

**From:** Jane Perch <[REDACTED]>  
**Subject:** Setbacks  
**Date:** January 22, 2024 at 12:02:41 PM PST  
**To:** [SouthPenderLTC@islandstrust.bc.ca](mailto:SouthPenderLTC@islandstrust.bc.ca)

Hello Trustees,

I attended many meetings and wrote letters regarding the changes made to our LUB by the previous trustees. I am very reluctant to have to write yet again.

With regard to the two topics you are reviewing - setbacks and maximum house size - I would like to suggest that you review the submissions and public hearing record with respect to these 2 topics that were submitted during the term of the last trustees and summarize the points made and add them to your deliberations.

As I am out of the country I do not have access to my records but I will note a few points with respect to setbacks. I question the need for the changes when most of the lots have already been built on and many properties have now become non conforming. I am still waiting for the legal opinion that you have requested on this. I know that my house insurance policy now references non conforming status and requires additional coverage.

In addition to setback requirements, my property and many others have covenants restricting building in these areas. I do not have access to the details of the covenanted area on my lot but it is a significant area. In addition there are requirements for separation between the well and septic system. On top of that there are topographic restrictions. So it is important to consider all these restrictions and determine if greater setbacks are warranted. The previous setbacks were in place since our LUB was initially adopted and were approved by the Trust Executive and thus were in keeping with the object of the Islands Trust.

I have said all this before and that is why I am asking you to review the submissions from last term.

Jane Perch

Sent from my iPad