

From: Ted Bentley [REDACTED]
Sent: Friday, August 13, 2021 3:52 PM
To: Islands2050
Subject: Re: Referral of Islands Trust Policy Statement - Information Session
Zoom Recording
Attachments: TC_2021-07-28_New-Draft-Policy-Statement-Overview_REFERRAL-AGENCIES_PRS_FINAL.pdf
Categories: Green Category

Daniela Murphy:

Re: The "Islands Trust Policy Statement" as represented by the PDF " P1: Islands 2050: Future of the Trust Area [Document titled "Islands Trust Policy Directions Report Jan 2021"](#):

As suggested in slide 9 of file:///C:/Users/tedcb/AppData/Local/Temp/TC_2021-07-28_New-Draft-Policy-Statement-Overview_REFERRAL-AGENCIES_PRS_FINAL.pdf

where is the ByLaw Referral Form into which I can comment?

Some suggestions for the redesign of the Islands Trust Policy

1) Sort out the levels of authority/direction in this policy. It is a constitutional statement. Keep it at that.

Currently: This document mixes items of varied levels: governance/government/policy/regulation. Since this is sort of a constitution or long term high level guiding document, it should separate things that are of a relatively transient nature from the more strategic and long term visionary statements.

Example: Desalination does not match up with reconciliation. Desalination is a very low level technical fix which higher level policy needs to be able to deal with.

Example 2: Affordable Housing is, at the present time, clearly an issue badly needing address. BUT it does not rank as a highest level constitutional type item. It is a sub-item to wealth distribution. NIMBY and wealth could be boldly dealt with by much lower level policy. That is not likely to happen. Stating it as a high level priority makes it no more likely.

2) Say that this is power and policy division between the BC Government and the Islands Trust.

The BC Government has the power to set up the Trust and modify it.

This document in listing all the levels of government and governance that have to be dealt with, sets the stage for consultation dead-lock on action as time is over invested in achieving consensus when there is no likelihood of achieving it. SO say what the Islands Trust can and is directed to do. And how to do it.

- Other levels of government will want to play with exercising their voice to the detriment of the Island Trust Area environment and people.

3) **Say there are Three lines of action here:**

This document needs to state that there are three lines of activity happening to move to the new Future Policy:

1) First Nations

2) Non First Nations

3) BC/Islands Trust Governmental/bureaucratic process.

-- Let it be frankly stated that two bundles of peoples plus the governments are at work here.

-- The current PDF slides identify only two lines of action. That is not correct.

4) **Say Environment is Prime.**

Because climate change is happening and it is globally urgent action happen starting at the municipal level, this document needs to say **loud and clear** that the first concern is the **ENVIRONMENT** and the next concern is the economy and desire for further development.

- Currently the document does not directly bring up the economy. It is the elephant in the room. Most of the discussion really surrounds the environment/economy contrast but it is not brought out directly.

- The venn diagram P12: does not give any place to how economy relates to anything. Economy does, it relates to everything but needs to be in the correct place and priority. Historically it has trumped all else. It has trumped it so hard that virtually no old growth forest remains. It is time to direct policy from an environmental point of view despite the loud developmental voices.

Particular slides would be improved by

P2: In the acknowledgement of the "who has been here" statement at the start of the document. ...these lands and waters have been home to *various* Indigenous Peoples ***longer than people can remember***

P4: The "mandated to preserve and protect ..." is the current mandate.

The bottom of the slide says: "

• Conservation-Oriented Land Use Planning • First Nations Engagement • Public Engagement • Inter-Agency Cooperation and Advocacy • Stewardship Education Collaboration with Islands Trust Conservancy"

This is a bunch of special interest groups or a group of pressing policy issues. State which it is. How to they get onto the slide at a level equal to the mandate. Why?

P8: Split this into 3 lines of activity. State that First nations and non-first nations people are two separate groups or that first nations is a group and that all people including first and not-first nations are in the second group. Separate out government body activity. It is really neither of the above.

P9: These two items within the PDF need to be hot links: "new draft Policy Statement" and "Bylaw Referral Form". It might make it much much easier for people to interact.

P10: Hot link "Bylaw Referral Form Response Summary" just like above.

Slide 13: State the over arching idea of section 4. It seems to be environmental sustainability. Rather than stating 3 out of at least 6 sub points. What is unimportant about 4.3, 4.4, 4.5?

P15: A higher level policy objective is needed that states what about desalination is bad.

Say straight out : No artificial modification of the shoreline or shoreline chemistry. The rest falls out. Thus Docks and shore hardening which modify the shore environment are out. Desalination plants especially large scale ones would be out too. What is really being sought here? Say it.

P16: Affordable Housing:

- Resilient Communities is a great **policy** idea.

-- Affordable Housing gets all the notice on this topic. Beyond Affordable Housing, clear elaboration that the "resilient community" policy is to cause self sufficiency of food, energy, waste management, health care (physical and mental) availability, ... are to be worked on.

-- Because the island are rated rural and remote, they have challenges that the lower mainland does not. Example: Ambulance paramedics are an example of a service that is governed and regulated to save money in the provinces large urban centers which results is starving the island of paramedics.

Bullet 2 says: "Directives to identify appropriate locations where density increases could support affordable housing without compromising other goals"

--- ***without compromising other goals*** is not possible. **Water** policy will be affected by added use. Trees will be cut. Roads will be built.

----- How about desalination of water to supply the low cost areas? How about incentivized or mandated rain water collection and solar electric for all buildings existing and new. Build a model of how each action affects the number of people and the environment for water, carbon, species.

--- how about working on wealth redistribution tax higher and us the money to buy out existing property to aggregate into low cost areas.

--- This is really a lower level policy or regulation action: let there be trailers, let there be tiny houses, let there be transfer of bits of land use allowance between conservancy and trust land areas so that the 5 acre parcel size can be achieved, on subdivision or redevelopment mandate allocation of some of the land for transfer to affordable housing land aggregation.

Bullet 3: says: "Directives to assess and, where necessary, regulate impacts of short-term rentals on housing availability and affordability"

-- really rich people will just be able to afford for their properties to be vacant all the time which will lead to less people supporting the local economy which will lead

to higher costs to live on the islands which will lead to further "gentrification" of the islands I.E. only really rich people can live here which will lead to the really rich people not being able to get all the services they want locally because not-rich people can not find a place to live.

-- **Alternative:** figure out ways to incentivize really rich people to construct **and rent out** a guest cottage or trailer or tiny house on all those infrequently occupied large expensive properties. Some of them would likely want ongoing house keeping and caretaking make it a sought after carrot.

Dear Referral Coordinator,

In case you were unable to attend the information session on the Islands Trust Policy Statement, here is the link to the [Zoom Recording](#) . Please also find attached to this email a pdf of the PowerPoint slides.

Should you have any questions or require further information, please contact David Marlor, Director – Local Planning Services at islands2050@islandstrust.bc.ca or at 250-405-5151.

Please direct referral responses to islands2050@islandstrust.bc.ca

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Thank you for your time and attention to this matter.

Respectfully,

Daniela Murphy

Legislative Clerk/Deputy Secretary

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You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I am humbly thankful to live and work in the treaty lands and territories of the BOKÉĆEN, K'ómoks, Lək̓'wəḡən, Lyackson, MÁLEXEL, Qualicum, Quw'utsun Tribes, scəwáθən məsteyəx̣ʷ, Scia'new, səlilwətaʔl, SEMYOME, shíshálh, Skw̓xwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, STÁUTW̓, Stz'uminus, laʔəmen, toq qaymıx̣ʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLEEP, WSIKEM, Xeláltxw, Xwémalhkww/ʔop qaymıx̣ʷ, and x̣ʷməθḳʷəy̓əm.