

From: Frank Ducote <[REDACTED]>
Sent: Friday, January 19, 2024 7:56 PM
To: South Pender Island Local Trust Committee <SouthPenderLTC@islandstrust.bc.ca>; SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: LUB Setback review

Hello - as both a resident of South Pender Island and a practicing professional planner, I am mystified by the intended purpose of the trustee workshops to address this subject. I have seen nothing to date from our recently elected trustees stating why such a workshop and review is necessary.

Usually proposed changes to zoning bylaws and OCPs are undertaken because there is demonstrated evidence of their lack of efficacy or an evident mismatch between overall goals (in the OCP and provincial legislation) and implementation (through zoning bylaws and permits).

To date, our trustees have shown that neither of these conditions have been met. There has been no research to substantiate that the existing setbacks don't work, nor a demonstrated conflict between OCP intentions and LUB implementation.

I'd strongly recommend that our trustees take the time to try to "make the case" for both conditions before attempting to go through a transparent sham of an unstructured public process that is almost guaranteed to continue to foster divisions in our small island community.

Finally, and for the record, I fully support the existing setbacks of 50 feet from mean high tide and 20 feet from interior side yards to other private properties for new developments. (Existing homes and structures are adequately protected.)

Climate change and rising sea levels, increasingly severe winter storms and summer heat domes and droughts, certainly help reinforce the need to retain and protect existing forest cover through decent setbacks, as well as the need for maintaining our sense of privacy, both visual and acoustic, from neighbours' properties. In addition, shade itself is an important mitigation measure against extreme high temperatures.

Please include this email as a formal response for the record.

Thank you,

Frank Ducote, FCIP/RPP
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