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September 21, 2025

Islands Trust  
North Pender Island Local Trust Committee  
200 – 1627 Fort Street  
Victoria, BC V8R 1H8  
Email: southinfo@islandstrust.bc.ca

**Subject: Opposition to Rezoning Application PLRZ20240110 (Bigham) – Port Washington Road, North Pender Island**

Dear Trustees,

I am writing as a concerned resident of North Pender Island to express my strong opposition to rezoning application PLRZ20240110 (Bigham), which proposes to rezone rural land on Port Washington Road for industrial use.

This application is deeply troubling and incompatible with the principles and purpose of the Islands Trust, which is to “preserve and protect” the unique rural character and ecological health of the Gulf Islands. Rezoning this parcel from rural to industrial use would set a dangerous precedent and directly undermine our community’s efforts to protect our shared natural environment.

My concerns include the following:

**Environmental Risks:** The proposed industrial use could pose serious threats to the surrounding ecosystems, including increased noise, runoff, contamination, and disruption of wildlife habitat. Port Washington Road is a rural area not suited to the impacts associated with industrial activity.



**Groundwater and Water Supply:** Industrial operations typically consume more water and carry higher risks of contamination. Rural properties in this area often rely on groundwater, and the aquifers are already under stress in many parts of the island.

**Traffic and Safety:** Increased industrial traffic, especially heavy trucks, would not only degrade the rural road network but also pose safety concerns for residents, pedestrians, and cyclists who use Port Washington Road daily.

**Precedent for Further Development:** Allowing this rezoning would open the door to additional industrial rezoning applications on Port Washington Road, effectively eroding the zoning protections meant to preserve the island's character.

**Conflict with the Official Community Plan (OCP):** This rezoning appears to conflict with the OCP's stated goals of maintaining the rural, residential, and natural character of North Pender Island. It also contradicts the community vision of sustainable and low-impact development.

I respectfully urge the Local Trust Committee to deny application PLRZ20240110 and uphold the community's long-standing commitment to protecting rural land from inappropriate industrial development. The values of ecological stewardship, sustainability, and rural character must take precedence.

Thank you for your attention to this matter and for your ongoing service to the community.

Sincerely,

