

From: [REDACTED] >
Sent: Sunday, January 14, 2024 11:47 AM
To: South Pender Island Local Trust Committee <SouthPenderLTC@islandstrust.bc.ca>
Subject: Setback Meetings Feedback

Hello SPI Trustees,

I cannot attend your meetings in person so am emailing my response.

Regarding setbacks: the set backs controversy has likely arisen for 2 main reasons.

One: people think that if their house is damaged, they cannot replace it on its footprint because of new setbacks. This is easily settled because the rule only applies to new construction and houses built before the bylaw change can retain their footprint.

Two: new houses must adhere to the new setbacks. That is controversial because some people want to be as close to the shore as possible despite erosion of the foreshore and some builders want those contracts. With climate change causing sea level rise and the shoreline gradually moving inland except in bedrock areas it is foolish to build too close to the shoreline. The view can be just as lovely 15m further back. The foreshore can be somewhat protected with appropriate plantings but these only last for a while. Most oceanfront properties on South Pender have already lost land at the shoreline and some owners have been spending large amounts of money to mitigate further loss. I have photos from earlier years that show Gowlland Point Rd once ended in an unpaved gradual slope into the sea. It is still eroding as are all the shorelines in the bay. Trustees should focus their time on laws that protect the shoreline and the new setbacks are one of the best ways.

Suggest you focus on a bylaw to stop shoreline cliff blasting! That action damages adjacent properties and the shaking is likely to increase erosion of the shoreline. Even bedrock eventually erodes. Trallee Dun, [REDACTED]