

**From:** Laura Patrick  
**Sent:** Friday, July 1, 2022 4:30 PM  
**To:** Gregg Macdonald; SSIIInfo  
**Cc:** Peter Grove; Peter Luckham  
**Subject:** RE: Draft Bylaw 530

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greg,

I hope you are enjoying this Canada Day.

The LTC is enabled and entrusted with the responsibility, through the Local Government Act, to direct the location, density and form of all housing, and to offer land use incentives for the development of housing on private, non-profit and public lands. Zoning, subdivision and other land use bylaws are powerful and foundational tools our community can use proactively to achieve a diverse and sustainable supply of housing and to curtail residential development that is out-of-step with our community's climate action and equity needs.

Our most recent housing needs assessment, which is also a mandated requirement through the Local Government Act, shows a deficit of 600 units. As you have alluded to the Seabreeze, you must be aware that the hospital currently has 35 unfilled positions. Every employer big and small is short staffed including the Islands Trust. Housing is a major reason for this.

Please look at BC Housing's own research on accessory dwelling units. Only a small percentage of update is projected, but it does allow a path to legal occupancy for the many home owners who already provide accessory dwelling units to this island's workforce.

Laura

-----Original Message-----

**From:** Gregg Macdonald [REDACTED]  
**Sent:** Friday, July 1, 2022 3:10 PM  
**To:** SSIIInfo  
**Cc:** Peter Grove; Peter Luckham; Laura Patrick  
**Subject:** Draft Bylaw 530

Dear Trustees,

On February 7 of this year, I sent you an email detailing my objections to proposed Bylaw 528 which I now learn has morphed into draft Bylaw 530. My original objections remain the same and center on the decision of the Local Trust Committee to press ahead with fundamental amendments to zoning regulations that will have unknown effects upon density and will have unexplored impacts on the island's carrying capacity. Similarly, I objected to a bylaw that places the procedural cart before the horse by requiring amendments to the Official Community Plan after the fact rather than taking

direction from the OCP as it stands. If the intention is to amend the OCP, it is incumbent on the Trustees to respect the consultative process required under the governing legislation.

These concerns leave aside the many attendant objections regarding enforcement issues, both current and future, and the peculiar assumption that any increase in housing predicted by the Bylaw's promoters would be affordable and would target island workers along with those in need of low cost accommodation. While zoning change is within the LTC's mandate, it is not within its purview to dictate rent controls and designate who may or may not be eligible for accommodation on this island.

We elect politicians to solve problems that fall within their scope of authority. The current members of the LTC were not elected to establish world peace or to eradicate global poverty. Nor were they elected to solve an international housing crisis. It would be a wonderful thing if the LTC could throw its political clout behind solving the local Seabreeze conundrum rather than proposing legislation of uncertain application against the advice of its own planning staff.

Sincerely,

Gregg Macdonald

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██████████

Sent from my iPad