

From: Dennis Lucarelli [REDACTED]
Sent: Monday, January 26, 2026 7:54 AM
To: Islands2050
Subject: Islands Trust Policy Statement (regarding the new Draft)

The new proposed draft Island Trust Policy Statement contradicts the sacred mandate of the Islands Trust Act, because it lacks the essential policy objectives, listed below, which I strongly urge you to restore to the Draft:

— Please protect the islands from over-development — with limits on growth and development — by embodying limits (and enforcing them), which is NOT being done now as, we can all easily see, because development is NOT being “managed” properly, if at all.

The term “manage” development implies a weak and vague policy of “do-whatever-you-want” by the Trustees (who, in my view, have virtually abandoned any limits upon development, population growth, and seemingly permanent and unrestrained property development. (I will welcome modest population growth, as long as it is located in two or three key “core” areas, with multi-use developments for housing affordable to workers — but NOT at the expense of compromising the unique natural environment.

— Please define the word “Environment” using the commonly-understood meaning of the term — the NATURAL ENVIRONMENT.

The “natural environment” includes — by definition, and should include by POLICY — forested areas, wetlands, riparian zones, and ecosystems, all of which are presently being degraded by over-development. (I acknowledge that the lack of enough affordable housing is a very sad circumstance, but that circumstance seems present across most of BC and much of Canada. **These islands are truly unique... please keep them**

that way!

- Wetlands, riparian areas, all types of marine and land-based native ecosystems merit, and must have, strong protections! Against degradation!! Presently we are all being harmed by — what we call witness going on — the sustained, rampant land-clearing. Please stop the degradation!
- The Islands Trust Mandates (directives, rules, criteria) are legally mandatory — I feel as though we are all witnessing the disregard and lack of respect for what that Island Trust Act requires.
- I will say “YES” to adding density in selected areas, for the sake of housing affordable to employees — BUT each such project must be subject to ENFORCEABLE RESTRICTIONS such as **on affordability**, number and size of the housing units, and these should be in “walkable” areas close to supermarkets, schools, and (hopefully) public recreation areas.
- However, Please expect sustained, vocal, and skillful opposition if the Mandates are disregarded.