

From: David Dunnison
Sent: Sunday, August 9, 2026 11:07 AM
To: SSIInfo
Subject: Support for PLDP20250452 and PLDVP20250460, 434 Baker Road, August 27 2026 LTC

Salt Spring Island Local Trust Committee
c/o ssiinfo@islandstrust.bc.ca

9 August 2026

Subject: Support for PLDP20250452 and PLDVP20250460, 434 Baker Road, August 27 2026 LTC

Dear Local Trust Committee,

I am a full-time Salt Spring Island resident and am providing this letter in support of Development Permit Application PLDP20250452 and Development Variance Permit PLDVP20250460 (collectively the "Application").

I have reviewed the Application and personally inspected the site of concern and adjacent properties, complete with the adjacent property hardscaping that is notably in contrast with the project's non-hardscape, lighter-touch revetement approach.

In the area in question, I observed a typical mix of native (Douglas-fir, Arbutus, Pink honeysuckle, Stonecrop, Saskatoon berry, Huckleberry, Gumplant, etc.) and invasive (Broom, Blackberry, Eng. hawthorn, Dock, Daphne, Saltbush, etc.) flora along with the erosion risk at the heart of the Application. I did not observe any endangered species.

This matter is troubling as it reflects moving goalpost guidance from Islands Trust (IT) in contrast with earnest consultative and cooperative actions of a local landowner employing considerable effort and investment. Concern over this episode is heightened by the fundamental island nature of Salt Spring and anticipated ongoing and accelerating impacts of climate change to our shoreline and foreshore areas.

It is disconcerting to learn that the Proponents were post-facto directed to either seek either a rezoning, after first being formally advised that a rezoning was not required, or to ineffectually relocate the planned work above the high tide area and away from the possibility of actual hazard mitigation.

This episode begs to be evaluated against the Islands Trust's premise that:

"Islands Trust is here to work with you to ensure the preservation and protection of shorelines." (Ref: <https://islandstrust.bc.ca/programs/marine-shorelines/>)

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Let us hope that IT actions are consistent with such promises and assertions.

Proposed collaborative assistance in resolving shoreline erosion challenges is not a random or isolated IT offer. Commitment statements by the IT to work with landowners on shoreline protection are echoed time and again in Islands Trust and Islands Trust Conservancy (ITC) materials. These include:

- "Over 67% of land in the Islands Trust Area is privately held by individuals or corporations — making the work that we do to support voluntary conservation initiatives by private landholders all the more important" (ITC 2021/22 Annual Report <https://islandstrust.bc.ca/wp-content/uploads/2022/12/ITC-2022-annual-report-web.pdf>)
- "Island shorelines hold immense ecological and cultural value. As climate change in the Islands Trust Area results in more extreme storms and sea level rise, the need to protect the shoreline is critical. This session teaches participants about coastal climate impacts, clam gardens as sites of cultural revitalization, and what individuals can do to promote shoreline health (such as the Green Shores program)." (Stewardship Education <https://islandstrust.bc.ca/programs/stewardship-education/>)
- "Consider 'soft' shoreline designs to reduce erosion." (Stewardship Tips <https://islandstrust.bc.ca/document/trust-area-stewardship-tips-guide-2023/>)
- "We have resources to help guide your decisions and find the right option for your shoreline" (Shorelines Matter <https://islandstrust.bc.ca/document/shorelines-matter-brochure-2/>)
- "Follow a "greenshores" approach to protect property" (Sharing Our Shorelines <https://islandstrust.bc.ca/document/sharing-our-shorelines-booklet/>)
- "Many landowners successfully protect their shoreline properties using natural materials, slopes, and plantings" (Marine Shorelines <https://islandstrust.bc.ca/programs/marine-shorelines/>)

Having personally attended Islands Trust "landowner stewardship education" on shoreline protection, there appears to be no daylight between what the IT and ITC have advocated and what the Proponents plan to pursue – for the greater good of the IT Area. This Application is wholly consistent with that stewardship education! (<https://islandstrust.bc.ca/programs/climate-change/>)

Moreover, what the Proponents seek appears wholly compliant with, and directly influenced by the Trust's reference publication *Your Marine Waterfront: A Guide to Protecting your Property while Promoting Healthy Shorelines* (<https://islandstrust.bc.ca/document/your-marine-waterfront-guide-2023/>).

The proposed actions appear sound and consistent with recent 'state-of-the-art' works on SSI. The Application's plan can be favorably compared with recent work on the major project on Fulford Ganges Road (e.g. the Alders Avenue / Crane Road drainage outflow). This large SSI construction project included shoreline stabilization employing some similar but also less 'soft' features than have been proposed by the Application for this Baker Road initiative.

This specific Application offers insight into whether the actions of the IT on critical matters such as marine shoreline protection under the threat of climate change impacts are consistent with the IT's stated guidance on such critical matters.

Thus, I hereby ask that the Local Trust Committee:

1. Decide the existing Application" on its merits on August 27. Do not defer them again.
2. Issue the Development Permit and approve the setback variance. In a development permit area designated for protection from hazardous conditions, the Local Government Act allows a development permit to vary the use of land where that relates to protecting property from damage, and erosion is named in the statute. Development Permit Area 3 is designated in part to protect development from hazardous conditions.
3. If the LTC concludes there is a gap in the Land Use Bylaw, please address this.

Should the LTC otherwise find itself in conflict with this earnest Application, please petition staff to review and sanitize the IT website to remove the many promises of collaboration with residents and landowners on shoreline protection.

Regards,

David Dunnison

