

November 19, 2025

The North Pender Island Local Trust Committee

Rezoning Support for 3334 Port Washington Road

Bigham **PLRZ20240110**

Trustees:

I am a resident of North Pender Island and have been for the past 10 years.

I was also a resident of North Pender during the 1970s and 1980s.

I am writing in support of this application as it is in the best interest of both Pender Islands that this facility remain operational and in its current location.

All property owners at some time require the services of an excavating firm and the purchase of construction and landscaping materials. Big Digem provides an efficient and cost effective service and supplies residents with materials they can purchase without having to resort to off-island delivery that environmentally would be far more detrimental.

Their yard is in a suitable location with minimal disruption to the island and neighbouring residents.

During the 1970s and before, the character of this Port Washington Road area was changed to industrial/commercial use and has been continuously been used for this purpose.

To deny this application and keeping it Rural, being in the midst of other industrial and commercial uses, implies a legal argument that the existing zoning is unreasonable, and enforcing a strict rural-only use in an industrial or commercial setting effectively deprives the owner of all reasonable economic use or value of their property.

The existing Rural zoning is therefore unreasonable because the surrounding land uses make the designated land use impractical and results in an unnecessary hardship for the landowner.

The LTC needs to recognize the de facto land use patterns rather than the bylaw zoning designation.

Sincerely,

Manfred Burandt

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Pender Island