

**From:** Peter Grove <[pgrove@islandstrust.bc.ca](mailto:pgrove@islandstrust.bc.ca)>  
**Sent:** Wednesday, June 1, 2022 7:38 AM  
**To:** Andrew Houser <[REDACTED]>  
**Cc:** George Grams <[REDACTED]>; Louisa Garbo <[lgarbo@islandstrust.bc.ca](mailto:lgarbo@islandstrust.bc.ca)>  
**Subject:** Re: Bylaw 530 Feedback

Thank you Andrew. George raised this with me and I have asked staff to report on properties which might be down zoned through this proposal. That was not the intention and I appreciate your concerns.

Regards

Peter

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

Sent from my iPhone

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**From:** Laura Patrick  
**Sent:** Tuesday, May 31, 2022 9:05 PM  
**Subject:** Re: Bylaw 530 Feedback

Andrew,

We are welcoming suggestions on this draft bylaw. I anticipate that staff are researching various mechanisms, such as covenants. Here is what Central Saanich requires:

Prior to issuance of a building permit, a Covenant is required to be registered on the Land Title that would:

- confirm the dwelling is for rental housing purposes (does not allow short term vacation rental or Bed & Breakfast),
- that no other Accessory Dwelling Unit is permitted on the property,
- that the Detached Accessory Dwelling unit cannot be subdivided or separated from the principal dwelling in any way, and
- allows for occupancy by property owners, family members, caregivers, caretakers, or employ.

If this is the direction we go, this would not take away your personal use of a cottage.

Thank you for taking the time to comment.

Laura Patrick

**From:** Andrew Houser [REDACTED]  
**Sent:** Tuesday, May 31, 2022 8:15 PM  
**To:** Peter Luckham; Laura Patrick; Peter Grove  
**Cc:** George Grams  
**Subject:** Bylaw 530 Feedback

Dear Trustees

As title holders to [REDACTED] we were disappointed to see that draft bylaw #530 disadvantages us, and community residents, by removing our current right to a seasonal cottage/full time rental cottage, and by failing to extend the rights that are proposed for specified residential and rural zones in our community to build and utilize an accessory dwelling unit.

Whilst we understand the LTC's wish to ensure that rural islands are not subject to overdevelopment, the universal ban of seasonal cottages, full time rental cottages and accessory dwelling units on all islands will have several negative consequences. Simply put, it removes the capacity of those islands that are able to assist the community to sustainably and economically meet its obligations to good rental housing from doing so. Goat Island is a model example.

Goat Island extends to over 11 acres and is about the same distance to Ganges village as the Beddis/Charlesworth road junctions. One can as readily row to and from the island as to the many liveaboards that surround it. A small electric powered outboard on a dingy would take considerably less time and consume less energy than the majority who would truck to Ganges village from further afield and who the proposed bylaw will permit the option of an accessory dwelling.

Goat Island benefits from an existing "residential unit" that, if this bylaw goes through, [REDACTED] must demolish or downgrade to a barn. The change in legislation will prevent [REDACTED] change-of-use to a seasonal cottage (currently allowed), nor [REDACTED] able to construct a full time rental cottage or an accessory dwelling unit. [REDACTED]

[REDACTED] Please do not deny us that option. It is a current accommodation asset that the Trust is needlessly jettisoning from the housing pool. The dwelling has a tiny ecological footprint and is located in an idyllic environment in close proximity to necessary local services.

We could overcome the obstacle presented by the current version of the bylaw by availing ourselves of our lawful entitlement to subdivide [REDACTED] and thus double our current accommodation allowance. We would much prefer not being placed in the invidious position of having to revert to that option. Our suggestion would be to create a zoning variant that retains [REDACTED] current entitlement to a seasonal cottage and extends it to allow an accessory dwelling unit.

We would also observe that to strip specific property owners of their land rights through the use of a housing bylaw that is presented by the Trust as generally expanding those development rights has an air of concealment to it. The transparent means of downzoning islands would be to invite open and broad discussion on this issue directly.

We will carefully monitor the progress of the bylaw through the legislative process to determine whether our request to the Local Trust Committee is being sympathetically received.

Sincerely,

Andrew Houser

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