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**Sent:** Saturday, February 3, 2024 4:48 PM

**To:** South Pender Island Local Trust Committee <[SouthPenderLTC@islandstrust.bc.ca](mailto:SouthPenderLTC@islandstrust.bc.ca)>

**Subject:** My notes from the Setback Workshop

Hi Kim,

Here are my notes from the meeting. We had close to a dozen people in attendance ([REDACTED]  
[REDACTED]  
[REDACTED]) and the meeting ran from 2:00 pm to 3:45 pm. [REDACTED] brought home made cookies to share and the conversation was very engaging and solution focused.

The discussion primarily revolved around sea setbacks and didn't really get into side setbacks. Not sure if this is because no-one has an issue with side setbacks or it simply wasn't raised.

Suggestion 1)

[REDACTED] recommended looking at setbacks from the sea and alternate solutions specifically along Boundary Pass, not all of South Pender.

He also mentioned that a number of the lots along that area are adversely affected due to narrow lot depths and it seems that this is primarily contained within this particular neighbourhood.

General discussion included the following suggestions:

Perhaps lots under a certain size Boundary Pass Rd from Connery Crescent to the end of Boundary Pass could revert back to the previous setbacks.

Perhaps only certain sized lots or unusual/difficult shapes revert to the previous setbacks.

Maybe look at other islands bylaws and clauses they have to address this type of issue.

\*(No-one in the room raised objections to this suggestions and showed support of this line of thinking. This was the topic that garnered the most conversation and agreeance. - Personal observation)

#### Suggestion 2)

██████████ suggested that the current conversation be put on hold for a period of two years to allow the recently passed bylaws time to see how they work within the community. Revisit this topic two years from now and see how people feel then.

\*(this didn't garner any additional conversation from the attendees)

#### Suggestion 3)

██████████ suggested adding a clause to the current setback bylaw whereby if a variance is requested to build a primary dwelling within the setback, that a condition for granting a variance be added so that the side of the dwelling facing the neighbour (i.e., within the setback) reduce the number of windows and any window that is in that side be made of privacy glass. This is to ensure privacy for the affected neighbour.

\*(This suggestion resonated well with the people in the room)

#### Suggestion 4)

██████████ requested that a DPA specifically related to tree protection against being cut within the 50ft setback of the sea be discussed.

Discussion included DPA's already are in place on South Pender. This topic is not directly related to the sea setback discussion and may belong under a different topic. Tree cutting bylaws aren't currently on the agenda, but DPAs are in place currently protecting certain tree species.

\*(This topic would need to be raised elsewhere. Some interest from the room, but agreed this wasn't the right place for the discussion).

Best Regards,

**Kristina Evans**

South Pender Trustee

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*I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwáθən, səliiwətaʔ, SEMYOME, shishálh, Sḱwḱwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SḶÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.}*

# SETBACKS

Jan 20, 2024

| Suggestion   | Support (OCP, Policy, Study) etc.   |
|--|---|
| <ul style="list-style-type: none"><li>- Boundary Pass - look at all setback solution. Ask Staff to review lots affected.</li><li>- Put current conversation on hold, Review in 2 yrs</li><li>- Add clauses to promote privacy when approving variances. i.e., no windows facing neighbors property along lot line affected.</li><li>- (DPA re: tree protection.<br/>Stabilization of bank/cliff<br/>Environmental protection.)</li></ul> | <p>Ability to revise a subsection of S.P. not entire By Laws</p> <p>OCP - Privacy</p> |