

Grant Gibson

North Pender Island, BC

November 18, 2025.

To:

Chair David Maude – [dmaude@islandstrust.bc.ca](mailto:dmaude@islandstrust.bc.ca)

SouthInfo – [SouthInfo@islandstrust.bc.ca](mailto:SouthInfo@islandstrust.bc.ca)

Aaron Campbell – [acampbell@islandstrust.bc.ca](mailto:acampbell@islandstrust.bc.ca)

Deb Morrison – [dmorrison@islandstrust.bc.ca](mailto:dmorrison@islandstrust.bc.ca)

Brad Smith, Island Planner – [bsmith@islandstrust.bc.ca](mailto:bsmith@islandstrust.bc.ca)

**Re: Letter of Support – Rezoning Application PLRZ20240110 (Bigham)**

3334 Port Washington Road, North Pender Island

Dear Members of the North Pender Island Local Trust Committee,

I am writing as a resident of Port Washington Road to express my full support for the rezoning application PLRZ20240110 (Bigham) for the Big Dig Em (BDE) contracting and aggregate yard at 3334 Port Washington Road.

I live in close proximity to this property and can state confidently that I have no concerns whatsoever with the business operating at this location. As a General Contractor and Home Builder on the island I have first hand experience with this business, its employer and their staff.

Big Dig Em has consistently demonstrated itself to be a well-run, respectful, and community-minded local business whose presence has brought significant value to Pender Island and directly to my business.

**A Well-Managed and Essential Community Business**

Big Dig Em has operated at this site for over a decade under Temporary Use Permits and has shown a strong track record of compliance, professionalism, and responsiveness to community needs. According to Islands Trust staff reporting, the business is recognized for providing important community services and has been operating effectively within an area already designated for industrial use.

The company employs local residents, supporting families in the community, and contributing both directly and indirectly to the island's economy. This business provides essential services—aggregate supply, excavation, wastewater system installation, emergency support to BC Ferries,

RCMP, CRD Water and Sewer, and more—services that are not easily replaced or relocated on an island with very limited industrial-zoned land.

### **Appropriate and Compatible Location**

The current location is, in my view, the most suitable place for this business to operate. The site is already part of a broader established industrial corridor on Port Washington Road, which includes:

- Emcon Highway Maintenance Yard
- BC Hydro yard
- Eco Source Septic
- Home Hardware, which includes significant outdoor storage
- Other contractors and service providers operating in similar capacities

From a resident's perspective, Big Dig Em's operation fits in naturally with the existing industrial and commercial activity in the area and does not negatively impact the neighbourhood. The yard is well-screened, tidy, and responsibly managed.

### **The Need for Industrial-Zoned Land on Pender Island**

Industrial land on North Pender Island is extremely limited, and relocating a business of this nature is simply not feasible. This site is already functioning well, has a long history of industrial use, and meets the criteria established for industrial zoning within the OCP. Bringing the property into compliance through rezoning is a logical and responsible step.

Further, allowing the business to continue without interruption while the rezoning process proceeds is consistent with Islands Trust standing resolution 2020-010, and I support this approach.

### **Conclusion**

I strongly support the rezoning of 3334 Port Washington Road to General Industrial (GI) as requested in application PLRZ20240110 (Bigham). Big Dig Em is a valuable, respectful, and essential part of our island community and is operating in the most appropriate location possible.

Thank you for your consideration of this important application.

Sincerely,

Grant Gibson.

Resident, Port Washington Road, North Pender Island, BC