

**From:** Peter Grove <pgrove@islandstrust.bc.ca>

**Sent:** Sunday, January 3, 2021 12:18 PM

**To:** [REDACTED]

**Cc:** Peter Luckham <pluckham@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>; ssiinfo <ssiinfo@islandstrust.bc.ca>

**Subject:** Re: Ganges Village Area Plan,

Thanks Ron. I am copying staff for the record

Best

P

Peter Grove

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On Jan 3, 2021, at 11:09 AM, [REDACTED] wrote:

Dear Trustees,

In response to your request for public input on the above subject, consider the following:

1. SSI POPULATION BUILDOUT THRESHOLD. Revisit this question with considerable roundtable public discussion. It is THE driver, together with Natural Capacity, which will define our future. If the current projected population threshold is 17,000 and our current population approx. 10,000, infrastructure needs will increase 1.7X to support this. If tourism doubles our summer population that equates to a summer time threshold of 34,000, ... 3.4 X our current base. Is this what we want, what we desire, what the public wishes? It must be a public decision by plebiscite. No one else can speak for the public but the public themselves on a matter of such significance.
2. PROJECTED INFRASTRUCTURE PLANNING. What happens to Ganges Village is a reflection of what happens to Salt Spring Island. The provincial government must become involved in addressing its mandates for public infrastructure. I am not aware what long term planning the various departments of BC Government have done in this respect. Are you? If not you need to be. You need to put the matter on the table and keep it there. Our future depends on it. What we choose for our population threshold will demand it. Transportation, Hydro, Water, Education, Health, ... are examples which come quickly to mind. Ganges is a bottleneck. Trapped between the sea and existing infrastructure and private land holdings, how much capacity does and will it have to serve our self-projected needs? Densifying the Ganges Area defines traffic and parking realities, which will be measure in line ups, time spent not moving, vehicles and pedestrians. Islands Trust's mandate includes land use regulation. Will Ganges become a pedestrian only zone? Land use development is a dynamic constant. Land use development approval also becomes a dynamic constant, it moves on, with or without a sense of long term vision or capacity. Islands Trust appears to be operating blindly, blithely in a bubble, its own

immediate world, with little understanding of it long term objectives, needs, and how to reconcile these

Ron Hawkins

