

**From:** Laura Patrick  
**Sent:** Thursday, May 12, 2022 3:41 PM  
**To:** Deborah Campbell; Peter Grove; Peter Luckham  
**Cc:** SSIInfo  
**Subject:** RE: Concerns about Bylaw 530

Deborah,

Thank you for your email. The first reading of a bylaw is an introduction. As we progress through the phases of the bylaw development, I anticipate refinement of the measure, such as, managing environmental impacts, proving sewer and proving water. Staff are conducting further research that includes exploring the various mechanisms, such as covenants, that can be used to ensure that these units are specifically used for long-term rental.

We do want to hear from you on how to improve the bylaw.

As to STVRs, we are actively enforcing against this illegal use. We are advocating to the CRD to introduce business licenses, which is the best proven method to manage STVRs.

Laura

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**From:** Deborah Campbell [redacted]  
**Sent:** Thursday, May 12, 2022 3:38 PM  
**To:** Laura Patrick; Peter Grove; Peter Luckham  
**Cc:** SSIInfo  
**Subject:** Concerns about Bylaw 530

Dear Laura Patrick, Peter Grove, and Peter Luckham,

I am writing in regard to proposed Bylaw 530. I'm surprised, given the concerns you have heard regarding Bylaw 528, to see that this version is even more prone to abuses.

I see a number of problems immediately. The first is that this allows for new builds. That means, given the horrendous costs of building even a garage today, you are going to see way more AirBNBs, regardless of what the owners claim in order to get building permission. Given the current lack of enforcement of the many hundreds of illegal STVRs that have squeezed out rentals, everyone knows they will get away with it.

Second, as you know, we have serious water shortages. The water supply is finite, and density may already be exceeding limits. This bylaw is giving blanket permission for anyone on a well to build or densify.

Third, there are no enforcement mechanisms to ensure these dwellings go to locals or are rented full-time or are "affordable." Again, the lack of enforcement against illegal STVRs does not inspire confidence.

Fourth, those who do not want more mobile homes in their neighbourhoods are not going to have any choice about it. Same goes for those worried about more AirBNBs, and those who are concerned about the local water supply, sewage, vehicle traffic, etc.

Here are a few ideas that could actually do something to alleviate the crisis without causing new problems:

1. Enforce current bylaws against STVRs. Perhaps you need to start publishing the names of the owners. Or raise fines to pay for a full-time enforcement officer to do this work. But institute consequences with real teeth and be proactive, rather than expecting neighbours to report on neighbours.
2. Limit the size of new home builds. This island is fast becoming a playground for the superrich, another cause of the housing shortage. Too many have too much, and they are making it impossible for those who live here, and actually have to work.
3. Lobby the province to extend the empty homes tax to Salt Spring. According to the recent census, there are roughly a thousand empty houses here, about one in six.

A good law solves the problem it purports to solve without creating any new problems. By that measure, Bylaw 530 is a bad law, since it not only does not solve the housing shortage, or the affordability issue, but risks creating a host of new problems.

Sincerely,  
Deborah Campbell

Salt Spring Island, BC