

**From:** [REDACTED]  
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**Subject:** Bylaw 530 Public Hearing  
**Attachments:** Eight reasons why Bylaw 530 will ultimately fail.docx

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For distribution to relevant staff and trustees.  
Thank you,  
Ron Hawkins



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## **Eight reasons why Bylaw 530 will ultimately fail**

Ron Hawkins, 12 July 2022.

1. You (the LTC) espouse the need water security, hire a hydrologist (William Shulba) to help you achieve that by improving the standard method for proving water, which you reject.
2. Do you espouse the principle that a healthy natural environment trumps a healthy human environment? It would appear NOT, from this draft bylaw 530. Without a sustainable water supply into the indefinite future, human and other life are not possible.
3. The bylaw requires proof of water. It does NOT stipulate for whom proof of water applies. New tenants living on an established 'parent' property must have prove that their incremental need for water is a separate proof requirement. This will not happen, making a mockery of what you espouse.
4. No one, short of a deep pocket philanthropist, will build a facility to house tenants who cannot afford the cost of such a facility, unless there is no cost because there is no standard, no management
5. Another form of lack of accountability lies in the fact that the bylaw encourages people to renting structures illegally. They are unlikely to take out a building permit, put a covenant on their land, make ordered improvements. If they are comfortable renting illegally now, why would they do all that? Your staff report to this bylaw says landlords will have to

register with BC Housing-Consumer Services. That won't happen, anymore than CRD and Islands Trust standard procedures will be followed. The bylaw states that if an owner serves more than one household, they have to become a water utility. That won't happen. The 'black' market doesn't need political advice on how to circumvent the law.

6. How big is the demand for subsidized housing? No one knows. It is a seemingly endless, unmeasured flow which tends to gravitate toward milder winter climates. Where does it come from? How big is the need? If the right hand is not talking to the left, in terms of national data on sources, movement, and root causes how can affordable housing be understood or managed?
7. Groundwater is scarce on many eligible properties allowed under the bylaw. There are no provisions in the Bylaw for 'affordable' or rental to island workers which weakens the whole point of the bylaw's purpose.
8. History tells that when greater densities are allowed, over time they do get used. Bylaw 530 over time is likely to expand Salt Spring's population beyond the 17,000 limits of our Official Community Plan, driven by ultimata of the unfolding climate crisis. At such point the screeching and roaring will elevate, as nature speaks a lesson (see #2 above) to politicians and humanity.