

From: Frants Attorp <frattorp@gmail.com>
Sent: Tuesday, October 7, 2025 5:07 PM
To: Chris Hutton
Cc: SSIInfo; Stefan Cermak
Subject: Re: SSI - Policy Gaps Analysis

Thank you,

Please advise if everything that is sent to ssiinfo@islandstrust.bc.ca also gets sent to the OCP-LUB consultant. If not, how is the consultant made aware of those comments?

Frants Attorp

On Fri, 26 Sept 2025 at 10:16, Chris Hutton <chutton@islandstrust.bc.ca> wrote:

Thank you for your email Frants,

I will include with correspondence received during the community visioning engagement, but I encourage you to also participate in the engagement survey. For future reference, correspondence relating to the OCP, can be sent to ssiinfo@islandstrust.bc.ca, nothing the OCP-LUB Project in the subject heading.

Sincerely,

Chris Hutton, MPA, MCIP, RPP

Regional Planning Manager

Islands Trust | 250-538-5608

The Salt Spring Island Islands Trust office at 500 lower Ganges Rd is now closed to in-person service. Islands Trust staff will continue to provide services by phone and e-mail until the new office space at 121 McPhillips Avenue opens. During the in-person office closure period, enquiries can be submitted by email at ssiinfo@islandstrust.bc.ca, or call 250.537.9144.

From: Frants Attorp [REDACTED]
Sent: Friday, September 26, 2025 9:35 AM
To: SSIInfo <ssiinfo@islandstrust.bc.ca>; Chris Hutton <chutton@islandstrust.bc.ca>; Stefan Cermak <scermak@islandstrust.bc.ca>; Chris Buchan <cbuchan@islandstrust.bc.ca>; Jason Youmans <jyoumans@islandstrust.bc.ca>
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.