

From: Daphne Louis <[REDACTED]>
Sent: Friday, January 19, 2024 3:48 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>; South Pender Island Local Trust Committee <SouthPenderLTC@islandstrust.bc.ca>
Subject: Notice of community consultation re: Bylaw 114

17 January, 2024

To the Trustees :

I understand that the local trustees have organized a series of meetings to provide a forum for community consultation around making changes to our current Land Use Bylaw, 114.

The reason offered is that some adjustment to the LUB is required in order for it to become more broadly accepted by the community at large.

I would like to know what problems and issues have been raised with regard to our current bylaw. Presumably, problems and issues are at the basis of the plan to organize meetings for community consultation. It would have been helpful had those issues been identified in the notice which announced the planned meetings.

Referring specifically to setbacks, the changes made in September 2022 were necessary and wise changes to make. As we know, all too well, we are experiencing more frequent and intense storms and almost certainly there will be more of that to come in our future. Strong winds, high tides and storms could threaten properties built close to the sea. The increased setback can only provide protection to homes and to their inhabitants. In addition, the increase of open area created will allow for more natural growth. This could provide cover and food for wildlife as well as potentially contribute to a more stable bank.

The Bylaw as it stands has made structures sited between 25 ft and 50 feet from the sea in September 2022 legally conforming and ensured that if the building must be replaced it can remain in the same location. In addition, should a property owner have exceptional circumstances where the setbacks in Bylaw 114 could create a problem, the property owner can apply for a variance.

The Bylaw as it stands is comprehensive and caring of property owners and the natural features of the land. It supports the established goals in our Official Community Plan.

I would like to express my support for Bylaw No, 114 as it was adopted in September 2022 and oppose any initiative to make changes to it.

Thank you for your time and attention.

Daphne Louis
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