

From: Ron Henshaw <[REDACTED]>

Sent: Thursday, February 1, 2024 2:04 PM

To: South Pender Island Local Trust Committee <SouthPenderLTC@islandstrust.bc.ca>; SouthInfo <SouthInfo@islandstrust.bc.ca>

Subject: special sessions regarding Setbacks

Dear Trustees,

I feel that my almost lifetime connection and commitment to South Pender gives me a true sense of how the Island was when the Trust was created. To preserve and protect its rural character has been a primary element and is one of the reasons I've decided to make this Island my home. In this day and age trying to even define rural amongst the diverse group of people that now inhabit South Pender is akin to nailing jello to a wall.

Something that is being lost amongst bickering that is basically grounded in property rights is the "essence" of the Island and a desire to maintain its rural character as was intended when the Trust was created. Do we change our understanding of rural to accommodate the influx of monetary wealth and excavating equipment that is able to manipulate the landscape with relative ease that we see today? We are at a crossroads where there are obvious overt examples of change that I feel adversely impacts our rural character and community.

At the Jan 27th meeting that I attended someone stated that nature was being weaponized, in response to that rhetoric I have to say that it is nature under attack and since nature can not defend itself efforts to stop it from being shredded, compressed, isolated and destroyed is our responsibility if we care about its importance.

Also at the meeting, some logic was being presented that I find difficult to accept was that locating housing closer to the waterfront will reduce tree cutting as if houses are further from the water and the view, more trees will have to be cut to maintain a view. The fact of the matter is from my experience a framed view with trees and natural island features maintains a context with the Island that is a more interesting view offering protection from the elements and more opportunity to experience the complexity of natural beauty, not just a view of the ocean.

Regarding comments about property values, reducing the value put on land to the square footage that can be developed limits the value to purely monetary. Protecting intrinsic natural values actually increases overall values that embody the importance of natural continuity, respect for neighbouring uses such as residences or public spaces, especially on our waterfront. This adds value to all of our land that goes beyond monetary and better represents I think the Island that attracted us to move here.

The increased setbacks we now have provide a better opportunity for this to take place. I appreciate the opportunity to ask for a variance as a reasonable safeguard to protect the public, natural environment and neighbours concerns.

Please leave the existing setbacks in place.

Sincerely,
Ron Henshaw