

## 1329 & 1333 Land Use Review

Trustee's,

We would like to thank you, Ben and Deb, for taking the time to visit our site this week – 1329 and 1333 Mackinnon Road. Both of you requested that we put our plan in writing for your consideration at your January 27<sup>th</sup> meeting. We will be available for comment via Zoom at the meeting if necessary.

Water management has been identified as the major concern for us moving forward. Our number one commitment is to be the leader in water management and sustainability through the development of our historic resort properties.

I think it is important to understand what our current well situation and usage is. We operate two wells on the property. We have a deep well (375ft) and a dug well (16 ft). The deep well currently operates two cottages and laundry. The shallow well supplies 3 cottages with water. We have added 5000 gallons of storage this year. We went through our first summer with zero water issues at 100% occupancy. The one piece I would like to add is with regard to our shallow well. It has been there since the 40's and does not affect any neighbours as it is only 16 feet deep and produces all year. It does not affect their well supply.

We also educate our guests on water consumption and island life. We have found our guests to be keen to support our water management stance. We estimate each cottage is using 40-50 gallons a day at 100% occupancy.

Our Proposal:

- Current Water Storage is 5000 gallons. We are adding another 5500 gallons this year with this proposed plan going forward. 4000 gallon in well storage and 1500 gallon in rain catchment. This is a set in stone plan.
- Old cottages all need new roofs. On every new replacement we are adding metal roofs for rainwater catchment. Arbutus House(1920's old home) will be completed in January and have rainwater collection. With the new roofs we will be adding individual cisterns to every existing unit for storage and use in the cottages.
- New builds will also have the same system in place. Metal Roofs and individual cisterns(rainwater) for every unit.
- Our goal is to have little impact on the surrounding areas. Our current cottage consumption is low, so we are going way overboard to protect the summer water table through our storage plan.
- All tanks would be 100% filled after the winter freeze.
- This plan would allow water access from the fire department anywhere on property.

Our Commitment:

- For every unit on the property, we will have 1000 gallons of well storage on property for each unit.
- For every new unit we will add 1000 gallons of rainwater catchment for each unit. This will be used for the high use items (showers/toilet) Some units will have more storage based on location. The goal is to be able to catch 20,000+ gallons of rainwater in the future.
- For existing units, where metal roofs can be installed, we will add a minimum of 500 gallons of rainwater catchment storage.

We truly are looking to develop our properties sustainably and want to be the example in the resort field for eco tourism. We are committed to responsible water management.

As discussed, we are willing to enter an agreement with the Islands Trust that reflects this water management plan.

Budd & Leslee Kerfoot

**From:** Alison Feargrieve [REDACTED]  
**Sent:** Monday, January 31, 2022 12:04 PM  
**To:** Benjamin McConchie; Deb Morrison; Laura Patrick  
**Subject:** Land use by laws

Hello you three,

I write today to express my concerns regarding a few issues on Pender. Housing and preserving our rural way of life.

I have concern about the number of new comers to our island who see it as a place to "improve" with solutions to our housing crisis.

We are business owners on the island here as you know and this past year has been very challenging to find staff that will stay. Housing is part of this issue. It has been VERY hard on us. The kind of hard that can collapse a business. Fortunately we are small and have been able to weather the storm of staff shortage, covid and myself being half out of commission as I wait for hip replacement surgery.

Rentals have been disappearing to alarming proportions as houses/land has been purchased or short term vacation rentals are soaking up what were once rentals.

We need all sorts of people to live on this island, all the characters and spicy sorts that add to the soup that is a vibrant Pender community. To see people not be able to rent because they are not in a position to buy and to have to leave is insufferable. It is also frightening for those with no security over their housing.

As business owners on Pender we want to have a work force that can rent securely to keep our businesses machinery working as well as the other businesses.  
As citizens here we want to have a fair assortment of housing options for people with an assortment of financial situations. Fairness not gentrification.

I also do not believe that unlimited density and even, as I read one person's solution...APARTMENT buildings, is the way to go.

I do not want Pender to become a suburb of Vancouver or Victoria and lose its rural character. I don't want expansion. Cleverly utilizing our current available land seems to be the solution.

What I would like to see are the rules around secondary suites or the possibility of a tiny home on a lot to relax. Limit vacation rentals. I'd like to see business owners for sure have a space that staff can be housed ie a tiny home.

An area where there could be a beautiful tiny home village would be an idea as well.

If people want to collect potable rain water in cisterns or re-use grey water, composting toilets...making these things more easily do-able would alleviate stress on the sewer and water systems.

To a second point, protecting the natural and rural character of Pender is never so important as now.

As you know not enough laws are in place to protect the natural beauty of this place. The clear cut on Pirates Road was legal and can happen again. The more trees people cut down unregulated, the greater the firehazard, in a droughting trend for our part of the world.

I would VERY much like to see a ban on non-emergency helicopter traffic. Preserving nature, living in a quiet and peaceful place in harmony with nature is very important to me. Those that don't care for such things cannot be allowed to run amock and ruin it for the rest of us and the creatures we cohabit this place with. The creatures need to have rights to exist as well, unmolested by human ignorance.

THankyou for reading my concerns,sorry I don't have better laid out solutions but I do plan to see you online on the 5<sup>th</sup> to listen to further discussion.

Alison Feargrieve



**From:** Robyn Winterbourne <[REDACTED]>

**Date:** January 31, 2022 at 4:25:09 PM PST

**To:** [benmconchie@gmail.com](mailto:benmconchie@gmail.com), Deb Morrison <[dmorrison@islandstrust.bc.ca](mailto:dmorrison@islandstrust.bc.ca)>, Laura Patrick <[lpatrick@islandstrust.bc.ca](mailto:lpatrick@islandstrust.bc.ca)>

**Subject:** Land Use Bylaw Revision

Hello Ben, Deb, and Laura,

I am writing in support of the Land Use Bylaw revision to include language to prohibit non-emergency air traffic, particularly helicopter and private aircraft traffic, on North Pender Island. It is very important that we "Preserve and Protect" the environment and beauty of all the Gulf Islands for now and the future generations. I appreciate all you have done to carry out your mandate. With all of the changes coming to Pender the time is imminent.

I am attaching my email to you from March 5, 2021 for reference. We tried to handle this as a neighbourhood issue but it was not successful. Two weeks after this letter we had a horrible "drunken" altercation with the neighbour helicopter owner and his girlfriend. Four RCMP officers were involved by the end of the evening. The next morning they filed an "harassment" complaint against us which was closed the following day after the Constable advised us not to speak to our neighbours at all and record any untoward behaviour in the future which we have completely complied with. Our protest signs have been vandalized and stolen along with many other neighbour's signs. Over the last 11 months we have contacted every known Provincial and Federal agency we could possibly think of besides yourselves including many different offices of Transport Canada (even Minister Omar Alghabra), DFO, CRD (noise bylaws), BC Wildlife, BC Climate Change and Environment, West Coast Environmental Law, Elizabeth May, Adam Olsen, etc. It may only act as a deterrent but a Bylaw is better than no Bylaw. I do not think this should be a "neighbourhood" problem, it has been frustrating and horrible. I do not wish it on any other Pender neighbourhood. Thank you for your perseverance in this matter.

Sincerely, Robyn Winterbourne

**From:** Robyn Winterbourne <[REDACTED]>

**Subject:** Helicopter Landing Pad on Oak Bluffs

**Date:** March 5, 2021 at 11:27:54 AM PST

**To:** [benmconchie@gmail.com](mailto:benmconchie@gmail.com), [dmorrison@islandstrust.bc.ca](mailto:dmorrison@islandstrust.bc.ca), [lpatrick@islandstrust.bc.ca](mailto:lpatrick@islandstrust.bc.ca)

**Cc:** Roper Christopher <[REDACTED]>

Hello Ben, Deb, and Laura,

We are [REDACTED] neighbours [REDACTED]. We were shocked when we arrived at our house last Friday to discover that heavy machinery had passed up our driveway (shared with 5 residences) to begin preparation for a helicopter landing pad! Mike never mentioned anything about this [REDACTED]. We are very committed to keeping a good relationship with all of our neighbours but terribly concerned about the ramifications of this horrible idea.

All of the reasons have been outlined very well by another neighbour, Jim Burroughs. There is a protected eagle nest on the property next to Mike on the other side. Another huge concern is for the whales. The Interim Sanctuary Zone (ISZ) June-November is directly in front of the Oak Bluffs. A DFO hydrophone is directly in front of our property and we house their computer in our basement for uploading data of whale presence and ship traffic noise. We belong to the Pender Sighting Network formed to report all whale sightings to Ocean Wise to track the well-being of our endangered whale groups. We were troubled by the neighbour's behaviour observing whales with his drone this past year now we wonder will it be with his full size helicopter? Will he be taking groups whale watching?

This idea seems ludicrous! Can you help to stop this short before he gets any further in construction? At least a STOP order until we figure out who has jurisdiction. It seems like the Island Trust should be limiting this instead of a bunch of concerned and upset neighbours. We would really like to keep peace in the neighbourhood :)

Thank you in advance for some immediate action,

Robyn Winterbourne and Chris Roper