

From: elissa poole <[REDACTED]>
Sent: Saturday, February 12, 2022 10:59 AM
To: SSIInfo
Subject: Bylaw 528

To the trustees and all concerned at the Islands Trust:

I strongly oppose draft Bylaw 528 for several reasons. This is a major change to the zoning bylaws. The OCP belongs to all of us and should not be changed without public input, without transparent discussions, and firm evidence that indeed the change will address the problems with housing and staff shortages - which is by no means a sure thing. It often seems that this current Trust is a) not acting in accordance to campaign profiles; and b) redefining the role of the Trust by attempting to make decisions that do not fall in line with the original mandate of the Islands Trust.

There are several serious problems with simply altering the zoning to permit several small residences on individual properties. These include:

a) water use: Many of us have seen our wells decrease each year in summer from what they used to be as more housing goes into our neighbourhoods. Water shortages throughout the island, and related fire hazards, are an ever greater threat with climate change. **Long-term thinking about water shortages necessitates ever more conservative choices when it comes to additional housing and development.**

b) sewage: Many small dwellings and mobile homes/trailors are not hooked up to legal septic systems, and are likely to fall beneath the radar. It's important to note that sewage systems are not environmentally neutral, since they generally involve taking down trees and putting in huge amounts of fill.

c) Many people are already (illegally) renting their small dwellings, and/or have mobile homes and trailors present on their properties, zoning or not. I suspect that most of them will not register these officially, so housing added via Bylaw 528 would be in addition to much that is already in use; in other words, these new dwellings would create excessive population numbers.

d) I am not at all convinced that Bylaw 528 will address the shortage of housing for essential workers, tradespeople and various staff people. It may, however, increase the number of people living on the island who are NOT workers and staff - in other words, it may provide housing for those who want to move to the island and work from home in one capacity or another, acting as entry-level housing for new residents rather than housing for those who are already here. (We are also likely to see an increase in illegal vacation rentals.) We are nearing capacity for this small island, given the huge amount of building that is currently in progress. **How do you intend to ensure that this increased housing is provided to those it is intended to serve?**

e) Who will be in charge of the regular monitoring of these small buildings for safety, sewage, water, wood stoves, noise, and environmental impacts?

f) People in rural residential areas have generally purchased their properties expecting densities to conform to the OCP, sustaining quiet, privacy and natural beauty. This bylaw, in bringing many more people into a given area, increases road traffic, ferry traffic, water usage, sewage systems, and compromises many of the qualities associated with rural life - in fact it turns rural areas into suburban ones.

g) Current services: we do not even have enough doctors on the island to serve the present population, and ferries at peak times are regularly overloaded, even in non-tourist times of year, but dangerously so in summer. Every attempt should be made at this time not to increase island density.

Elissa Poole

