

From: Ron Henshaw <[REDACTED]>
Sent: Wednesday, February 28, 2024 11:03 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: workshop house setbacks and size

Dear Trustees

After attending the February 17th workshop and reviewing the spreadsheets, I have had a difficult time understanding how the spreadsheet can be fairly used as a determination to alter the existing Bylaw 144. Too much is left to being a personal opinion when Information has already been presented that shows greater setbacks and reducing house size does foster rural character and protects the environment for us all including the natural flora and fauna.

My position is that from observing the recent changes in housing and its potential escalation and impacts I think that the creation of bylaw 122 was carefully thought out and relevant to preserving South Penders unique Rural character and should be given time to work.

Larger houses are inevitable and there are many now that are thoughtfully designed, sited and constructed that we should embrace as they are a major component of our diverse community. It's when it doesn't work with neighbours too close, the landscape altered and ruined, houses looming and out of character that creates conflict and negative alterations to our rural landscape and negative impacts on community. Pretty hard to bring back once it's gone. The bylaws as they stand at least offer a safeguard I feel is necessary in this day and age.

From reading the OCP guidelines I would hope you who have been entrusted with the duty to care for our Island will be considering the Trust Object and our OCP when a decision on whether to revisit bylaw 144 is made.

Sincerely,
Ron Henshaw