

Dear Local Trust Committee,

Please **do not give Bylaw 528 first reading.**

- **MAINTAIN the current Official Community Plan limit on island residences, including suites. 17,000 is an already a very large future population for our island.**

**The 2021 Census shows that the population on SSI increased between 2016-2021 by 10.2%. I am against the Local Trust Committee making significant changes to our Land Use bylaw and our Official Community Plan with little community input.**

- **Relevant housing data needs to be shared and a process begun for broad community discussion about how much housing is needed. The discussion should include for whom and how to provide it. According to BC Assessment Staff when secondary suites were allowed the average house price increased by nearly 8%. This occurred before Covid happened and the Bank of Canada interest rate went down to 0.25% and real estate prices soared.**

- **An increase in suites and cottages will not guarantee affordable or worker housing but could well result in an unsustainable island population in the long term and more illegal vacation rentals.**

- **Expanding the island's future population does not consider the difficulty in determining groundwater supplies in any particular location or protecting scarce groundwater for lots not yet developed.**

- **The current Official Community Plan is the result of a long and difficult public process and should be respected.**

Sincerely,

Wayne Hewitt