

From: Lisa Baile [REDACTED]
Sent: Friday, November 14, 2025 11:01 AM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>; Deb Morrison <dmorrison@islandstrust.bc.ca>; Aaron Campbell <acampbell@islandstrust.bc.ca>
Subject: Rezoning Application PLRZ20240110 (Bigham) – Port Washington Road,

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Dear Trustees,

As a resident of North Pender Island for 45 years I am opposed to the application **PLRZ20240110 (Bigham)**, to rezone rural land on Port Washington Road for industrial use.

The Islands Trust mandate is to “preserve and protect” the unique rural character and ecological health of the Gulf Islands. Rezoning this parcel now zoned rural to industrial use would set a dangerous precedent and directly undermine our community’s efforts to protect our shared natural environment.

Reasons to oppose Rezoning from Rural to Industrial:

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.

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

The nearby George Hill Regional Park 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 the 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 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.

4-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.

5-Precedent for Further Development: 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.

There are solutions: Relocation of the proponent's operation to an area zoned industrial is the optimal solution. It is likely that the industrial yard located at 3418 South Otter Bay Road will become available for lease/purchase sometime in the near future. Extending the proponents' tenure till that occurs is the best option.

Thank you for your consideration of this critical issue

Lisa Baile, N. Pender