

From: Lorenz Eppinger [REDACTED]
Sent: Saturday, January 31, 2026 9:28 PM
To: Islands2050; Rob.Botterell.MLA@leg.bc.ca; HMA.Minister@gov.bc.ca
Subject: Draft Trust Policy Statement

Dear Trust Council:

As a 10 year resident of Salt Spring Island, I join the majority of islanders that are deeply concerned about the direction you have taken with the current draft of the Trust Policy Statement. It lacks clarity, strength, proper wording and most of all does not address the Trust's mandate to Preserve and Protect.

Our TPS should clearly state how the natural environment is to be protected by upholding existing growth limits and population densities. Amongst other things an intact environment is required to protect us from wildfires, drought, heat, flooding and to aid with water retention and infiltration.

The draft TPS seems to rely on private development to provide "attainable" housing. Given the current land values and building costs on the islands this is simply not possible. If anything the higher density zoning, suggested by this draft TPS will lead to higher land costs and speculation that will likely further increase property costs on the islands. This would be the wrong direction to take at a time when property values have started to correct and decline across Canada.

Salt Spring has had success with non market housing which should be encouraged and is allowed under our current TPS. Density increases should only be granted for affordable non market housing with binding legal agreements in place.

All land used for agriculture, not just land in the ALR, needs to be protected. Both ALR and land suitable for agriculture needs to be identified and protected from further fragmentation (subdivision).

I respectfully request that the public will be given ample time to study and respond to the next draft of the TPS. Given that the process was not always transparent, some of us have lost faith in the Trustees we had voted for. Therefore, I would hope that the TPS update will be delayed until after this coming election.

Sincerely,
Lorenz Eppinger

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