

Dennis Perch



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To: South Pender Island Local Trust Committee southinfo@islandstrust.bc.ca;

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Re: Proposed Bylaw 129

I am one of several South Pender residents that have stated their opposition to bylaws introduced without evidence of justification but created in response to an unsupported populist view of some vocal people. The current bylaw relating to home size and residential setbacks is an example of this influence.

- The populist view is that a large number of letters should prevail without the need to establish measurable benefits created by a new bylaw restriction. This approach also fails to apply consideration of the impact of the spurious bylaw on those affected by it in the community.
- The second position, which I support, is that technical planning resources, logical decision making and ethical considerations by the LTC should guide their decisions as to bylaw needs.

In the case of home size and setbacks, there is a direct measurable negative impact on community residents affected by them. Creating more restrictive setbacks than those introduced by past LTCs results in many more properties becoming “non-conforming”, a decision that needs to be addressed judiciously.

- For home owners, non-conformance is a negative characteristic placed on the property and should not be imposed unless there is a professionally executed justification of how this is the best option for the community. In this case, the many properties affected negatively must be weighed against any future measurable environmental protective gains from increasing restrictions.
- As well, making many properties non-conforming with a new bylaw is not good planning. The intent of non-conformance is to apply a status to a property until it can be brought into conformity. There is no such intent with the restrictions we are discussing here.

There is also a very important ethical and moral factor to be considered in this process. Is it fair to negatively affect residents who, in good faith, constructed their homes according to the allowed size and existing setbacks of the Islands Trust at the time?

I expect that the Local Trust Committee will make its decision based on what is best for the community and that means applying the best planning tools available. I am therefore encouraged to see that proposed amendments in Bylaw 129 can finally deal with home size and setbacks according to responsible planning principles that the community relies upon, rather than just populist opinion.

I unequivocally support the proposed changes in Bylaw 129.

Sincerely,

Dennis Perch

Resident of South Pender Island