

From: Austin Davies <[REDACTED]>
Sent: Wednesday, May 28, 2025 11:52 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: industrial zoning on Pender island

To whom it may concern,

I am writing this letter to register my opinion regarding some concerning news I heard lately. I was informed that there were complaints around Braedon Bigham's industrial use of his lot on Port Washington Road on North Pender Island. This is a larger issue than the complaint that has recently been raised, but I'll start there. Braedon's services are absolutely essential on Pender Island, and should be permitted to continue free from harassment by the community. If Braedon's business activities are further curtailed in any way, the effect on our community would be catastrophic. The first people to be affected by increased costs and limited availability of excavation services (not to mention all the other services Braedon provides) would be lower income people; for example, seniors who need their deck or their septic field replaced. The need for the services Braedon provides on island is far-reaching and irreplaceable.

And on to the bigger issue... how utterly short-sighted and ideologically absurd the current approach to industrial use is. A functioning community **REQUIRES** industrial activity. Without a robust industrial community, we turn into a dying recreational park on life support. We are like a little bubble where privileged people import in everything they need at great cost so they can pretend they're saving the environment, while they kill it everywhere else outside the bubble. It is so pathological, that words fail me. As a farmer, carpenter, environmentalist, and the owner of a sustainable goods company, I am intensely invested in seeing communities and ecosystems thrive. Every tiny community should have the capacity to take care of what it needs on every level possible. We should be attempting to create an environment where the industrial, manufacturing, and commercial needs of the community are able to be met within the community. How does the absolute necessity of that requirement fail to be obvious to so many? How does trucking in everything that is needed from out of town, do anything other than pollute the environment, drive out the poor, and create a community that can only house the rich and privileged? In addition, agricultural activities are intrinsically tied to the availability of affordable industrial and commercial services! When those services decline, agriculture will not survive. How far we have fallen from the example of the indigenous peoples who provided everything they needed to survive off this very land. Even our resourceful colonial forbears did a half decent job of it. Us modern settlers have simply become tourists on Pender Island. Shameful.

Here is what we need:

- **IMMEDIATELY:** we need to rezone Braedon's lot, and several other key lots currently being used for industrial uses, as Industrial. Permanently... no more TUP's.
- We need to rezone a small area in Magic Lake as commercial, and sell it off to a developer who will put in retail stores.
- We need to lift all barriers possible from private landowners performing light industrial and commercial activities on their private property.
- We need to remove the requirement for Islands Trust planning approval before building permits are issued.
- We need to create a long-term zoning plan for the future of the island that takes into account the fact that our community will only thrive if industrial, commercial, and manufacturing property uses are encouraged!

Sincerely,

Austin Davies
Pender Island

