

From: Lisa Baile [REDACTED]
Sent: Sunday, January 25, 2026 1:27 PM
To: Islands2050
Cc: Robert Botterell; HMA.Minister@gov.bc.ca
Subject: DRAFT POLICY STATEMENT
Attachments: Trust Policy Statement Jan 2026.docx

January 26, 2026

To: Island Trust Council

Re: Draft Trust Policy Statement (TPS)

I wish to draw your attention to the fact that the current Draft Policy Statement (TPS) fails to adequately support the object of the Trust: To Preserve and Protect the Islands from environmental degradation and over development.

The TPS must define **ENVIRONMENT** – and ensure that this refers to the NATURAL environment. Further degradation of forests, wetlands, wildlife trees will significantly impact the health and biodiversity of the Islands. Strong, clear definitions needed.

Effects of Climate Change must be taken into consideration -especially in face of limitations to ground water availability, the risk of wildfires, reduced biodiversity, and continued development. A healthy native understory increases fire resiliency. Healthy forests mitigate climate change, capture water-and much more.

Enforce limits to growth and development:

I am a member of the Advisory Planning Committee for the North Pender Island Local Trust Committee. The APC has been tasked with providing recommendations on housing on N Pender. As part of the process, the APC has had the opportunity to review in detail the **Build Out and Suitable Land Analyses** for North Pender.

Of extreme concern is that under the **current zoning** – there is potential for the following development:

- 299 vacant lots that could be developed
- 199 lots that could be added by subdivision
- 2070 potential secondary suites
- 593 potential cottages.

If this development were allowed to occur, then the number of households could increase to 3161. @ 2 people/household then the population of North Pender Island could increase by more than 6000. A 220% increase from the present population of ~2700!

And note that N. Pender already has the highest population density of the SGIs - significantly higher than SaltSpring.

Given this alarming potential for increase in density/development it is critical that Trust Policy Statement include mandatory directives to:

- Reduce over-development by **enforcing** limits on growth and development
- Limit an increase in density to affordable and workforce housing, including **binding agreements** to assure affordability.

In hope

Lisa Baile

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CC Honorable Christine Boyle
Rob Botterell, MLA