

On Feb 7, 2022, at 5:47 PM, Jan <[REDACTED]> wrote:

Dear local trustees,

I'm concerned that bylaw 528 could create upzoning for much of the island with nothing much in return.

I know the aim is to see more affordable housing on Salt Spring. Unless you can find a way to require that newly permitted suites or cottages would provide affordable housing, this bylaw should not proceed.

But even if that were possible, there are other potential problems. If the island is to accommodate more people, there should be requirements to make sure that the "footprint" of the new residents will be small. I think the Trust would need to work with other jurisdictions to make sure that potable water was not being used for things where potable water is not required, such as flushing toilets, washing vehicles and irrigation.

In terms of "offsetting" the new zoning impacts, perhaps the Trust could establish a limit for house size (unless the person applying for a permit could show that a larger home would be needed, such as for an exceptionally large family or co-housing group).

Although the idea of having several smaller buildings on one lot sounds appealing, in terms of potentially providing more living places that could be more affordable, I think it would be irresponsible to go ahead with that idea unless there is a way to ensure the housing would be affordable and also that the overall impact on water, land clearing, etc. would be no more than if the zoning had not been changed.

I understand that one goal is to reduce the amount of road-building and land clearing (hence slash burning). Many of these goals could be achieved, I think, through CRD regulations. If the Trust would like to work to enable more affordability and less ecologically damaging development, I suspect it would do well to work on a coordinated plan with the CRD.

Then it would be good if local government staff could hold at least a couple citizen meetings and explain options for Salt Spring going forward, and what the anticipated pros and cons of the different options would be, so people could make informed decisions about what might work best.

Sincerely, Jan Slakov

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