

From: Mickey McLeod [REDACTED]
Sent: Tuesday, August 11, 2026 5:21 PM
To: SSIIInfo
Subject: Support for PLDP20250452 and PLDVP20250460, 434 Baker Road, August 27 LTC
Attachments: Baker-Road-Letter-of-Support-McLeod.md.pdf

To whom it may concern,

Please find attached a letter of support for PLDP20250452 and PLDVP20250460, 434 Baker Road, August 27 LTC.

Mickey McLeod
[REDACTED]

To: ssiinfo@islandstrust.bc.ca **Subject:** Support for PLDP20250452 and PLDVP20250460, 434 Baker Road, August 27 LTC

To the Salt Spring Island Local Trust Committee,

My name is Mickey McLeod. I am a co-founder of Salt Spring Coffee and have lived and run a business on this island for 45 years. I am writing in support of the applications for 434 Baker Road. My reason is the process.

In 2009, our company applied to rezone a property on Fulford-Ganges Road so we could build a roasting facility here rather than off-island. We went ahead on the understanding that the application was one the Trust was open to considering, and we spent a great deal of money on the professional work required to bring it forward. It was refused. I have made my peace with that outcome, but the experience of being encouraged through a process and then meeting a fundamental objection late has stayed with me, and I recognize it in this file.

As I understand it, the applicants asked Islands Trust staff in writing in July 2025 what was required, were told to apply for a Development Permit and a Development Variance Permit, and were told they did not need to rezone. They paid for geotechnical, environmental and archaeological work on that basis and filed in December 2025. The objection that the use is not permitted did not surface until May 2026, and the Director of Planning Services has acknowledged in writing that the issue was not raised before the applications were made. Whatever one thinks of the structure itself, an applicant should be able to rely on what their planning authority tells them in writing. That principle matters to everyone on this island who will ever apply to the Trust for anything.

I would ask the Committee to do two things on August 27: decide applications PLDP20250452 and PLDVP20250460 on their merits rather than defer them again, and issue the Development Permit and approve the setback variance. Development Permit Area 3 is designated in part to protect development from hazardous conditions, and the Local Government Act allows a development permit in such an area to vary the use of land where that relates to protecting property from damage from erosion. I am asking the trustees to use the authority they already have.

Thank you for your time.

Mickey McLeod