

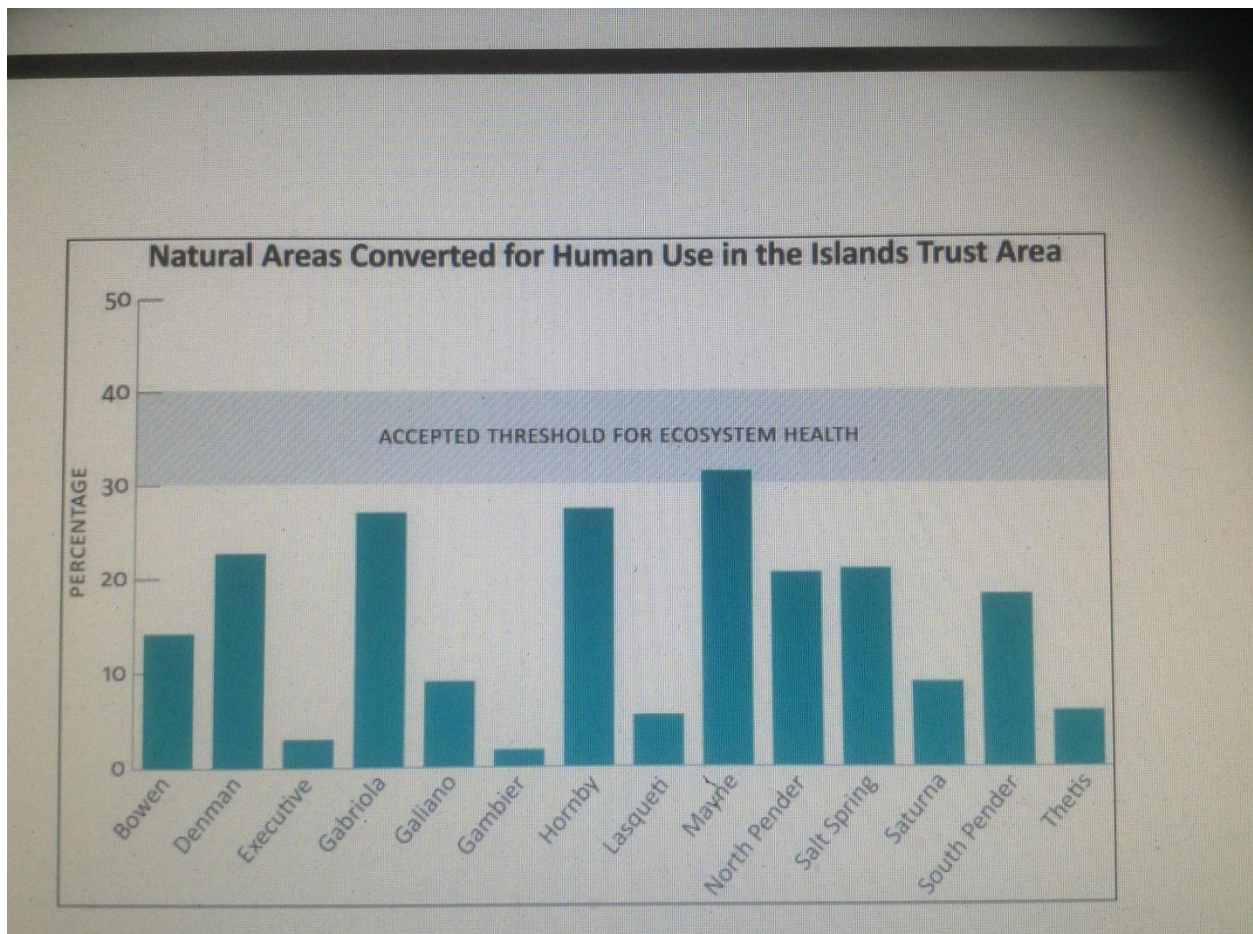
Dear Trustees,

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](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

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