

From: ronwatts [REDACTED]
Sent: Sunday, February 1, 2026 9:14 PM
To: Islands2050; HMA.Minister@gov.bc.ca; Rbotterell@botterell.ca
Subject: TPS draft statement.

Attention: Honourable Minister and MLA,

I am writing to say that I am not in favour of the current changes proposed by the TPS draft for the reasons stated below.

Why is our current Official Community Plan considered to be an obstacle to affordable, workforce housing? Under the existing OCP, zoning increases are permitted for affordable housing projects secured by binding legal agreements. Thus this OCP emphasizes support for affordable housing.

Our current OCP does not support increasing existing densities for housing that is not legally controlled as affordable. The protection of our natural ecosystems, rural character, and food self-security must remain paramount. Current zoning projections indicate that Salt Spring Island already has the capacity to allow for an increase population of 5,000 people with non-market housing for our service workers and trades people with families being a priority .

High housing costs remain a global issue and it is imperative that we find solutions that do not replicate the market-driven housing solutions currently being discussed on Salt Spring island. Blanket density increases, such as those proposed in Bylaw 530, would no doubt increase land values further making affordable housing unattainable to working families. Even targeted density increases (for example, through Floor Area Ratio) can have this effect. More households means more impact on natural resources such as potable water, intact forests, species diversity as well as infrastructure including roads, services, septic and waste systems, schools, health care services, and ferry capacity.

It is unclear which proposed changes to the Trust Policy Statement and subsequent OCPs would guarantee affordable, non-market housing outcomes through density increases and market mechanisms. I believe our focus should instead be on prioritizing and incentivizing the construction of affordable, non-market housing secured by binding legal agreements, led by government and non-profit organizations. In addition to expanding the number of affordable housing units, there may be opportunities to make better use of existing housing by encouraging rental stock. For example, our local government has now opted Salt Spring Island into provincial legislation regulating short-term vacation rentals; a house-sharing housing registry has been established.

Enforcement of island limits on growth and development should be maintained, as in the current TPS, not “manage development” as stated in the draft TPS.

The word “Environment” needs to be clearly defined as referring to the natural environment.

A Directive is needed to assure that increases in density for affordable and workforce housing, means housing with binding agreements to assure affordability, Directives should be mandatory otherwise they may not be enforced.

In short this process should not be rushed for completion before the fall elections.

Regards,

TPS draft statement.

Ron
Ron Watts
Salt Spring Island

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