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Sent: Thursday, February 24, 2022 1:21 PM
To: Islands2050
Subject: Comment on the Islands Trust 2050 Draft Policy Statement

Good afternoon. Please accept the following as part of the official public record on the Islands 2050 Draft Policy Statement.

Conceptually the Islands Trust is a good idea, but the Trust has lost sight of what is useful and realistic. Utopian theory is overriding practical reality to the detriment of the people who reside on Salt Spring.

Already top heavy and expensive, the Islands Trust intrudes far into land owners' use of their own property. The proposed policy erodes property rights and adds more layers of cost, restriction, delay and permit requirement for imperceptible benefit.

As a concrete example of the detrimental effects the Islands Trust has, consider the difference between Salt Spring Island and Quadra Island. Both places have similar environments and concern for the future. Both places have police and medical service. There are obvious differences such as population and some surprises, such as better roads on Quadra. Here is the point you should keep in mind when contemplating the draft policy statement.

A New York Times article dated February 16, 2022, reported on the Discovery Islands, an area very similar to the Gulf Islands, administered by the Strathcona Regional District. There, a 5.8 million dollar property on the southern shore of Quadra Island had a tax bill of \$5,700.00 in 2021.

In the Gulf Islands, an area very similar to the Discovery Islands and administered by the Islands Trust, a 2.5 million dollar property on the southern shore of Salt Spring Island had a tax bill of \$9,800.00 in 2021.

This is unreasonable.

The major difference is the Island Trust.

The Trustees should concentrate on two things. First they should determine what the Island Trust is doing well, has a positive discernible effect and concentrate policy on that. The second should be to determine what existing policies have little positive or discernible effect and eliminate them.

The Islands Trust imposes significant costs, delay and restrictions on owners and users of Salt Spring property. There is no reason that a landowner on Salt Spring is paying far more property tax, than a landowner on Quadra, for similar service.

The Trust should focus its attention on cutting costs and providing useful services to the people who pay for them, not consider ways to impose more restrictions and costs without

demonstrating a track record of perceptible benefit. Otherwise, the Trust will be in danger of elimination.

Thank you for your consideration.

Kirk Sisson