

Date: August 13, 2026

Dear Salt Spring Island (SSI) Local Trust Committee (LTC)

Re: PLDP20250452 and PLDVP20250460 – 434 Baker Road applications being considered on August 27, 2026.

The Ask to the SSI LTC

The applicant and property owner are respectfully asking that the above-named applications (PLDP20250452 and PLDVP20250460 – 434 Baker Road) be both reasonably considered and approved by the SSI LTC and evaluated similarly to applications such as SS-DP-2021.8/SS-DVP-2021.13 applications for 371 Isabella Point Road (on [June 14, 2022 resolutions: SS-2022-88-SS-2022-91](#)) which involved a retaining wall along the Present Natural Boundary on the subject property that was approved and along the S6 zone, and evaluated on all the very same bylaw regulations and DPA guidelines.

Application-Planning Background

In July 2025, Islands Trust was emailed seeking clarity and a level of confidence in the interpretation and application requirements for boulder shoreline stabilization works specifically within the S6 zone. Staff responded by identifying the DP and DVP processes and providing the corresponding application guides. Staff did not identify a prohibited-use issue, cite section 9.11.1, or say that relocation or rezoning was required.

We relied on that written direction. We proceeded with PLDP20250452 and PLDVP20250460, paid the application and professional fees, commissioned the required engineering and environmental work, and submitted an accepted application on November 17, 2025. We waited (and followed up on many occasions) seeking feedback, comments, a site visit, a meeting, or even a phone call about the applications. It was not until March 18, 2026, when we received our first bit of feedback and were told by staff to withdraw our application.

In my professional opinion, this is not good planning and how a professional planner(s) should be fairly approaching work with an applicant through a development application. In standard planning practice at a Local Government level, if there is a fundamental flaw like the need for a rezoning application, this should be acknowledged when the application is opened and deemed accepted, not months later, nor communicated with a single direction to withdraw an application.

Property owners have every right to make a fair and reasonable attempt to protect their property, especially after having numerous professional evaluations confirm the need. In turn, planners should make a fair effort to work with property owner/applicants to support

them in their land use planning needs; this is fundamental to the Code of Ethics to the Planning Institute of BC and of Canadian Institute of Planners.

A revetment to protect the shoreline is a reasonable development proposal for 434 Baker Road. This type of proposal is evaluated under a development permit (DPA 3) and associated guidelines. Setback variances, if required, are fair and reasonable to be relaxed if and when adequately evaluated by both Professional Geotechnical Engineers and Registered Professional Biologists, (and at times Archaeologists are also involved), all of which have evaluated and confirmed the need for the revetment, and the safety in doing so; along the Present Natural Boundary (PNB) at 434 Baker Road. Details are described in the corresponding Islands Trust staff report.

A rezoning should not be necessitated for shoreline protection works for properties with a Shoreline 6 zone, nor should be deemed prohibited in most shoreline zones, otherwise this would require most waterfront properties to be rezoned to protect their property; this rationale is fundamentally flawed. There are numerous examples that have proven that a DP-DVP is an adequate pathway forward; including the example noted above for SS-DP-2021.8/SS-DVP-2021.13 - 371 Isabella Point Road. Adjacent and nearby properties (to the subject property), also along the PNB and in the S6 zone at 241 Quarry Road, and public beach access facilitated by the Capital Regional District, have also been able to develop boulder stacked rock walls without the need for a rezoning application from the Islands Trust.

Once again, we are asking that PLDP20250452 and PLDVP20250460 – 434 Baker Road be both reasonably considered and approved by the SSI LTC and evaluated similarly to applications such as SS-DP-2021.8/SS-DVP-2021.13 applications for 371 Isabella Point Road (on [June 14, 2022 resolutions: SS-2022-88-SS-2022-91](#)) which involved a retaining wall along the Present Natural Boundary on the subject property that was approved and along the S6 zone. 434 Baker Road shall be fairly evaluated and approved of all the very same bylaw regulations and DPA 3 guidelines; all of which have been met.

Thank you very much for your time and consideration.

Serena Klaver, MA, RPP, MCIP

Registered Professional Planning Consultant (on behalf of 434 Baker Road property owner)

