

From: Executive Admin
Sent: Monday, July 5, 2021 8:35 AM
To: Islands2050
Subject: Questions: Islands Trust 2050

From: Paul Duncan <[REDACTED]>
Sent: July 5, 2021 7:56 AM
To: 'islands2050@islandstrust.bc.ca.' <islands2050@islandstrust.bc.ca>
Subject: Questions: Islands Trust 2050

Good morning:

I have read [*TC 2021-07-07 Draft-Islands-Trust-Policy-Statement-Bylaw183-CLEAN-COPY POL FINAL.pdf](#).

As a courtesy, I have a number of questions that I wish to provide in advance of Wednesday's Information & Town Hall meeting.

1. There does not appear to be any policy statements regarding Island Trust's fiscal responsibilities. There should be some kind of a tax cap, not just annual but over a 5 year moving average. The current annual budget tax increase process will create an undue burden over the next 50 years without some controls. There should be coordination of the various jurisdictions tax increases and a cap on the total tax increase. For instance, my 2021 Property Tax for Thetis Island are levied by the BC government, Cowichan Valley Regional District (CVRD), Thetis Island Improvement District, Thetis Island Trust, and Parcel Taxes for the wharf, boat launch, and Thetis Island Waste Management/Recycle Centre.
2. There does not appear to be any policy statements regarding the efficiency and effectiveness of Island Trust's accountabilities. How do you know when you are doing a good job? How do you compare to other jurisdictions?
3. "4.2.4 It is Trust Council's policy that islands in the Trust Area should be self-sufficient in their supply of freshwater." "Self-sufficiency" requires further definition as Thetis Islanders are already trucking fresh water which will probably get worse with global warming.
4. There seems to be an inconsistency between, "4.2.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, ensure: • that neither **the density nor intensity** of land use is increased in groundwater regions where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable" with "6.2.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, strive to address housing needs in their planning area by identifying appropriate locations where **density increases** could support safe, secure, and affordable housing, while safeguarding protected area networks, freshwater sustainability, a healthy marine environment, and Indigenous cultural heritage." "Density increases" requires definition. We already have illegal bunkies, trailers being moved onto lots, and live-aboard vessels in the harbour, some of which are to create affordable housing. Who is going to police the density increases? Is affordable housing not better left to provincial and federal governments with larger tax bases? I would think density increases is the wrong direction even with all of the caveats in 6.2.4.
5. There does not appear to be any policy statement regarding derelict vessels in the 4.6 Coastal and Marine Stewardship Policies. This requires coordination amongst the various jurisdictions

involved with this issue and Island Trust policies to prevent vessels moving from one island to the next, wherever the regulations are lax.

Thank you for organizing the Information and Town Hall meeting.
Paul Duncan, Thetis Island