

From: Rick Taylor [REDACTED]
Sent: Tuesday, August 31, 2021 3:55 PM
To: Islands2050
Cc: dmorrision@islandstrust.bc.ca; Benjamin McConchie; Russ Hotsenpiller
Subject: Comments: DRAFT Bylaw No. 183: Islands Trust Policy Statement (Islands 2050)

I would like to add a few additional comments on islands2050 to the email submitted earlier.

1. I support the update of a strategic direction for currency sake and the public input it encourages.
2. I find islands2050 far too steeped in the current life limiting ideology and politically correct narratives without seeking balance with the practicalities of life. In some instances, the process and the cost to the property owner of that process will be outrageously long and high. I recall a story about a newly retired rezoning applicant to a guest cottage on a large parcel not receiving the rezoning decision for 10 years. He stated he wasn't proceeding because he lost the best 10 years of his retired life. The document is highly controlling. Why? I, like others, who moved to the island part time, because I like nature and the environs. They will not destroy the nature of the islands.
3. My hope is that islands2050 reflects practical realities with outsized control over everything. Property owners should be able to enjoy their property without being harassed and subject to increased taxation..
4. It might be worthwhile to enforce the property use bylaw wherein actual property use matches actual use. Add inspections for junk yard properties which detracts from the environment and may leach chemicals into the ground water.
5. Restriction on subdivisions limit new lot creation and runs counter to the strong wish for more affordable rental housing. I agree more rentals are needed. I think the root problem is the provincial government punitive regulations on landlords quickly evicting tenants when it is required. I know people that have considered a rental suite or property to rent and based on horror stories on bad tenants, have decided not to proceed. All tenants are not good people. Some damage properties, don't pay rent, or live under the threat of what a leftist government will do next.
6. If you want to increase affordability, cut all the government and related bodies fees. About 12-14 years ago a calculation in the lower mainland found that fees added up to just under \$100,000/dwelling unit. With all land development fees, required professionals, taxes on fees, building fees, et al; the number now is likely closer to \$150,000 per dwelling unit. No wonder people cannot afford housing, rental or otherwise.

Thank you

Rick Taylor
Pender Property Owner
Part time resident (5 months/year) and community member

From: Rick Taylor [REDACTED]
Sent: Friday, July 2, 2021 11:44 AM
To: bemconchie@islandstrust.bc.ca

Cc: dmorrison@islandstrust.bc.ca; [REDACTED]; execadmin@islandstrust.bc.ca

Subject: DRAFT Bylaw No. 183: Islands Trust Policy Statement (Islands 2050)

Hi Ben

I am writing to you, with a copy to the other North Pender Trustee, Deb Morrison, regarding the above referenced draft policy process and timelines. The CAO Islands Trust, and President Magic Lakes Owner's Society are also copied. My comments at this time,, reference the public process and current timelines for First Reading of the bylaw. Substantive comments on the content of the draft policy necessarily will be submitted later.

The rough draft of the policy complete with yellow highlighted notations to/for staff writers to complete was available on Friday, June 25th when I checked at 3:00pm. It was not the final draft the Islands Trust stated would be available on the 25th. I do not know if they ever met their deadline. Related comments

1. This was inadequate time to review and comment on a completed draft bylaw that had such major changes, given that first reading was set for July 8th. At best this left a total of 11 days to submit comments. This included a two day and the three day long weekend. The net time was 6 days. Given this real timeline, any comments submitted would never be appended to the agenda for the virtual first reading nor available to the public. Many people would be away on the weekends and miss the deadline. This is not democracy. I This behaviour could be perceived as the Islands Trust and Trust Council's attempt to minimize public input and consideration and push the draft policy through first reading. Not professional.

2. In these Covid 19 times when the 'public' has been on various forms of lockdowns, social activity limitations, and travel restrictions, The 'public' is and has been very anxious and driven to get their usual life routines back on track. As well, school children are newly on vacation. The last thing anyone has adequate time or the inclination to do, even if they knew about the draft policy, is take 5 weekend days to develop a thoughtful submission .

3. The Islands Trust website is next to unusable, it is so difficult to navigate when seeking specific documents, this policy included. People seeking updates would be hard pressed and dissuaded from searching for such updates or core documents. At a minimum the draft policy should have been on the first 'page' as new news.

4. The Islands Trust's Question & Answer document, point #8, shows a deeply flawed public information and input solicitation process. Residents, both full time and part time, are not provided with information unless they register with the Islands Trust. On such a major policy bylaw that will profoundly affect land use decisions, broad input from property owners and business is required, but not sought. Local newspapers may meet minimum requirements, but is grossly inadequate. I am fully aware, experientially, that a small highly vocal number of Penderites HATE part time residents who own property. They want 6 part timers to leave 'their' island. Check facebook for periodic rants. These types do not want input from off islanders who have no practical access to local newspapers.

As a non-planner who worked for many years with planners, I implemented a Geographical Information System map overlay with links to property owner addresses. That data was then used to generate letters to affected owners wherever they may be respecting major bylaw change proposals prior to the public hearing process. Given the digital world most could be reached through an initial letter then by email at

no cost. I did this in the early 1990s. There is no excuse for the Islands Trust to not be doing this. The Executive Committee Trustees and individual island Trustees should require this.

I look forward to these points being represented at the July 2021 Special Meeting on the draft policy bylaw 183.

Thank you,

Rick Taylor

Pender Island part time resident (5 months annually) and property owner.

[REDACTED]