

From: Heather Read [REDACTED]
Sent: Tuesday, November 11, 2025 12:03 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>; Deb Morrison <dmorrison@islandstrust.bc.ca>; Aaron Campbell <acampbell@islandstrust.bc.ca>
Subject: opposition to rezoning application

Dear Trustees,

First off, I'd like to thank you for the work you do on behalf of land, ocean, residents and visitors of S'Dayes / Pender Island

I am a full-time resident, business owner and landlord based on North Pender [REDACTED]
[REDACTED]

I am writing to express my **deep opposition to the rezoning application PLRZ20240110 (Bigham)** for the purpose of the development of a contractor yard, storage and handling of aggregates, industrial equipment service, maintenance and storage, propane tank and fuel storage.

This application goes directly against several OCP goals, as well as the Island Trust's mandate to "preserve and protect" the unique rural character and ecological health of the Gulf Islands.

Rezoning this parcel would set a dangerous precedent, undermining our community's efforts to protect our shared natural environment. I am deeply opposed as are many of my friends, associates, and neighbours. .

There are many reasons to oppose this:

1. 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. **This is your role as Trustee to protect this vision.**

2. Environmental Risks: The proposed industrial use could **pose serious threats to the surrounding ecosystems**, including increased noise, runoff, contamination, and disruption of wildlife habitat. **Once damaged by this continuous activity, it might never recover, and if you allow this to go through, that would be your legacy.**

Port Washington Road is a rural area not suited to the impacts associated with industrial activity.

George Hill and Mount Elizabeth form a unique corridor for wildlife consisting of protected land as covenants, nature reserves and extensive parkland. The Port Washington/Clam Bay area is one of few loops on N Pender where residents and visitors may hike, bike, jog,

bird, and walk dogs. There are two connecting trails that also give access to a longer beach walk.

3. Groundwater and Water Supply: Industrial operations such as these create heavy water demands usually create risks of contamination of the clean water supply. Rural properties in this area rely on this groundwater, and these aquifers are already under stress. **It is our duty to protect our clean water on Pender for residents and the ecosystem alike, and you have the means to protect it by not allowing this application to proceed.**

4. Traffic and Safety: Increased industrial traffic, especially heavy trucks, would not only **degrade the rural road network** and place undue stress on the local roads, but also pose safety concerns for residents, pedestrians, and cyclists who use Port Washington Road daily. Not to mention the added pollution from the increased truck traffic.

5. Precedent : Allowing this rezoning would open the door to additional industrial rezoning applications across rural North Pender, effectively eroding the zoning protections meant to preserve the Island's character. It is essential that we dissuade development that benefits very few people, yet has a negative impact on the majority of the community. This impact risks all the points as above as well as our tourism industry

We welcome development applications for responsible, green, sustainable businesses that have an eye on the community's health and well being.

S'Dayes / Pender Island is an ecologically sensitive, beautiful island. Please do not risk our future by allowing this application to proceed

Best regards,
Heather Read



Gratefully living, working, playing on traditional territory of the Hul'qumi'num Treaty Group and SENĆOŦEN speaking W̱SÁNEĆ Coast Salish Nations