

Nadine and Chris Pettman

[REDACTED], North Pender Island
[REDACTED]

November 25, 2024

Islands Trust
200-1627 Fort St.
Victoria, BC V8R 1H8

Attention: Brad Smith, Island Planner, Southern Team

Sent by email to bsmith@islandstrust.bc.ca

Re: Proposed changes to the Raptor Nest Development Permit areas on North Pender

Dear Brad,

We ask that this correspondence be submitted to the ITC ahead of the upcoming committee meeting scheduled for November 29, 2024.

We are writing in regard to the proposed new DPAs related to potential raptor nesting locations on North Pender. We own the property at [REDACTED] and have just recently been made aware that a new DPA is proposed for a location on a neighboring property which could, if implemented, have significant impact on our property. We were only recently made aware that this island-wide project was being undertaken by the ITC. While we believe in a balance between human use and enjoyment of the land alongside flourishing flora and fauna, we ask that our Islands Trust representatives consider a few key points as you work towards decisions that will impact many Islanders:

- As we understand the process, the proposed DPA zones are based on the views of one biologist. While we don't question their credentials, we feel it would be prudent to get a wider range of independent, professional opinions given the magnitude of and potential impact of the proposed DPA zones.
- We request that all of the detailed data and observations informing the recommendations laid out in the staff report be made readily available for public review.
- We understand that there is a proposal to increase the buffer zones beyond their current radius, which brings even greater potential impact to relatively small properties. We would like to better understand the science-based data that supports the need for DPAs of this scope and size.
- The current proposals are vast in their number and size and have the potential to cause immeasurable impact on land owners of affected properties. In our case, virtually all of our property is encompassed in the proposed primary buffer zone. We invested in the property on Pender Island for the long term and to become active members of the community over decades to come. We intend to build modestly on the property for our own personal use and recognize that should this DPA be put in place, that applying for development permit variances would be a

possible avenue to still do so. However, there are no guarantees that we would be granted a variance and we would need to invest a considerable amount of money in plans and planning before we would even know that our proposal, otherwise within the limits of the building regulations, would be approved. A DPA of this nature would create significant doubt as to our ability to build at all. Given the uncertainty of this process, our raw land, which is a significant part of our retirement planning, will decrease in land value relative to others not encumbered by this proposed DPA. So should we opt to sell, there will be significant financial impacts.

The most recent staff report states that all property owners with identified nest sites have been contacted, but we request that all future correspondence also include the properties who are within the proposed buffer zones so we can be well-informed and engage on a subject that could significantly impact us. As stated above, we did not receive any official communication or consultation on this topic.

Thank you for your consideration of these points and the impact that these proposals will have on families such as ours.

Regards,

Chris & Nadine Pettman

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