

**From:** Dave Hargreaves <[REDACTED]>  
**Date:** February 5, 2022 at 8:13:51 AM PST  
**To:** Benjamin McConchie <[bemconchie@islandstrust.bc.ca](mailto:bemconchie@islandstrust.bc.ca)>, Deb Morrison <[dmorrison@islandstrust.bc.ca](mailto:dmorrison@islandstrust.bc.ca)>, Laura Patrick <[lpatrick@islandstrust.bc.ca](mailto:lpatrick@islandstrust.bc.ca)>  
**Subject:** Island trust policy

Greetings Trustees.

I am sympathetic to the difficulties you face as you develop new policy for the Gulf Islands. My view is that it's essential to try and look far into the future, and consider practices that are "acceptable" today, but will become increasingly undesirable in years to come.

One such "acceptable" practice is noise pollution generated by aircraft and heavy construction equipment.

Aircraft (in its many forms) are particularly problematic in the Trincomali and South Pender areas. This is an area of the Bedwell resort (float planes), private aircraft, and main flight-lines between Victoria and Vancouver. All this creates intolerable noise at various levels. These sorts of activities are incompatible with the values the Islands Trust is meant to protect; both in terms of the environment and the "amenities", i.e. a quiet, rural, community. Given the trend toward gentrification of the Penders, if left unchecked this problem will only grow worse.

As you consider language in the Land Use Bylaw revision, it is important, to include wording that speaks to the levels of noise pollution considered acceptable, both now and in future years.

Thanks for all your work toward protecting the Gulf Islands from degradation by over-development and other pressures.

Kind regards  
*Dave Hargreaves*  
*Pender Island,*  
[REDACTED]

---

# Hardal Management Inc.

---

150 – 3751 Jacombs Road, Richmond, BC V6V 2R4

Tel: (604) 269-0030  
Email: [hardal@shaw.ca](mailto:hardal@shaw.ca)

5<sup>th</sup> February 2022

To North Pender Islands Trustees

Kim Stockdill Planner

The proposed changes to C2 zoning in the Land Use Bylaw Review Project for Driftwood Centre, are not acceptable to our plans for the property.

We are in the process of looking into designing a camp ground type facility for the property which is allowed under C2 zoning.

While a Rental Housing designation is a good idea, we strongly feel that this should be a permitted use added to C2 zoning rather than a change.

Hardal Management would also consider changing the Rural Residential zoning on the adjacent 10.5 acre property to include Rental Housing.

Also, for the Trustees consideration, Driftwood Centre's original building was designed to have a second storey, and small apartments could be added to the structure if the zoning allowed. Over the years we have tried numerous times to have the Trustees consider this, but it was always shot down.

Happy to discuss this further.

Dorothy Murdoch

Property Manager

[driftwoodcentre@shaw.ca](mailto:driftwoodcentre@shaw.ca)



John and Sheila Reader

[REDACTED]  
Pender Island, BC  
[REDACTED]

February 7, 2022

North Pender Island  
Local Trust Committee  
Via e-mail: [southinfo@islandstrust.bc.ca](mailto:southinfo@islandstrust.bc.ca)

**RE: North Pender Land Use By-Laws and Other Matters – a Submission**

Dear Trust Committee Members,

Please accept this submission as part of your process.

First, let us say that your process of By-Law review, and although not the subject of this letter, the Islands Trust Mandate review, appear to have taken place principally through the duration of the provincially-declared State of Emergency respecting Covid-19. During this time, there has been no ability to hold any proper information meetings or townhalls on these matters. We believe that this process will lack proper legitimacy until the State of Emergency has been lifted, and in-person meetings can be held.

Furthermore, we find the communication provided by the Islands Trust organization has been poor. Many of the things requiring considerable thought and discussion are buried in a maze of obscure documents and glossy PowerPoint presentations filled with a mixture of motherhood statements and municipal legalese. We can assure you that much of what is being promoted as community consultation is not achieving its goal.

The specific matter that this letter addresses relates to the Marine & Shoreline Regulations section. As a general comment it is fair to say that we already have meaningful, and in our opinion, adequate restrictions on shoreline development. As a further general comment, much of what is discussed in the documentation appears to us to intrude into numerous jurisdictions of a provincial and federal nature. Additional layers of bureaucracy sponsored by the Islands Trust are to be avoided at all cost.

In particular, we wish to see all references to Climate Change, Sea Level Rise, the Southern Resident Killer Whales, and Vertical Setbacks removed from both the discussion document and any resulting By-Laws. Our reasons are as follows:

### **Climate Change**

The issue of the potential impacts of a changing climate is a very large one indeed. In fact, the matter is a very controversial one as to the scale of the problem, appropriate responses to the problem, and the matter of costs versus benefits of any action taken. Even the Province's own Climate Change Assessment dated July 2019, has a hard time clearly identifying the problem and the scale of the problem. This particular government analysis is based on the widely discredited IPCC RPC 8.5 scenario, from which in its latest report even the IPCC is now distancing itself. In simple terms, this is a moving target and is well beyond the scope and expertise of the Islands Trust organization and its participants. Therefore, the matter is not appropriate for either consideration in By-Laws, nor a reason to justify any changes to either Islands Trust mandate, nor the By-Laws themselves.

### **Sea Level Change**

The British Columbia government's analysis of the change in sea level in the vicinity of the Gulf Islands is approximately (averaging of Victoria and Vancouver) is 5 cm per century (summary page included in Appendix). We contend that no member of the Islands Trust would be able to identify unambiguously such a change one hundred years from now (2122). In fact, it would likely be perhaps 300 hundred years from now before an accurate measurement could be made. It is often claimed that sea level change is accelerating, but in fact there is no evidence from tidal gauges that this is so (see Appendix). In short, Sea Level Change is not a risk for the residents of North Pender Island in any foreseeable planning horizon. As a consequence, it should have no mention in By-Laws, nor should any By-Laws be influenced by the thought of it.

### **Southern Resident Killer Whales**

This is specifically a matter that is being handled appropriately by the Federal government agencies. No community development activity could take place to influence the welfare of our local whales that will not be taken up by the appropriate federal authorities as we have seen.

This is an example of Mandate "Scope Creep" that has characterized the actions of the Islands Trust in this specific matter, and profoundly within the overall Mandate review. We request that expanding the scope of the Islands Trust into areas where it has no specific authority or where it conflicts with other, more senior jurisdictions is to be avoided at all cost. It is merely confusing and costly, and offers no advantage to island residents.

### **Vertical Setbacks**

Finally, we would like to see the idea of a Vertical Setback eliminated from consideration. Given the existing building height restrictions, and the existing 15-meter horizontal set back from the water's edge, we see no reason to add further restrictions of dubious value. Furthermore, the document fails to properly describe specifically what is even meant by the concept of a vertical setback. It reads more like a concept for urban planning rather than rural planning.

**Concluding Remarks**

It is immensely time consuming to review the massive changes under consideration by the Islands Trust. Here, we only comment on one small part. While we appreciate that there may be needs to update certain tightly defined parameters on a regular basis, we do not think it is appropriate to attempt to turn the Islands Trust and its By-Laws into something well beyond its original concepts. While not agreeing with everything the Trusts have done, we believe generally that the Islands Trust has served islanders well. We do not agree that massive changes are required to meet "modern challenges". This is faddish thinking.

In closing, we re-iterate that we continue to be in a declared State of Emergency which restricts citizen's ability to meet publicly to properly consider changes. The legitimacy of changes to the regulations and mandates is in question while the S of E persists.

Yours respectfully,

x signed x

John and Sheila Reader

## Appendix

### Reference 1.

<https://www2.gov.bc.ca/gov/content/environment/climate-change/adaptation/risk-assessment>

### Reference 2.

<https://www.env.gov.bc.ca/soe/indicators/climate-change/sea-level.html>

First page included below.

Home / Climate Change /



# Climate Change

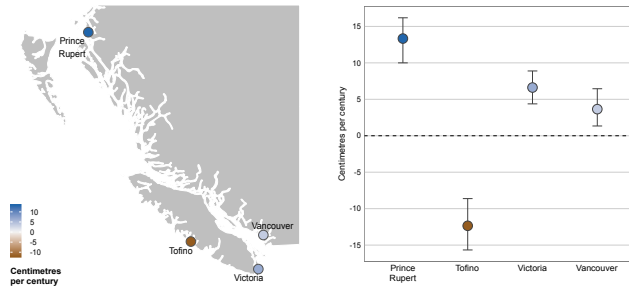
## Change in Sea Level in B.C. (1910-2014)

Sea level changes when the overall volume of water in the ocean increases or decreases and when land moves vertically from geological processes. Thermal expansion—when the [atmosphere warms](#), sea water warms and expands in volume—is a major influence on past changes in sea level and is expected to make the greatest contribution to a rising sea level over the next century. This indicator measures changes in the average level of the sea relative to the adjacent land based on records from 1910 to 2014 at four tide gauges along the British Columbia coast.

- **Average sea level has risen along most of the B.C. coast over the past century.** Average sea level rose at a rate of 13.3 centimetres per century at Prince Rupert, 6.6 centimetres per century at Victoria and 3.7 centimetres per century at Vancouver. In contrast, average sea level fell at Tofino at the rate of 12.4 centimetres per century.
- **Sea level trends identified for coastal B.C. reflect the combined impacts of climate change and vertical land movements.** The coast of B.C. is still rising from a geological process called post-glacial rebound—the rising of land due to past thinning and retreat of the massive ice sheet that once covered much of the province. In addition, the shifting of the tectonic plates generates vertical land motion in coastal B.C. causing parts of Vancouver Island to rise.
- **Variation in sea level change between the four B.C. sites is largely explained by different amounts of vertical land movement.** Land along the southwest coast of Vancouver Island is rising at about 25 centimetres per century, while vertical land motion of Prince Rupert is negligible, thus explaining the approximately 25 centimetres difference in sea-level change between Tofino and Prince Rupert.

### Observed Change in Sea Level in B.C. (1910-2014)

Average sea level has risen along most of the British Columbia coast over the past century.



#### Interpreting the Trend Information:

- This assessment was conducted by the [Pacific Climate Impacts Consortium](#) using data from [Fisheries and Oceans Canada](#).
- Relative sea level data is collected at tide gauges at numerous locations along the coast of Canada. Trends were calculated at four long-term stations on the B.C. coast that all have data as early as 1910. Large gaps exist for some records in the 1920s and 1930s, however the selected trend estimator accommodates such gaps.
- Results were found to be significant at the 95 percent level. This means that there is a less than 5 percent probability that the results arose randomly.

#### More About Sea Level

- Sea level also changes when the overall volume of water in the ocean increases or decreases. As [glaciers, ice caps and ice sheets lose mass from melting](#), water previously stored on land as ice and snow is added to the ocean. This additional water is expected to contribute substantially to a rise in global sea level over the next century.
- Climate models project a further rise in global mean sea level of 26 to 98 centimetres by 2100. The rate and magnitude of this rise in sea level will not be uniform over the globe. It will vary from one basin to another, reflecting variations in the amount of ocean warming and the way in which ocean currents redistribute heat and mass.

#### Methods

The methods used to develop this indicator and more about change in sea level and other climate indicators are available in [Indicators of Climate Change for British Columbia \(2015-16 Update\)](#) (PDF, 4.5MB). The R code for creating the graphs presented on this page is [available on GitHub](#).

#### References and Other Useful Links

- Learn about change in [size of B.C. glaciers](#) and [sea surface temperature in B.C.](#)
- Learn more about climate science from the [Pacific Institute for Climate Solutions](#) online courses: [Climate Insights 101](#)
- [B.C. Environment: Climate Change](#)
- [Pacific Climate Impacts Consortium](#)
- [Pacific Climate Impacts Consortium Data Portal](#)

#### Data

\*By accessing these datasets, you agree to the licence associated with each file, as indicated in parentheses below.

- [Indicator Summary Data: Change in Sea Level in B.C. \(1910-2014\)](#) (Licence: [Open Government Licence - British Columbia](#))

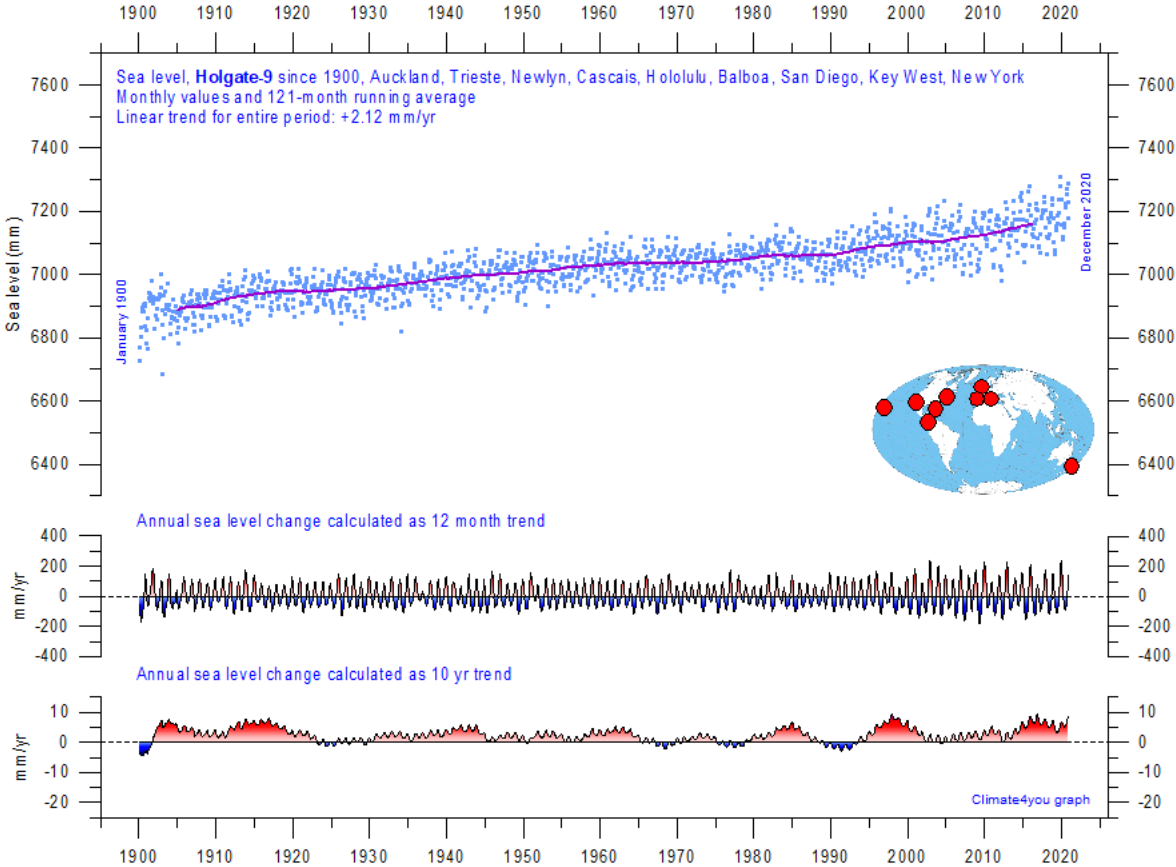
[Download Indicators of Climate Change for British Columbia \(2015-16 Update\)](#) (PDF, 4.5MB)

Updated January 2017

Suggested Citation: [British Columbia Ministry of Environment. \(2016\). Indicators of Climate Change for British Columbia: 2016 Update. Ministry of Environment. British Columbia, Canada.](#)

Reference 3.

Multi-tidal Station Global Sea Level data 1900 – December 2020





From: Kathi Allinson [REDACTED]  
Sent: Tuesday, February 15, 2022 1:47 PM  
To: npltcwebmail <npltcwebmail@islandstrust.bc.ca>  
Subject: Feb.5, 2022 IT Mtg.

Hi I would just like to give a follow up from speaking at the meeting.

1. Consider possible changes to liveable square footage for basements as dependent on slope of lot some space is not useable for living. I believe liveable space is 8 ft ceiling height but if anything over 5 ft high is considered sq footage this takes away a lot from liveable space.
2. Consider decks and stairs that are previous not to be included in sq footage. For example due to slope of my lot I needed 15 stairs to get out the back but they are previous.
3. Consider changing sq footage of recommended 2500 to 3000 or 3500 sq ft due to people needing/wanting home offices, living spaces for extended family, storage sheds etc.

Thank you  
Kathi Allinson

From: John Reader [REDACTED]  
Sent: February 23, 2022 8:43 PM  
To: Benjamin McConchie; Deb Morrison  
Subject: North Pender By-Law changes

Dear Trustees,

I do not support any of the changes under consideration by the NP LTC. I have a few reasons for this. First, it seems to me that this process is out of control of the residents of North Pender. After two exhausting years of a provincial state of emergency (which is still in effect) these contemplated changes have lacked reasonable communication with residents. Zoom meetings are not adequate. Trust communication to residents is poor, lacks clarity, and is dense and confusing. It is also a moving target.

As an example, I point to the recent resolution by the Trustees to ban helicopter traffic from North Pender, an action that the trustees themselves indicate is not in their jurisdiction. More importantly, this is new since the last round of information that I reviewed. As a private pilot myself (with no interest in flying to Pender) I am fully aware that this is not part of any possible influence of regulations or by-laws that you may develop. Why then did you pass this motion.?.?

This typifies the kind of uninformed, special interest nonsense that seems to underlie much of the Trust activities. In one way I couldn't care less since such a resolution is of no effect. However, I am concerned much of what the NP LTC and, perhaps more importantly the global Islands Trust policy review falls into the same category - out of jurisdiction, driven by special interests, and failing entirely to address real needs of residents.

The one area that I think the trustees have identified correctly is the need for affordable housing for resident workers. However, much of what is under consideration plays against this important objective. I encourage you to continue working on this real problem.

In summary, while we are prohibited from public town halls I believe consultation efforts are inadequate to consider any changes to by-laws. Furthermore, it would not be unreasonable to provide written copies of all actual proposed changes under consideration to every resident and put them to a vote (after town hall discussions have been completed).. None of this can be achieved under a provincial state of emergency that prevents in-person meetings for the purpose.

Sincerely  
John Reader

[REDACTED]  
N Pender