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Sent: Tuesday, March 25, 2025 1:12 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>; Kristina Evans <kevans@islandstrust.bc.ca>;
Dag Falck <dfalck@islandstrust.bc.ca>; Tobi Elliott <telliott@islandstrust.bc.ca>
Subject: Our Support for Draft Bylaw 129

Our Support for Draft Bylaw 129

We live at [REDACTED] on South Pender Island and are in favour of Draft Bylaw 129.
Our reasons are:

1. We would like to see that dwellings built before the Amended Bylaw 114 will retain their conforming status and can be rebuilt to their current size and placement. These properties should be returned to their rightfully conforming status. As stated by others, "everyone that has built previously, followed the rules and there should be language included that provides protection, and those that need to rebuild should be able to be built to current size". and location.
2. We would like to see that interior setback revert back to a 10 foot interior setback for houses. This is far more practical and realistic given all the environmental factors (e.g. bedrock, steep grades, ocean setbacks, heritage trees, etc.) that we have to work around on South Pender Island. It is not easy to build anything here and any improvements to the property are restricted under the current setbacks in Bylaw 122.
3. We would like to see the house sizes increase to allow for more livability, intergenerational living and accessibility building requirements.
4. We would like to see the building height restrictions revert back to the pre Bylaw 122 wording to allow for more flexibility in expanding house size in situations where you cannot build beyond house footprint due to environmental restrictions.
5. We support the "Retaining the setback to the natural boundary of the sea but amending the clause by removing "a certification from an appropriately qualified person as to" and replacing it with "substantive evidence to establish". This makes it less onerous to the owner to provide evidence of the location of their dwelling/structures.

In addition to our comments on the proposed bylaw 129, we are disappointed that the Special Meeting for gathering input on this important matter is being held on North Pender on March 27, 2025. Residents from South Pender will not be able to attend this meeting easily due to The Dip closures. We would like to see any future events such as this be held on South Pender.

Thank you for all your work. It is greatly appreciated.

Bill Duffin and Kathy Strong-Duffin