

From: Peter Grove
Sent: Saturday, February 12, 2022 5:14 PM
To: Deborah Campbell
Cc: Laura Patrick; Peter Luckham; SSIInfo
Subject: Re: Please Halt Bylaw 528

Thank you Deborah for your input. I am copying staff for the record. For clarification, first reading serves to get the issues on the table for discussion purposes and in order to seek input from the public and other agencies. It could indeed go no further.

Regards

Peter

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Sent from my iPhone

On Feb 12, 2022, at 2:22 PM, Deborah Campbell

[REDACTED] > wrote:

Dear Laura Patrick, Peter Grove, and Peter Luckham,

I am writing in regard to proposed Bylaw 528. The housing crisis is indeed severe across Canada. As we know, BC is home to the fastest growing communities in the country. The trouble of where to house all the incomers and residents in a market that is clearly unaffordable to all but the rich is one that concerns us all.

However, I'm writing to oppose proceeding with Bylaw 528, which opens us to abuses that do seem to have been fully considered. As for the conditions within the bylaw, which do appear to anticipate specific abuses, how will these be identified and enforced before the damage is done? Given the Trust's lack of enforcement of existing bylaws, such as that regarding STVRs, this is not reassuring at all. And neighbours do not like reporting on neighbours.

We already have slumlords who take advantage of vulnerable tenants. I know of a [REDACTED] renting a 100-square-foot shack that lacks electricity, running water, or indoor toilet. Bill 528 risks subjecting islanders to all manner of harms

when there is no clear process for vetting such “residences” and ensuring they are liveable and do no damage to our island. Indeed it risks giving such landlords carte blanche.

Since it is true that this small island cannot solve the housing problem that afflicts much of the world, I urge you not to abandon current zoning regulations. Rather, you might look at other less potentially dangerous options that would work to help full-time residents.

For instance, I am struck by the way Short Term Vacation Rentals, though forbidden, are thriving on Salt Spring. There are said to be several hundred STVRs operating here. Why are they not stopped so this housing can be made available to the local workforce? Your first step should be to enforce the bylaws we have.

Another step may be to ensure that affordable housing only goes to full-time locals, such that they are not required to compete with incomers and whoever can pay the most. That would demonstrate support for young families and tradesfolk seeking housing.

Let’s take a deep breath and rethink this hasty approach.

Sincerely,

Deborah Campbell

[REDACTED]
[REDACTED]
[REDACTED]