

From: Frants Attorp [REDACTED]
Sent: Friday, September 26, 2025 9:35 AM
To: SSIInfo; Chris Hutton; Stefan Cermak; Chris Buchan; Jason Youmans
Subject: SSI - Policy Gaps Analysis

To SSI trustees, Islands Trust planners, and SSI OCP/LUB project consultants:

I am concerned about the Policy Gaps Analysis that consultants will undertake during Phase 1 of the OCP-LUB "update" project. According to the Terms of Reference, the consulting firm will produce "a list of recommendations categorized by immediate, near-future, and long term actions in which the LTC can bring the current LUB into consistency with current housing policy."

This suggests that the OCP's housing policies can somehow be examined in isolation from all the Islands Trust restrictions that are also in the OCP and that have a direct bearing on the number, type and location of new densities—in other words, make recommendations as if Salt Spring is not part of the Islands Trust. Below are just a few parts of our OCP that consultants must consider and analyze in any report that they produce, and that must be reflected in any recommendations they make.

A.4.2.1 To recognize the importance of **sustainability** in all community decisions. To avoid land use decisions that threaten the integrity or sustainability of natural ecosystems.

A.4.3.3 To reflect the finite nature of islands by **identifying limits to residential, commercial and institutional growth** tailored to the community's land base and ecological carrying capacity. Special attention should be paid to ensuring that the human use of potable water can be sustained without negative impact on other values and uses for natural water bodies.

B.2.1.1.3 To acknowledge that **a framework that limits growth may restrict housing choices as supply is limited; to respond to the challenge of fostering socioeconomic diversity within such a framework.**

B.2.1.2.1 **Zoning changes should be avoided if they would likely result in a larger island population than is expected under the development potential zoned in 2008. Exceptions to this policy are to be few and minor and only to achieve affordable housing and other objectives of this Plan.**

B.2.3.1.2 To redirect the island's future pattern of settlement from one of "modest overall density" to one that includes clusters of development interspersed with large areas of open space, protected areas, and resource lands. **To guide future development into clusters and towards existing or new villages and hamlets where non-automotive transportation alternatives and appropriate services are available and most efficiently and affordably provided.**

I look forward to your early response, and, hopefully, an assurance that the consultants will not be able to pick and choose OCP policies when making their recommendations.

Frants Attorp
Salt Spring Island

PS - Please forward this email to the project consultants.