

**1. Do you want to keep the current bylaw 114 ?**

**NO.**

**2. Do you have specific concerns with current bylaw 114?**

**YES.** Unnecessary restrictions on house sizes and increased setbacks which do nothing other than impacting residents with legal non-conforming label.

**If yes to 2), What are your suggested solutions? (e.g. revert to old bylaw, or edits to specific sections of current bylaw, or something else?)**

**3. Do your concerns (1 or 2 above) include environment and/or privacy and rural character?**

**Yes**, as follows:

**a.** 114 and amendment 122 are not congruent with the changing reality of housing or shortage thereof. They are unnecessarily restrictive and do not take into account the fact that cost of building is a mitigating factor in what new residents can develop on their lots.

**b.** If we are to be concerned with rural character of South Pender, we should disallow subdivision of any lots. This would protect the island from increased density of housing and perhaps have a positive impact on water availability.

**c.** We should not allow rural parts of the island to be converted into private campgrounds; and

**d.** We should support those who actively invest in preserving the rural character of the island by putting resources into recovering farm operations.

**4. Provide rationale and any other concerns. Include details on how your suggested solution helps address your concern.**

We should have a bylaw that pertains solely to Environmental protection. Endangered species, coastal erosion or pollution should be discussed on its own and not combined with issues like house size or setbacks.

**In addition:**

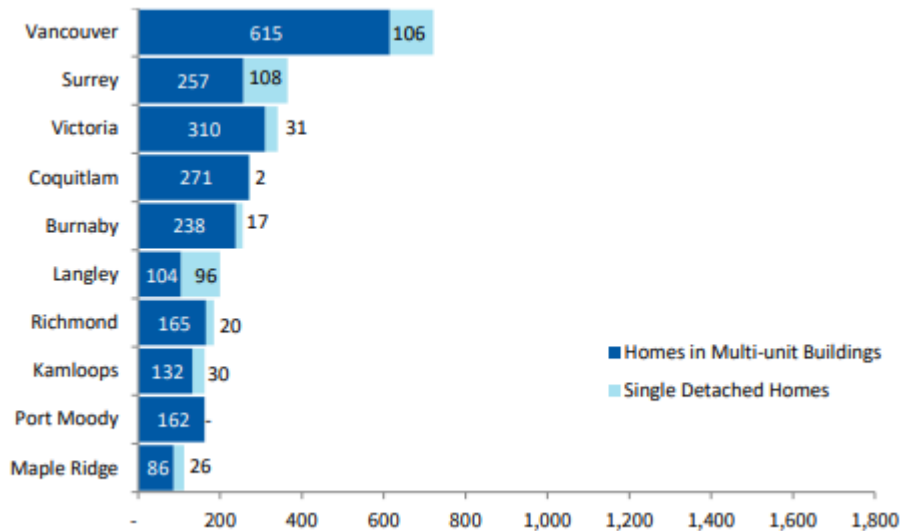
I would like to reflect on the rationale for Bylaw 114+122. Over the past two years, I have attended many Island trust meetings and recorded many comments I heard in support of 122 and potential solutions which supposedly exist.

Here is some of the reasoning to support 122, which I heard:

**"We need to make houses smaller to protect environment, and reduce resource consumption."**

I looked at older data for construction in BC.

**Figure 2: Registered New Homes<sup>2</sup> by Building Type and Selected City<sup>2</sup>, December 2021**



While in general I could agree with this sentiment, it seems out of place considering massive development anywhere in the province. Multi-unit buildings are mostly constructed using concrete. Production of cement requires massive amounts of energy. Preventing somebody from building a basement because of carbon emission during cement production is a misplaced sense of scale of concrete demand in the world. Concrete consumption on South Pender does not factor in any way. Three Gorges Dam on Yangtze River used 28 million cubic metres (37 million cubic yards) of concrete and 463,000 metric tons of steel.

I cannot balance the sheet of how 122 restrictions would improve the situation.

**"Smaller homes are easier to heat."**

This could perhaps be true if the larger homes were not well built. Today's construction codes require materials used, doors, windows and HVAC to have a much higher R Value and to be more energy efficient than older homes.

If energy consumption was truly a concern to South Penderites, why are they not adopting European standards and only building passive houses?

If a person is willing to pay large heating bills, why should I or anyone else tell them what they should do? We have no say in what kind of gas guzzling vehicle people drive (yet) and if they chose to, so be it.

**"Smaller homes are cheaper to build."**

This could also be true. However depending on the style, materials chosen and finishing, a smaller home can far out-cost a larger one. In addition, cheaper is not

really a word to use when the cost of construction today is \$400-the \$700sqft for a basic rancher style home.

Size of the house, within regulations of existing Bylaw 114, is a function of one's wallet which should be none of anyone's business but the people who are paying for the home.

**"A smaller building footprint will save the environment."**

This statement was said during many of the meetings yet when confronted with the current housing crisis and changing family situations, the response was:

*"Build a cottage on your property"*. Tell me how cutting down MORE trees and clearing away more flora could possibly help the environment!

**"Increased setbacks are supposed to increase privacy."**

This would provide privacy for whom? For all of those who I have seen attending these meetings, the setback increase would change nothing. Adding 20 additional feet in setbacks does not affect privacy in a meaningful way and it only makes a lot of current homeowners legal non-conforming.

What privacy are they speaking of?

Visual? If I already see a house from my home, an increased setback does not give me any more privacy.

Noise? I live over 1 km from the shipping lane and yet I can hear the drone of the ship engines. I hear motor boats moving on the water regardless of the size and the fact that I am so far from the water.

The argument that noise from a neighbouring property would be reduced by increasing the setbacks by 20 feet is misleading.

For example, the noise of a running lawn motor on neighbours property 20 feet closer would only increase the sound by an additional 3-4db.

The difference is not noticeable to the average human.

**"Increased setbacks, and reduced house sizes are supposed to protect the rural character for the future, if a new owner decides to build a larger home."**

How many new homes were built since Bylaw 114 was enacted?

Can anyone provide proof of a negative impact?

Since a certain person had the audacity to say, "You do not need larger house to support your elderly parent, she will be dead before construction is done and then what will you do with a huge empty house?" than I would use the same argument to point out that the majority of senior participants in this debate will be dead too, so why are they worrying about someone building their house larger?

**Other Points:**

Bylaw 122 does not take into account the changing reality of the cost of housing and the fact that for aging people in BC (today) there are not enough places in care homes or the medical system to rely on. We need to prepare to Age-In-Place and that means more square footage to accommodate disabilities, walkers, wheelchairs and of course, to house their care-givers. No-one in their 80's wants to spend MORE money to renovate their home or to simply live through the difficulties of those renovations. Furthermore, it is not fiscally smart to be reactive instead of proactive; spend the money once and prepare your home for your retirement years, instead of paying for construction twice.

Multi generational homes are increasing in number; many young adults cannot afford to buy properties on their own and are nowadays moving back home to stay with their parents. We are seeing it here already on South Pender.

The argument that one can simply build a cottage on their property is not congruent with cost reduction, or affordability, nor would it be possible on many properties on South Pender due to the topography.

To further refute this line of reasoning, a separate building still requires a foundation, more walls, more roofing, electrical systems, heating and plumbing. This is definitely less cost effective than having similar or perhaps smaller space within one structure. Finally, heating 2 separate structures will consume more energy than similar space in one structure.

It is not a belief, it is science.

**Conclusion:**

Rather than constantly looking for making it more difficult to build, we need to relax the regulations since there is no evidence new constructions are built larger than the established allowed size. There is a difference between asking and getting a variance and actually being able to build it. The cost of materials and manpower required to complete construction is a very strong mitigating factor. And in reality anybody with an “unlimited” budget will build whatever they want.

The bylaw 114 (with amendment 122) should be rolled back to previous bylaws allowing a larger house sizes. We should also return to the easements before 122.