

To Islands Trust Council & Executive Committee members.

Does the Islands Trust follow the Preserve and Protect Mandate? Can the Islands Trust solve the affordable housing issues? These questions are very important. The BC Government brought in a **Speculation and Vacancy Tax Act**, the plan was to restore housing affordability in the Province and to target foreign and domestic speculators and to turn empty homes into housing for people, not vacation rentals. Trust Council members voted to be **exempted from this tax. The Gulf Islands became a target for land speculation.** So the answer to both questions is **NO.**

The Islands Trust is not acting in a long-term forward thinking manner. It tends to be in reactive mode instead of a proactive mode. There is really no bylaw enforcement because it is complaint driven. This situation is very divisive for a community. A neighbour does not complain about a neighbour unless it is really bad. They show compassion and compromise. It is a common known fact that it is easier to ask forgiveness than ask permission in the Trust Areas. The owner will not be asked to tear it down by the LTC. So the community has supported this anarchy behaviour by turning a blind eye. It is difficult to complain about a neighbour. This is a serious problem throughout the Island Trust Area. There are more illegal structures, cottages, accessory buildings, tiny homes, Rv's, suites above garages, increasingly being used for residential use. How do the Local Trust Committees fix the problems? They start by creating new bylaws to legalize the illegal activity because they could not get the problems under control; they did not enforce the already existing bylaws. Then Trust Executive approves and endorses the new bylaws. This does not solve the problem.

From 2002-2005, Trust Programs Committee prepared a recommendation to amend policy 4.4.2. Trust Council wisely rejected the amendment. Currently, council members are proposing to amend and modernize 4.4.2 yet again. Any changes to this policy statement, in my opinion, would be totally against the **Preserve and Protect mandate of the Islands Trust.** Remember Trust Council declared a climate change emergency and made a toolkit to protect the Coastal Douglas fir. Changing 4.4.2 would not help protect at risk-limited water supplies the Islands Trust areas. **There has been too many compromises and uncontrolled development.**

The Islands Trust created a button "**YOU HAVE TO BE MORE CAREFUL WITH AN ISLAND**".

You should follow the **Object of the Trust.** *Actions speak louder than words.*

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