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Sent: Tuesday, March 25, 2025 9:31 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: Support for draft Bylaw 129

Dear Trustees,

In preparation for writing this note, I saw the posted correspondence on this topic. It generally reflects the divided opinions that have been expressed in the few meetings I have attended during this process. Every one of the letter writers and speakers at the meetings is expressing their strong and genuine opinions on this topic and it seems to me that every one of them is motivated by a love of this place and a vision for the future that reflects that love. Those “visions” might be slightly different from each other but I would suggest that every one of them can be encompassed by the Official Community Plan. The Plan sets out our aspirations and goals, but doesn’t dictate the minutiae of how we get there. The Plan was consistent with the Land Use Bylaws in place before their amendment in 2022 as well as after the amendment. The Plan will also be consistent with the Draft Bylaw 129 if it is adopted.

In the face of such differing views, my suggestion is that we should be reaching for a compromise if we ever want this issue to be laid to rest.

I support Draft Bylaw 129 because I think it sets out a compromise between what the supporters of the “old” regime and the “new” regime want to see. The APC has recommended allowing an extra 500 square feet be allowed for new homes on each category of lot sizes. Everybody has to give something up in order to get something and everybody leaves feeling a little disgruntled. There is no shame in such a compromise - it is the classic Canadian fallback.

On the topic of “legal non-conforming” sizes and setbacks, I also support the recommendation for a dual table, a “before” and “after” list of maximum sizes for homes on the various lot sizes. Although our Planners seem to think that Bylaw 122 did not render any properties “legally non-conforming” (and I disagree with them on this) those people whose homes fall outside of the new requirements for new builds are still concerned about the status of their homes, and this two-table recommendation is an easy way to allay their worries. Why not do it?

Finally, I want to thank you folks for your effort in holding all these meetings so everyone has a chance to have their say. Whatever you decide to do, I sincerely hope these land use bylaw controversies don’t see the light of day again any time soon.

Susan Antifaev

Sent from my iPad