

From: Jennifer Jones [REDACTED]
Sent: Sunday, February 1, 2026 4:13 PM
To: Islands2050
Cc: HMA.Minister@gov.bc.ca; rob.botterell.mla@leg.bc.ca; Jennifer Jones
Subject: Feedback on Draft Trust Policy Statement, Islands Trust
Attachments: Letter to Islands Trust Council_Draft TPS_Feb 1 2026_J Jones.pdf

February 1, 2026

Dear Islands Trust Council:

Attached, please find a letter that represents my feedback and concerns regarding the draft Trust Policy Statement, the text of which is also below.

Thank you,

Jennifer Jones
[REDACTED]

Salt Spring Island, BC
V8K 1K7

February 1, 2026

Islands Trust Council

Re: Feedback/Response to Draft Trust Policy Statement

Dear Islands Trust Council:

Please accept this letter as my feedback on the Draft Trust Policy Statement, which I am writing in lieu of completing the Draft Policy Statement Survey, as my belief is the survey tool itself is deeply flawed.

Preserve and Protect?

My key concern is that the draft Trust Policy Statement (TPS) waters down the preserve and protect mandate which is to guide the work of the Islands Trust. Land use planning - to preserve and protect - is why the Islands Trust even exists, but reading the draft TPS that is not clear. One of the flaws of the survey being used to gather feedback is that it does not clearly outline what is the draft TPS is removing including important “preserve and protect” elements from the current TPS such as:

- The entire history section describing the establishment of the Islands Trust and its “special conservation-orientation responsibility,” and warning about “extreme pressure from population growth and tourism.”
- The requirement to respect OCP “density limits”
- The requirement to protect “community character.”

When it comes to land use planning to preserve and protect, much of the language in the proposed draft TPS is vague – concerningly vague! For example:

- Non-enforceable “Guiding Principles” that promise to “limit the rate and scale of development” but are negated by legally binding growth management “directives” that carefully avoid the use of “limit.”
- Repeated use of words such as “sustainable” and “healthy ecosystems” without having done the comprehensive environmental studies recommended by the 2022 Governance Review.
- The absence of a definitions section whereby key terms like “preserving and protecting”, “unique amenities of the Trust Area” - and the word “environment” itself - is clearly defined.
- Still more vague language such as “consider”, “suitable” locations for housing, enforcement “where possible.”
- The use of the new term “attainable” housing without clear definition of that this means. More about this, below.

Affordable vs “Attainable” Housing

I am a member of the community that very much supports the active quest for viable housing solutions for a diverse, resilient community that do not endanger the preserve and protect object of the Trust. I do not believe that the two are mutually exclusive. Many Islanders, including myself, want to see more affordable housing. This means we should be prioritizing and incentivizing the construction of affordable housing secured by binding legal agreements, led by government and non-profit organizations, with guarantees it stays affordable.

But this is not what we see in the draft TPS, rather, this new draft policy clearly favours development, at serious risk to the environment, not to mention our communities' rural character and unique amenities. The top housing directive is for “attainable” housing, a term undefined and unregulated. It promotes urban density schemes that would allow many units on lots currently zoned for one. Environmental impacts of development need only be “considered.” Trustees are directed to preserve “ecosystem integrity” only in a patchwork, not the Trust Area as a whole.

The draft TPS opens the door to market-driven housing solutions that will further exacerbate the housing squeeze while placing additional strain on our ecosystems. Blanket density increases would no doubt increase land values. Even targeted density increases (for example, through Floor Area Ratio) can have this effect. More households mean more impact on natural resources such as water availability, intact forests, species diversity as well as infrastructure including roads, services, septic and waste systems, schools, health care services, and ferry capacity.

Timing

I am deeply disappointed that the Islands Trust Council appears to be committed to fast tracking approval with the firm goal of Minister Christine Boyle signing off on the new TPS

before the October Trust elections. There is no justification to do so. Everyone throughout the Trust Area must have sufficient time to see, review, and confirm whether the finalized TPS has their confidence.

I was one of the over 100 people in attendance at the Islands Trust information meeting in Ganges on January 13th, and given the many comments and feedback that was provided at that time, my concerns regarding this draft TPS are widely shared. It is also clear that this draft TPS does not have the confidence of many, many folks here on Salt Spring.

With all due respect, taken in combination, given the content of the draft policy statement, and the process and timing points by which the Islands Trust Council is seeking to have this ratified prior to the next Trust elections, it is hard not to see this as an attempt by the ITC to do a run around *The Islands Trust Act* and the preserve and protect mandate.

This is not acceptable.

Sincerely,

Jennifer Jones

Cc. Honourable Christine Boyle, Minister of Housing and Municipal Affairs
Rob Botterell, MLA, Saanich North and the Islands

Jennifer Evin Jones
462 Vesuvius Bay Road
Salt Spring Island, BC
V8K 1K7

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This is not acceptable.

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A handwritten signature in black ink, appearing to read "Jennifer Evin Jones".

Jennifer Evin Jones

cc. Honourable Christine Boyle, Minister of Housing and Municipal Affairs

Rob Botterell, MLA, Saanich North and the Islands