drags anchor, it can result in a collision, a grounding, or other emergency situations." (Marine Transportation Safety Investigation Report M20P0092)

We members of the Southern Gulf Islands coastal communities feel we are not being heard. We have been compiling data, researching possible solutions and providing a vessel monitoring and reporting regarding the continuous abuses of the interim protocols.

We understand that the National Anchorages Initiative and Emilie Gelin's position are based in Transport Canada headquarters in Ottawa. We are appealing to you as the senior Transport Canada representative for the OPP on the West Coast to provide a more adequate and informed dialogue on the Anchorages Issue.

We respectfully request that you and whomever you deem appropriate from the National Anchorages Initiative meet with us at your earliest convenience.

Sincerely,

Bruce McConchie, Plumper Sound Protection Association, Pender Island
Michel Lecour, Plumper Sound Protection Association, Pender Island
Chris Straw, Gabriolans Against Freighter Anchorages, Gabriola Island
Peter Holmes, Cowichan Bay Ship Watch Society, Cowichan Bay
Doug Fenton, Anchorages Concern Thetis, Thetis Island
Oliver Bussler, Gabriolans Against Freighter Anchorages, Gabriola Island

Copies to:

Katherine Beavis, Transport Canada

Emilie Gelinas, Transport Canada

Alistair MacGregor, MP Cowichan/Malahat/Langford

Paul Manly, MP Nanaimo/Ladysmith

Elizabeth May, MP Saanich/Gulf Islands

Natalie Anderson, Cowichan First Nation

Chief Joan Brown, Penelakut First Nation

Gary Drouillard, Lyackson First Nation

Peter Luckham, Islands Trust

Robert Lewis Manning, Chamber of Shipping



March 4 .2021

Peter Luckham, Chair
Islands Trust Council
1627 Fort Street, Suite 200
Victoria BC V8R 1H8

Reference: 300595
Your file: 0400-30 Ministries-
MOTI

Dear Chair Luckham:

Re: Election and Appointment as Minister

Thank you for your letter congratulating me on behalf of Islands Trust Council on my re-election as MLA for Victoria-Swan Lake and my appointment as Minister of Transportation and Infrastructure. It is an honour to represent British Columbians in these roles.

Our government is committed to fighting COVID-19 and ensuring British Columbia's economic recovery. With this recovery at the forefront of government's efforts, my ministry will work to efficiently deliver infrastructure projects and other transportation network improvements that will create jobs and provide lasting benefits to communities across the province. I will also work with local governments to improve transit and transportation options, including active transportation, to support our government's climate change goals and ensure people can better access economic and social opportunities. I appreciate the Council's interest in these matters.

I recognize the important role Islands Trust Council plays in meaningful reconciliation and environmental preservation. I will share your concerns regarding commercial freighters anchoring along the Gulf Islands with my federal counterpart, the Honourable Omar Alghabra, Minister of Transport. As we plan to rebuild from the pandemic, I look forward to working with First Nations and other governments, business leaders and stakeholders. Together, I believe we can deliver a transportation network that benefits everyone.

.../2

Thank you again for taking the time to write.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Fleming". The signature is fluid and cursive, with the first name "Rob" and last name "Fleming" clearly distinguishable.

Rob Fleming
Minister

Copy to: The Honourable Omar Alghabra
Minister of Transport

From: David Bouvier <>
Sent: Friday, March 5, 2021 9:37 AM
To: Lori Foster <lfoster@islandstrust.bc.ca>
Subject: Live and let live

Must there inevitably be a contradiction between preserving the unique natural properties of the Salish Sea Islands on the one hand and the encouragement of healthy communities and cultures? I think not.

Yes, clearly, as in any location where humans have settled, there is an ultimate carrying capacity. But within that limitation we need to find ways to ensure that young persons of limited financial means can live among us. Those of us who are much closer to the end of life than to its beginning increasingly rely on their support for yard work etc.

Does anyone in their right mind think that young folks are going to happily commute by ferry for the enormous privilege of cutting someone's grass for minimum wage?

David Bouvier

From: Ron Holmes <>

Sent: Friday, March 5, 2021 12:11 PM

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

Subject: Policy statement

Hello,

The island trust should focus on its mandate of environmental protection.

Solving the housing problem by ignoring illegal suites is unacceptable. Here on Gabriola where illegal suites are on half acre lots, the water and septic system issues are a public health problem. In addition there is density increase and commercialization through holiday rentals.

Please support and enforce the bylaws on illegal suites, in your policy decisions.

Ron Holmes, Gabriola.

----- Forwarded Message -----

Subject:TC Agenda

Date:Sun, 7 Mar 2021 10:02:37 -0800

From:Graham Brazier <

To:sfast@islandstrust.bc.ca, drogers@islandstrust.bc.ca, Peter Luckham
<pluckham@islandstrust.bc.ca>, lpatrik@islandstrust.bc.ca

CC:David Critchley <dcritchley@islandstrust.bc.ca>, Laura Busheikin
<lbushiekin@islandstrust.bc.ca>

Members of the Executive Committee

I am extremely disappointed to discover that the Agenda for the up-coming Trust Council Meetings doesn't provide an opportunity for the public to speak *in advance* of the discussion of the Policy Statement. On one hand I'm pleased that the Policy Statement will be the subject of a full day's discussion but on the other hand I see no reason to shut out public input and am asking that you reconsider the order of the agenda.

Graham Brazier
Denman Island, B.C.

-----Original Message-----

From: Melinda Auerbach <>

Sent: Sunday, March 7, 2021 12:25 PM

To: Trustees <Trustees@islandstrust.bc.ca>

Subject: Policy Statement Project

Dear Members of Islands Trust Council,

I have been reading the Policy Statement section of the agenda for the upcoming meeting of Islands Trust Council. Thank you, Council Members and Staff for the tremendous amount of time and effort that has gone into this project.

I was a Trustee for a period of ten years and I found the section on reconciliation is a well written statement of the sentiments of numerous Trust Councils over the years and made me realize the extent of systemic racism in all areas of our society. Congratulations to the Islands Trust for including this in the Policy Statement.

I have also thought about the conundrum for Council as highlighted by the discussion on the "Object" of the Islands Trust. I feel that the original intent of the words "unique amenities" referred to the natural world: the sea, the land and forests, wildlife, wetlands and lakes. Also consideration of the low density of human habitation at the time the Islands Trust Act came into being.

Almost everywhere communities are struggling with the increased needs for affordable housing. There is no simple or easy approach to providing same and I do not have an answer to offer.

Humans do need, first and foremost, a sustainable, biodiverse environment and that is best captured by the original wording of the Object.

Thank you for your work on this matter and for providing opportunities for residents of the Trust Area to respond.

Sincerely,
Melinda Auerbach
Lasqueti Island

From: E O'B <>
Sent: Saturday, March 6, 2021 9:55 AM
To: Trustees <Trustees@islandstrust.bc.ca>
Subject: Denman feed back on inclusion

Hello All Islands Trustee's from Denman Island, BC.

I sent this along to islands trust three days ago, questions and observation:

How to ensure Local Control in the Islands Trust rather than Centrally Mandated control from Southern Islands Collective Governing Trust team?

Advocating for the importance of a retention of the "Social" lens when considering Land use governance.

Islands Trustees,

Please note that the use of zoom has suddenly made this process accessible to those stuck at home.

The option to participate by phone makes this process further accessible to residents.

As a mother of teens i can say that evening and daytime meetings has made participation in Islands Trust meetings almost impossible for 18 years.

This New accessibility will take time to sink in for those that have always felt excluded parents, low income with limited access to transportation, some people with disabilities and youth who may or may not have access.

We will have to really work hard as a community to encourage young people and low income households, any folks not retired, actually, to get further involved. Islands Trust meetings by timing and old design as well as historical beliefs held by those who felt unable to attend have created barriers to participation.

Advertising the changed virtual platform as an exciting new step towards expanding engagement would be helpful.

We knew about this meeting because of Laura Busheikin's private fb post.

Thank you,

Erin O'Brien

From: Sibyl <[REDACTED]>
Sent: Monday, March 8, 2021 3:20 AM
To: Islands2050 <Islands2050@islandstrust.bc.ca>
Subject: comments on some proposed Policy Statement changes

March 8, 2021

TO: Islands Trust Trust Council
FROM: Sibyl Frei, Gabriola Island resident

RE: IT Policy Statement

My apologies for the last-minute nature of my brief comments.

I am writing to express my strong concern about changes that are being proposed to the Policy Statement that would remove communities and housing from the interpretation of "unique amenities" in the Policy Statement. The Islands 2050 project is intended to update and help "shape the 20 official community plans – documents providing direction for community growth and change – plus associated bylaws, policies and regulations."^[1] It is because the Policy Statement helps shape OCPs, including local affordable housing policies, and OCPs must not determined to be "contrary to or at variance with the policy statement,"^[2] that I believe the Trust Council must go at least as far as to retain housing and community in its interpretation of "unique amenities" in the Trust Object.

A housing crisis is impacting many islands in the Trust Area, making it impossible for many residents of the Trust Area with low to moderate income to find rental housing or ever hope for home ownership. I firmly believe that a coordinated regional approach to housing policy, supported by prescriptive statements within the Policy Statement, is necessary, and that the Trust Council has a critical leadership role "for the benefit of the residents."^[3] It is not enough to leave this issue to individual LTCs because LTCs need to understand that it is their responsibility to address affordable housing as part of their mandates, and this will encourage explore innovative approaches, pilot projects and other collaborations within the Trust Area that find ways to support the preserve and protect mandate.

Saying that regional housing policies developed by the Trust are "a duplication if not an encroachment" on Regional Districts' authority completely fails to recognize the significant role that LTCs and the Islands Trust itself already have on local housing policy, whether intentionally or as a result of a lack of clear policies mandating attention to this critical issue in communities across the Trust Area. We need "OCP policies that more closely reflect the vision and needs of their community *within the terms and conditions of the mandate which are set out by Council* [emphasis added]",^[4] which is much more difficult without leadership from the Trust Council.

I also ask that the Trust Council add Indigenous Peoples to the Trust Object as a fundamental step toward reconciliation. We are uninvited guests on their unceded territories, and we need to do everything we can to acknowledge that truth, and make efforts toward reconciliation.

Thank you for considering my concerns and suggestions,

Sibyl Frei

With gratitude for being able to live on the traditional, ancestral and unceded territory of the Snuneymuxw First Nation

^[1] <http://www.islandstrust.bc.ca/trust-council/projects/islands-2050/>

^[2] Young Anderson, 2020 Publicly Released Legal Opinion, p. 36 (p. 46 of Policy Statement Amendment Project Discussion Paper)

^[3] Policy Statement Amendment Project Discussion Paper: March 2021 Trust Council Meeting, p. 28

^[4] *Ibid.*, p. 86