

From: Andrew Purcell <[REDACTED]>
Sent: Thursday, September 12, 2024 2:32 PM
To: South Pender Island Local Trust Committee <SouthPenderLTC@islandstrust.bc.ca>
Cc: Kristina Evans <kevans@islandstrust.bc.ca>; Dag Falck <dfalck@islandstrust.bc.ca>;
telliott@islandstrust.bc.ca
Subject: Upcoming Discussion of Setback Bylaw

Dear Trustees –

Thank you for considering my perspectives on the topic of potential improvements to the recent bylaws governing property setbacks.

I have been a property owner on South Pender for 24 years. I am fortunate that my home is situated close to the water on Ainslie Point Road.

While revised bylaws affect the placement of new homes and structures, it is imperative that existing home foundations, decks, etc be guaranteed the ability to be rebuilt, restored as needed. In order to ensure that insurance coverage for replacement is not compromised, and that owners are guaranteed the ability to restore their home structures, language to that effect should be clear and unequivocal. This guarantee of the right to rebuild and restore structures that may now be non-conforming with current bylaws should specify that replacement structures can be placed **in the same precise location as the pre-existing structures**. This, or similar language helps avoid the uncertainty associated with a specific setback distance, when shoreline erosion may have changed (reduced) the actual shoreline setback.

Your efforts to modify bylaw language to enhance the clarity around right to rebuild/replace structures in the previous precise location would be greatly appreciated.

Yours truly,

Andrew Purcell
[REDACTED]

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