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Sent: Sunday, February 1, 2026 12:47 PM
To: Islands2050
Subject: Fwd: Island Trust Draft Policy Statement

January 30, 2026

To the Minister of Housing and Municipal Affairs:

I've been reviewing the current draft of the Trust Policy Statement (TPS), and I have some significant concerns regarding its ability to fulfill the Trust mandate. As it stands, the language feels too permissive. If we want to truly protect the islands, we need to move away from "suggestions" and toward **firm, enforceable requirements**.

1. The Need for Hard Limits on Growth

The current goal of "managing" development is far too vague to be effective. To prevent over-development from overwhelming our ecosystems, the policy shouldn't just manage growth—it needs to **explicitly enforce limits** on it. We need clear boundaries to protect the islands' unique character.

2. Prioritizing the "Natural" Environment

The term "environment" is currently used quite loosely. We need to be very specific here: the policy must define this as the **Natural Environment**. Without a precise definition in the glossary, we risk leaving the door open for interpretations that could unintentionally harm native habitats and wildlife.

3. Comprehensive Ecosystem Protection

Our protection efforts shouldn't be selective. Without broader language, vital areas could be overlooked. The policy needs to act as a consistent shield for **all native ecosystems**, ensuring that marine areas, shorelines, and forests are equally protected from adverse impacts.

4. Directives Must Be Mandatory

One of my greatest concerns is that these directives are currently framed as "advice" that local islands can opt out of. For the Trust Policy to have any real teeth, these must be

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mandatory requirements. Consistency is the only way we can ensure the mandate is actually upheld across the entire island chain.

5. Ensuring Meaningful Housing Security

We need to be careful with the assumption that higher density leads to affordability. I'm concerned that without **binding legal agreements**, increased density will benefit only high-end developers. We must ensure that any density bonuses are strictly tied to housing for our workforce and low-income residents.

Sincerely, David Joel Rippner

██████████ South Pender Island V0N2M3

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