

From: Lrfloyd [REDACTED]
Sent: Sunday, February 1, 2026 3:25 PM
To: Islands2050
Cc: Minister of Housing and Municipal Affairs; MLA Rob Botterell
Subject: Trust Policy Statement Survey - The new TPS will not advance the Ecological Mandate of the Islands Trust

Dear Islands Trust Council:

Re: Draft Trust Policy Statement

This letter urges the Islands Trust Council to make some major changes to the Draft Trust Policy Statement (TPS) because this new draft TPS, as is, **will not advance the Ecological Mandate of the Islands Trust.**

This new draft TPS fails in its most important task which is to prioritize the preservation and protection of the natural environment and the unique amenities of the Islands Trust islands, such as rural character. The current draft could allow inappropriate development that would, over time, erode the unique character and natural environment of these islands.

Environment - The word “**environment**” appears throughout the draft but is not defined.

The draft TPS had previously included a definition of environment but it was subsequently removed as being too broad in scope.

A definition is still needed to make clear that the intention of the Islands Trust Object was, and still is, largely focused on **protecting the natural environment** for the benefit of all British Columbians.

Without clarity on the scope of this term, it is left open to broad interpretation, potentially undermining the Act’s objective.

Growth - The draft TPS proposes to “**manage**” growth rather than “**limit**” it. The TPS needs a directive which is clearly directed to limiting growth.

The natural environment and rural nature of the islands cannot and will not continue if growth is not limited.

The Islands Trust was established in 1974 to protect against unrestrained growth and development.

A directive is needed that requires **each island** to produce a **Build-out Report** based on current zoning and a **Growth Limits Report** setting out the level of population each island can sustainably support.

These reports are needed to **enhance protection of limited resources** such as fresh water, native ecosystems and each island's rural character.

Enforcement of the TPS – Please correct the introductory text in the draft which states that directives “should” be followed “where possible”.

The TPS has advisory and directive policies.

Directives are mandatory policies. However, the draft TPS is ambiguous in that while directives use the term “**must**”, the draft states elsewhere that directives “**should**” be followed “**where possible**”.

TPS directives need to be clearly stated as mandatory, otherwise they become advisory policies.

All Bylaws and Official Community Plans must be consistent with the TPS directives as required by the Trust Act **with no exceptions**.

Ecosystem Integrity - Identification of various ecosystems (forest, watershed, marine, etc.) is addressed in directives. However, the draft TPS does not include any **specific** direction on **how** they are to be protected. The directives should include **requirement of Development Permit Areas** for that purpose.

Affordable Housing - Density increases should be only be granted for **genuinely affordable and workforce housing**, backed by binding housing agreements.

These density increases must be of **a scale appropriate to each island** and be **contingent upon adequate sewage disposal capacity** and **sufficient freshwater** to serve both existing and new developments while protecting the natural environment.

Water Supply Knowledge - The TPS should include directives which require that local knowledge be considered (along with other information) when measuring the condition of the islands freshwater supplies.

Importing of water and the increased occurrence of **salt water intrusion** into wells should also be monitored and reported.

Climate Change - Climate change is only briefly addressed in the draft TPS. It should be a major focus as the Islands Trust Area is, and will continue to be, significantly impacted by aspects such as **sea level rise and erosion**, **diminishing freshwater** resources and **increasing wildfire risk**.

Rural Character - The TPS should include stronger policies and specific mention to **protect rural character** as an important amenity of the Islands

Trust islands.

“Rural” is mentioned in only one directive requiring the identification and protection of rural roadways.

Context - Unlike the current TPS, this new draft includes very little information in the introduction about **the history and purpose of the Islands Trust**. This information should be included; **it is essential that the public understand the intention and value of the Trust Act**.

Sincerely,

Linda R. Floyd

[REDACTED], Salt Spring Island, BC V8K 1R3