

SOUTH PENDER ISLAND TRUSTEES

January 20, 2024

LUB SETBACK REVIEW

The trustees are reviewing Land Use Bylaw 114 regarding setbacks – including two new changes recently enacted in the bylaws to increase building setbacks from the ocean boundary from 25 to 50 feet and side yard setbacks from 10 to 20 feet.

I would like to express my support for leaving these setbacks as they presently are adopted under the Official Community Plan and feel they are entirely consistent with the overall objective of the plan to preserve and protect the rural character of the island.

Having a 50 foot setback from the ocean boundary helps protect the fragile ecosystem along the oceanfront, protects indigenous areas from disturbance, maintains the rural character of our Island, and helps address future climate change impacts.

Having a 20 foot sideline setback helps preserve the privacy between neighbours an important part of living in a rural environment, reducing noise, light and other disturbances from building too close to each other.

The present OCP also specifies that any existing legal structure is deemed legal under the new provisions and can be replaced in the same location if required. That will mean there is no hardship for any existing homeowners.

The OCP also allows anyone planning new buildings to apply for variance in special circumstances. This provides the flexibility needed when required and allows neighbours and the community in general to comment on the appropriateness of any variance proposal.

In all we feel the existing bylaw is appropriately worded, presents no hardship to any existing property owner, and provides clear and useful guidelines for all new construction. We fully support the bylaws as presently enacted.

Robert Dill and Karen Mani Lang

