

From: Alix Hodson Deggan [REDACTED]

Sent: Wednesday, November 19, 2025 2:13 PM

To: Narissa Chadwick <nchadwick@islandstrust.bc.ca>; Renee Jamurat <rjamurat@islandstrust.bc.ca>; Chloe Straw <cstraw@islandstrust.bc.ca>

Subject: FAR and DPA Gabriola meeting Thursday- Questions

Hi Narissa,

We strongly object to any policy or bylaw changes that enable cluster housing or multiple homes on a lot. One dwelling per lot was established and is based upon the premise that, more people increase natural environmental degradation, stress resources and public systems(roads, ferries, medical, schools, etc.,.)

Removal of subdivision potential and redirecting the zoning must only be considered if the changes protect and promote Gabriola's groundwater resupply. For instance, subdivision potential could be used to create new forest areas, recharge areas, parks and other protected areas.

The lack of limits and the number of dwellings in a zone is a key issue. Without growth limits and severe restrictions the island will be bled dry.

To protect Gabriola's groundwater DPA's are extremely important and necessary. For this reason, it is of the utmost importance that the staff be directed by a work request to identify and designate areas needing protection. The refusal to deal with DPA's now is "kicking the can down the road" and by which time it may be too late. Putting out fires caused by lack of foresight is not planning.

Questions for Tomorrow's meeting Gabriola Trustees.

1. Previous policies were based upon the premise of more people equal more environmental degradation and specify 1 dwelling per lot, will this be changed? If so, how will the changes protect the forests, groundwater and also reduce sewage outflow into the ecosystem?
2. The Trust recently renamed “affordable” housing as “attainable” housing. This relabelling may encourage speculators, short-term rental profiteers and other investment opportunists to take advantage. How will any redirected subdivision lands be protected from for-profit interests?
3. To protect the island’s rural character, ecosystems and groundwater, growth limits must be gestalt in the OCP. Will the redirection of the subdivision potential policies provide the necessary regulations to clearly reduce the current stress on the ecosystem and water through the implementation of growth limits?
4. Through the redirection of subdivision potential, are we not opening up the door to real estate speculation, uncontrolled development, and for that we do not have the infrastructure. Will you, the Trust in combination with other levels of government, establish infrastructure before adding any more density than already exists?
5. We are a community limited in resources and space, how would replacing subdivisions with multi-density dwellings and multi-storied housing units not destroy the island’s rural aspect?

Please put this on record. Thankyou.

Alix Hodson Deggan