

From: Bob Moffatt <[REDACTED]>
Sent: Friday, July 29, 2022 2:09 PM
To: SSInfo
Subject: Bylaw 530

Attention: Salt Spring LTC
Peter Luckham
Laura Patrick
Peter Grove

Re: Bylaw 530

Dear Trustees:

I appreciate the efforts of the housing working group and yourselves in seeking solutions to the ongoing housing crisis in our community.

Although I understand the intention in regard to Bylaw 530, the housing shortfall is a complex issue and I am concerned that the bylaw falls well short of sound policy as a corrective measure.

Simply put, Bylaw 530 is like throwing a deck of cards in the air and hoping a few cards will land face up. I believe there needs to be more rigour and fact based analysis applied to the problem. That should include an informed estimate on how many units (or individuals) Bylaw 530 will accommodate over a reasonable period of time and performance indicators to gauge progress.

The fact is that Bylaw 530 is too broad based and it's uncertain if it will have any effect at all. In my view, this is not sound policy and opens up the possibility that in addition to falling short on objectives, it may result in promoting unintended consequences that the bylaw was initially designed to prevent.

In essence, you are asking the community to pay for and in part, help solve the housing crisis through Bylaw 530. This is a risky strategy employing a dubious blanket zoning policy that will take considerable time to determine if it's working and be difficult to reverse if it's a failure.

I encourage you to give further consideration to Bylaw 530 in order to either ground it in a more empirically based, targeted form or abandon it.

Thank you.

Sincerely,

Bob Moffatt