

From: Gary Bywater [REDACTED]
Sent: Monday, January 12, 2026 3:10 PM
To: Islands2050
Cc: HMA.Minister@gov.bc.ca
Subject: We cannot make Jan. 13 /26 meeting hope this will reach the Trustees in time

What we learned from reading the draft TPS is that our LTC has spent much time and our money on a document that does not comply with the Trust Act.

Issues of concern are as follows:

- * Environment must be clearly defined in the glossary as the natural environment only
- * Protection is lacking against the further degradation of Wetlands, riparian areas, marine ecosystems, groundwater recharge areas, unfragmented forests and native ecosystems through zoning and development permit.
- * Directive policies in the TPS must be mandatory as per the trust act otherwise the document is advice only, which will result in policies being disregarded.
- * Directive policy is needed where any density increases for below market and workforce housing must include binding agreements to assure affordability in perpetuity.

*Our current TPS protects the Islands from over development by " limiting " growth and development. The draft TPS uses " managing development" this is the wording of a municipal form of government. Our surface and ground water supplies are limited some already fully allocated the same for sewer and septic. Our roads are already getting busier due to recent population growth in turn making walking, cycling etc. more challenging. We are already feeling the negative impacts of not respecting our small Islands.

*Tourism, I see no acknowledgement of the negative impacts and how to mitigate them. When part time residents return and the tourist season begins our population doubles the stressors on our infrastructure like water, roads, housing, etc. are keenly felt. As well as impacts on hiking trails, beaches and other environments. What about all of the species that are impacted by the increase of people and their pets. Tourist

population should be given careful consideration in overall population limit as it is our driest time of year and tourist season is much longer than it used to be and numbers are larger as well.

*Addressing climate change should be a high priority yet all we saw was one vague directive 3.4.5 which is not adequate for an issue that threatens our very survival as well as that of other species dependant on our shared environment .

* Omit 3.4.14 floor area covered zoning this only makes property on the Islands a better investment which pushes prices up making it even harder for blue collar folks who live and work here to afford a home to rent or purchase.

We have not prioritized our concerns as they are all of equal concern .The Gulf Islands need a Trust Policy Statement that honours the Islands Trust Act .

As the saying goes " You have to be more careful with an Island"

Respectfully Gary and Sharon Bywater

Salt spring Island ,v8k 1b1