

From: Laura Patrick
Sent: Sunday, January 14, 2024 8:46 PM
To: Patrick Akerman
Cc: SSInfo; Jamie Harris
Subject: Re: Draft Bylaw No. 537

Patrick,

Thank you for your email. Your perspective and input are important.

I agree that past engagement practices were not representative of the island population. We recently took action to move beyond the now outdated practise of simple 'inclusion' in public processes and are beginning a practice of 'equity in participation' for all our public engagement processes moving forward (citation: "Beyond Inclusion – Equity in Public Engagement, A Guide for Practitioners", Morris J. Wosk Centre for Dialogue).

Bylaw 537 introduces the regulations for accessory dwelling units and introduces a map of eligible properties, which was based on the existing secondary suites schedule. We have instructed staff to develop a spot zoning pilot program to allow additions to the map. This pilot program is intended to have significantly reduced fees and a simple set of criteria. Your suggestions to make this pilot work would be appreciated.

We are also about to kick off a review of the OCP and land use bylaws. We need to find a better way to move forward with housing options that meet the needs of a diverse island community.

Laura

On Jan 14, 2024, at 1:42 PM, Patrick Akerman <[REDACTED]> wrote:

Chris Hutton,

I have read the Notice of First reading Draft Bylaw 537.

I was on the review of the community plan some 35 or so years ago and suggested then among other things (zoning for Industrial, commercial etc) that this is idea is how Salt Spring Island should supply affordable rental homes. The private sector can build homes a lot cheaper than the public sector can.

I suggested at the time that we encourage the private sector to build up to 1200 square foot rental homes on their property as long as they could prove

an adequate water supply and have adequate sewage disposal. A up to 1200 square foot three bedroom home would be very comfortable for say a single mom with two or so children.

The biggest benefit is that these rental homes will be all over the island so that the children will be associating with neighbourhood children and have opportunities to work in those neighbourhoods doing odd jobs such as mowing lawns, gardening, working in the many studios etc. and not in a housing project where there are very limited opportunities. We all know what housing projects can become.

Unfortunately at the time of that review the 13 people on the committee were hand picked by the "stop every thing people" and I was the token old islander working fellow. None of my suggestion got in the report. I was told by chairman Max ... that I could, on my own write a report but unlike the rest of the committee, I was working, raising children, coaching youth sports and just did not have time to do that.

More to the point of this email, I note that my property and my children's property on the 225 to 281 block of Beaver Point Road were not included in the area for bylaw 537.

The neighbour to the south and west of our properties are included. (See attached map) We would like our properties included in bylaw 537.

Our properties do have have lots of good water with an average of 7 gallons per min in 5 drilled wells. The soil is also good for sewage deposal. The road and driveway access is good from Beaver Point Road and we are located just a few minuet walk to Fulford Elementary School, on the schools bus route, short walk to the Fulford ferry, village and main community bus route.

Patrick Akerman



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SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 537
Plan No. 1

