

From: Laura Patrick
Sent: Wednesday, July 27, 2022 12:39 PM
To: Deborah Campbell; Peter Grove; Peter Luckham
Cc: SSIInfo
Subject: RE: Concerns about Bylaw 530

Deborah,

If you are aware of an illegally operating vacation rental in your neighbourhood, please report it using this form: <https://islandstrust.bc.ca/island-planning/general-resources/bylaw-compliance-and-enforcement/report-a-bylaw-contravention/>

I absolutely share your frustration with regulating and controlling vacation rentals in the southern gulf islands.

In a November 9, 2021 letter to the CRD the Trustees from both electoral areas indicated that zoning and other land use regulations are currently insufficient to manage the impacts of vacation rentals. Several Local Trust Committees also adopted resolutions requesting that the CRD implement business license regulations within the Salt Spring and Southern Gulf Islands Electoral Areas, specifically for enforcement and administration regarding short-term vacation rentals (STVRs).

To effectively manage STVRs in the Southern Gulf Island region, the two CRD electoral area directors and the 12 local trustees must work together cooperatively. Land use is only one aspect of managing STVRs. Other aspects, which are within the CRD's existing service mandate, include health and safety (fire and building code) and tourism accommodations cost, character, amenities, and number of units (economic development).

There are inherent conflicts between the key goals for regulating STVRs in the Salt Spring/Southern Gulf Island region:

- protecting housing availability and affordability,
- supporting tourism
- preserving and protecting the fragile Island, shoreline, and marine ecosystems

We really must find a way to work cooperatively and develop an effective approach to managing STVRs in the Salt Spring Island/Southern Gulf Island region.

I encourage you to pressure Gary Holman to cooperate with the local trustees.

Laura

From: Deborah Campbell [REDACTED]
Sent: Wednesday, July 27, 2022 9:52 AM
To: Laura Patrick; Peter Grove; Peter Luckham
Cc: SSIInfo
Subject: Concerns about Bylaw 530

Dear Peter Luckham, Laura Patrick, Peter Grove, and staff,

I was surprised to receive your July 26 news release advertising your “annual proactive enforcement of unlawful vacation rentals on Salt Spring Island.” Please tell me about the yearly fines you have collected from the rapidly proliferating Airbnbs and other STVRs over the past four years? How many have you permanently shut down?

Just a yearly figure would be fine. There’s an Airbnb [REDACTED] that has not been bothered at all.

Your news release states that the Trust “is responsible for preserving and protecting the Islands Trust Area's unique amenities and environment through *conservation-oriented* land use planning and regulation.” I watched last Thursday’s Zoom open house on Bylaw 530 and found it extremely alarming for its lack of anything like conservation-oriented land-use planning. Or any sound planning at all. It emerged that either no estimates of the number of new dwellings allowed under the bylaw have been done or that they have been withheld from the public. How many are we talking about at full build-out? Two thousand? Five thousand? What’s really going on here?

I urge you to withdraw Bylaw 530 right now. Meanwhile I look forward to hearing from you on the results of your crackdowns over the last four years. Bylaw 530 is opening the floodgates to many more attacks on the island’s nature, water, and islanders’ daily lives. Your enforcement officers will be very busy.

Deborah Campbell
[REDACTED]
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