

**From:** Rhondda Porter [REDACTED]  
**Sent:** Tuesday, October 5, 2021 8:36 PM  
**To:** Islands2050  
**Cc:** Ben McConchie; Deb Morrison  
**Subject:** Feedback on some of the proposed changes to the Islands Trust Statement  
**Attachments:** Islands Trust 2050.docx

Here are my comments below and as an email attachment:

Rhondda Porter  
[REDACTED]

Pender Island, BC

V0N 2M2

- I am in favour of a review and hopefully the strengthening of the language of the Trust Policy Statement. However, strong language needs to be supported by the tools necessary to ensure that the Trust is able to fulfill its “preserve and protect” mandate.
- I support any changes to the policy that will protect the unique ecosystems of the Southern Gulf Islands, including the endangered Coastal Douglas Fir Ecosystem. One section of the Project Overview Briefing refers to restoration of damaged ecosystems. It is far better to prevent damage before the fact rather than try to reverse degradation. Some damage cannot be remediated.
- I am in favour of the Trust being given some kind of authority to protect forested areas of the islands including restrictions on clear cutting and the logging of intact forested areas. Special protection should be extended to those areas which have the greatest biological diversity.
- I support the use of the precautionary principle as a foundation of any approval being given to development, particularly any development which would impact intact ecosystems, affect wetlands or impact the recharging of the aquifers.
- I agree that the Council should monitor the impact of climate change on the Trust Area and modify land use planning to reduce the negative impacts of the changes including restricting the use of land adjacent to wetlands and foreshores for development. DPAs do not prevent development; they only seem to postpone it.
- I agree that First Nations rights be respected and that the removal of soil or gravel from the foreshore or from middens which have been identified as being culturally significant must be prohibited. These sites should be protected. Sharing of traditional knowledge and history can enrich both visitors and residents as has been done at Medicine Beach on Pender Island.

- Housing is becoming an increasingly important and divisive topic. I encourage the Trust to explore alternate forms of development which could be more compact, more energy efficient, and which would reduce the amount of resources needed to maintain them. At the moment the solution to the housing crisis is a proliferation of trailers parked in people's backyards and driveways. This practice raises questions about water use and the disposal of sewage. Lack of rental housing has been linked to the increasing number of homes being used for short-term vacation rentals. I support any measure which would restrict the number of short-term vacation rentals. Life on the island is only sustainable if the people who work on the islands and provide the services have places to live.
- I support any measures which would protect the islands' water supply. Requiring the registration and regular inspection of wells, including the requirement to cap unused or abandoned wells should become part of the Islands Trust mandate. The protection and availability of water should be a key part to any proposed development. The Islands Trust may need to limit development in some areas where wells are required in order to protect the aquifers. An aquifer can only fully recharge if there is adequate rainfall (a decrease in the amount of rainfall is one potential result of climate change) and the number of users is limited. Overuse of an aquifer can result in salt-water infiltration with the result that no one will have potable water. The arrival of water trucks on the ferry will become an increasingly common sight.
- I support improved land use bylaws. House sizes should be limited to discourage overly large dwellings and clear-cutting. The allowable square footage of any development should include outbuildings and any impermeable surfaces such as driveways and concrete slab patios. Realtors should make buyers aware of what the limitations are and provide a buyers' handout with an explanation of the "preserve and protect" mandate of the Islands Trust.
- The Islands require special measures to protect their unique environment. In order to protect the foreshore and marine environment, I support a limit on the number of docks. Buying a piece of coastal property should not automatically give the owner the right to construct a dock or wharf on his property. Older docks and wharfs should be inspected to insure that they will not impact the environment. Styrofoam docks are a major source of plastic particulate pollution in coastal areas.

I have attended and participated in a number of meetings held by the Islands Trust. Despite the rumours, the outrageous claims in the anonymous letter sent to residents of Pender Island, and the unsubstantiated attacks in social media, I have found the Trustees have done their best to be open, transparent and informative.