

From: Riley Donovan <[REDACTED]>
Sent: Sunday, July 10, 2022 9:41 AM
To: SSIInfo
Subject: Bylaw 530 Update

While the new revisions to Bylaw 530 (including the limiting of residential area covered and the addition of a long-term rental covenant) are certainly welcome, major residential zones including large parts of the north island are still covered by the future bylaw.

Although the prohibition of the use of these additional cottages for Bed and Breakfasts will certainly limit their construction in the short-term, in the long-term it is probable that the additional zoning provided to islanders may nonetheless be used. As such, these cottages could number in the thousands, at least theoretically. This Bylaw 530, as it currently stands and in its current phrasing, has attracted large-scale opposition because of the environmental damage this would cause. If the population rose above 17,000, the carrying capacity of the island would be overtaxed.

I strongly recommend that the Islands Trust reconsiders this bylaw. A more helpful way to address the affordability of housing would be to put in house size limits, and request that the province extend the speculation and vacancy tax to the island.

Thank you,
Riley Donovan
Salt Spring Island