

From: Peter Grove
Sent: Friday, May 13, 2022 6:59 PM
To: Laura Patrick
Cc: R Wright; Peter Luckham; SSInfo
Subject: Re: Bylaw 530

Thanks Ron. I can't say I disagree with you. First reading will get it on the table for full debate for which many would appear to wish. Your input will be very helpful

Best

P

Peter Grove
Tel: 250-537-1117
Cell:604-341-6710

Sent from my iPhone

On May 13, 2022, at 6:40 PM, Laura Patrick <lpattick@islandstrust.bc.ca> wrote:

Ron,

This bylaw will make it legal for those existing suites and cottages to be converted to full time rentals for those who need it most. That's the whole point. This is about using existing infrastructure and density for those willing to be landlords. There will be controls introduced like a covenant, just like Central Saanich uses. It can be done and it can work.

That growing population you talk about came here to our welcoming arms. They built big homes with big environmental foot prints. They took housing that had long been used as rental stock and converted it to their personal use. We lost population. We lost people who had called this their home for decades.

I don't want to live on an island that only consists of the wealthy. So if that is shame on me? So be it.

I ask you to help me to keep a diversity of people on this island. Offer specific suggestions to make this bylaw work.

Tell Gary Holman to bring in business licenses and to work in cooperation with us to bring in a management system for STVRs that will work.

Laura

From: R Wright [redacted]
Sent: Friday, May 13, 2022 5:55 PM
To: Peter Luckham; Laura Patrick; Peter Grove; SSIIInfo
Subject: Bylaw 530

Dear Trustees and Staff,

I am surprised and alarmed to see draft Bylaw 528 coming back to life as Bylaw 530, already given first reading against staff advice. This new version is even more misguided than the last: broader and riskier. Bylaw 530 would allow a doubling of housing units on many parts of the island --a recipe for haphazard growth and an open invitation to unscrupulous developers and landlords. By requiring changes to our Community Plan (OCP), and special permissions at both Trust and CRD level, it threatens to become a poison pill undermining the Islands Trust mandate of “preserve and protect.”

No wonder we have a housing crisis; almost everywhere does. Salt Spring's population has grown more than 10% over the past five years: twice Canada's national average. The underlying pressures of overcrowding, financial inequality, and ecological degradation are worldwide and increasingly serious, far beyond fixing with hasty band-aid measures. The number of people who would like to live here is potentially vast; they can never be accommodated without turning an island of natural bounty and rural character into an overcrowded eyesore, bit by bit.

A much better path would be to enforce the STVR bylaw, which would free up existing suites and cottages for full-time locals (instead of Air B&B and the like). Another positive step would be to bring the island within the provincial empty home and speculation taxes. An upper size limit on new housing would also help curb speculators and monster homes. And it may well be time to consider confining new builds, rentals, and real estate sales to those deemed full-time residents by Revenue Canada. Such laws are already in effect in Europe to protect local communities in places of outstanding natural beauty.

Kindly take a deep breath and quell the panic that you must do “something” at any cost. These islands and this Trust are special. It is our duty to keep them so for future generations and for all residents, both human and not.

With thanks and kind regards,

Ronald Wright

[redacted]

