

**From:** Islands2050  
**Sent:** Tuesday, June 8, 2021 4:08 PM  
**To:** Islands2050  
**Subject:** FW: comment on trust policy statement discussion

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**Date:**Sat, 6 Mar 2021 16:51:28 -0800

**From:**Maxine Leichter [REDACTED]

**To:**[Mkaile@islandstrust.bc.ca](mailto:Mkaile@islandstrust.bc.ca), [Lbusheikin@islandstrust.bc.ca](mailto:Lbusheikin@islandstrust.bc.ca), [dcritchley@islandstrust.bc.ca](mailto:dcritchley@islandstrust.bc.ca), [scolbourne@islandsstrust.bc.ca](mailto:scolbourne@islandsstrust.bc.ca), [klangereis@islandstrust.bc.ca](mailto:klangereis@islandstrust.bc.ca), [trockafella@islandstrust.bc.ca](mailto:trockafella@islandstrust.bc.ca), [jwolverton@islandstrust.bc.ca](mailto:jwolverton@islandstrust.bc.ca), [kstamford@islandstrust.bc.ca](mailto:kstamford@islandstrust.bc.ca), [drogers@islandstrust.bc.ca](mailto:drogers@islandstrust.bc.ca), [aallen@islandstrust.bc.ca](mailto:aallen@islandstrust.bc.ca), [gscott@islandstrust.bc.ca](mailto:gscott@islandstrust.bc.ca), Peter Johnston <[pjohnston@islandstrust.bc.ca](mailto:pjohnston@islandstrust.bc.ca)>, [tpeterson@islandstrust.bc.ca](mailto:tpeterson@islandstrust.bc.ca), [jdobbs@islandstrust.bc.ca](mailto:jdobbs@islandstrust.bc.ca), [dmaude@islandstrust.bc.ca](mailto:dmaude@islandstrust.bc.ca), [bmeconchie@islandstrust.bc.ca](mailto:bmeconchie@islandstrust.bc.ca), [dmorrison@islandstrust.bc.ca](mailto:dmorrison@islandstrust.bc.ca), Peter Grove <[pgrove@islandstrust.bc.ca](mailto:pgrove@islandstrust.bc.ca)>, Laura Patrick <[lpatrick@islandstrust.bc.ca](mailto:lpatrick@islandstrust.bc.ca)>, [pbrent@islandstrust.bc.ca](mailto:pbrent@islandstrust.bc.ca), [lmiddleton@islandstrust.bc.ca](mailto:lmiddleton@islandstrust.bc.ca), [cthorn@islandstrut.bc.ca](mailto:cthorn@islandstrut.bc.ca), Seth Wright <[swright@islandstrust.bc.ca](mailto:swright@islandstrust.bc.ca)>, [dfenton@islandstrust.bc.ca](mailto:dfenton@islandstrust.bc.ca), Peter Luckham <[pluckham@islandstrust.bc.ca](mailto:pluckham@islandstrust.bc.ca)>, Islands Trust <[info@islandstrust.bc.ca](mailto:info@islandstrust.bc.ca)>

To: Trust Council

From: Maxine Leichter

Date: March 6, 2021

Regarding: Policy Directions Islands 2050: The Future of the Trust Area January 2021

This note responds to the document noted above which was prepared to inform updates to the Islands Trust Policy Statement.

Firstly, I do not see a justification leading from the items included “what we heard” on page 5 to the three priorities identified on page 7. Of the 10 categories listed, 3 (connection to nature, preserve and protect and biodiversity) relate to protecting nature. This would then seem to be the top priority. Reconciliation with first nations is not even listed on page 5 and affordable housing seems to be have been equally important to several other categories.

I have no objection to prioritizing climate change and reconciliation with First Nations as these are both very close to the three categories that value protection of nature. However, I do not see a justification for prioritizing affordable housing over water security, food security, infrastructure, cultural heritage, etc.

Therefore, how should the policy statement be amended?

1. If there are **provincial requirements**, these should be explained. Perhaps climate change and reconciliation with first nations come under this category?

2. Another important factor that has not been shared in this document is the **different types of policies that are in the Trust Policy Statement**. The only policies that have “teeth” are directive policies. But even among those, some have more consequence than others. A directive that requires an issue to be addressed in an OCP is weak because it could be addressed in a weak manner. However, there are a few directives in the Trust Policy Statement that prohibit a LTC from passing a bylaw that meets certain criteria.

**I urge the Trust Council not to weaken any of the existing policy directives.**

3. Regarding the other issues identified by the public, I urge Trust Council to give priority to protecting the islands against over development - which was why the Trust was established in the first place. There should be no directive policies requiring LTCs to undertake specific types of development, including affordable housing. It is alarming to see these words on page 13 of the Policy Direction document:

*“the Policy Statement could **require** the use of **rezoning** tools to facilitate housing that is **energy-efficient** and **located close to island services**. It could further require that housing density be moved from areas needing extra protection to areas that are less vulnerable and less bio-diverse.”*

4. To include affordable housing in the Trust Policy Statement gives the false impression that the Islands Trust or Local Trust Committees have the power to solve this problem. In fact, they have very limited powers to do so. That this is so, can be seen by the lack of success on Salt Spring despite rezoning on to build several large affordable housing projects and expanding density allow suites and cottages on properties zoned for one family unit.

Advocates for affordable housing should be encouraged to direct their energy at the BC and Federal governments that do have the power to provide funding and pass legislation that could help. Applying the empty house tax to the Gulf Islands is an example. But there are many other funding and taxing policies that could fund affordable housing and reduce competition for properties on the coast and therefore reduce prices.

I want my community to have housing for long time residents, and for employees of governments, non-profits and businesses. But this can only be accomplished by Provincial and Federal government policies, not the Islands Trust.

I urge the Trustees to leave details of how to address affordable housing to Local Trust Committees and not direct specific actions in the Trust Policy Statement.

