

From: Peter Lamb <[REDACTED]>
Sent: Saturday, February 12, 2022 10:46 PM
To: Laura Patrick; Peter Grove; Peter Luckham
Cc: SSIInfo
Subject: Proposed Bylaw 528

February 12, 2022

To: The Salt Spring Island Local Trust Committee

Re: Proposed Bylaw 528

Dear Trustees,

Sorry for a late submission.

I am writing to endorse the letter to the LTC dated February 10, 2022 from Christine Torgrimson and her request to the LTC to take proposed Bylaw 528 and related proposed OCP changes off the table.

Until the LTC has a much better understanding of its potential success in addressing the affordable housing goal through rezoning private properties, it is premature to proceed with such a major change in future potential "build-out" on Salt Spring. I hope you agree that rezoning another 1700 units is inevitably not reversible.

I am particularly concerned over the "Lack of Evidence" that Christine notes and the need for a reliable assessment of the previous program for 1500 additional lots to see how many affordable housing units were actually provided.

The recent release of the 2021 Census on SSI shows a population increase on our island of 10.2% over 2016, the highest 5 year increase since 2001 (and maybe even earlier) confirming what I think most people had expected. This rate of growth poses continued problems with potable water supplies and continued challenges for enforcement of housing bylaws on the island, which Bylaw 528 would exacerbate.

I believe that public housing, including urgent housing for workers and low-income residents is best provided primarily by governments with funding support, not hoping for private land owners to respond. Working more closely with the Regional District and Provincial/Federal Governments as well as community organisations seems to be accomplishing more success.

My final comment, as you might expect, is one that is dear to my heart and one that Christine also notes. This proposed bylaw is in conflict with Trust Council's declaration of a climate emergency and with the SSI Climate Action Plan that I believe the Trust is

supporting. Reducing our GHG emissions by 50% over 2007 will need appropriate action by everyone. Significant new "residents" should be located in the current high density areas on Salt Spring not allowed to spread out across the island.

Best wishes

Peter Lamb

Former SSI Local Trustee, 2005-2008

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