

On Nov 13, 2022, at 8:32 AM, Peter Spurr [REDACTED] wrote:

I am writing to both of you because I do not understand whether you are still our Denman Island Trustees, and if you are not, because I do not have email addresses for your successor Trustees and hope you will forward my email to them.

The survey questionnaire which Islands Trust has presented to us on Denman and has asked our community to complete this month, will not serve us well. It is poorly conceived and terribly presented. As our Trustees you should provide the community with the background facts that gave rise to this survey, and advise us what you think we should be doing in the situation.

BC now requires that OCPs be updated with certain additional information pertaining to housing and affordable housing. Small communities like Denman Island are not really suited to complex planning documents like OCPs however we have an OCP and it is hugely detailed. BC wants all OCPs to require a detailed study of housing demand and supply every 5 years. That would take considerable expensive effort for our small community, and the results would be of laughable accuracy or value. We are part of the CVRD which has a Regional Growth Strategy that addresses much of these BC requirements, and I believe it is due for updating. That is how Denman LTC should be addressing the new BC requirements.

Whoever conceived of the questionnaire that has been presented to our community seems to have decided to focus on trying to alter details of the zoning employed on our island, without expressly explaining what they are doing or why they are doing it. I object to such a conniving approach.

The questionnaire asks many questions that are highly complicated and have subtle meanings that laypersons cannot be expected to understand, yet our community is being asked to answer them. For example, the first question asks, in effect, if the minimum lot size in any residential zone should be 1.0 hectares or whether it should be increased. I doubt that there are 200 people among Denman's 1,300 residents who really understand that a hectare is 10,000 square metres, 100 metres by 100 metres, an area that is 3 to 4 times the size of the lots in Little Burnaby. Setting an area of 1.0 hectares or more as a minimum lot size for the whole of Denman would be highly restrictive for housing. It discourages new housing supply, and therefore discourages affordability. There are numerous similar situations in the questions in this questionnaire - people are being asked things about which they would require considerable additional information in order to fully understand, and yet any responses they do give will be considered to have been decided upon with reason.

I won't go on with examples. I hope you will subject this questionnaire and the responses it generates with the studied skepticism it deserves, and encourage Daniel Arbour and CVRD to update the Regional Growth Strategy as it applies to Denman.

Peter Spurr

Denman Island, BC
[REDACTED]

