



## Magic Lake Property Owners' Society

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Friday, September 12, 2025

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

Attention: Brad Smith, Island Planner, Southern Team, Deb Morrison and Aaron Campbell, North Pender Trustees

Sent by email to bsmith@islandstrust.bc.ca

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

Dear Brad Smith, Deb Morrison and Aaron Campbell:

Further to our letter of Jan 19, 2025, The Magic Lake Property Owners' Society Board of Directors adds the following points in opposition of the above referenced plan:

- The "study" commissioned by the Islands Trust to support this plan is not a study.. It is, at best, a report on an inventory conducted of trees that fall into the categories described above. There is no abstract, no statistical analysis, and no references for the reader to check supporting peer reviewed studies.
- Two BC Government documents are referred to in the report. The first, a 2005 document entitled: "*Best Management Practices for Raptor Conservation during Urban and Rural Land Development in British Columbia*" is no longer available on the Ministry of the Environment's website but appears, by the title, to be intended for developers developing land, not existing communities with an established, habituated, population of raptors. The second document: "*Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia.*" Is most definitely for the use of developers and not intended to be used for the purpose that trustees are planning.
- Current research on Bald Eagles on the South Coast of British Columbia refutes the assertions of the author of the Trust's report. It describes how the our local trustee's plan will actually be counterproductive in maintaining our population. You can view it at: <https://rapt.kglmeridian.com/view/journals/rapt/55/1/article-p65.xml>

The MLPOS Board wishes to register its opposition to this plan in the strongest possible terms. It is ill conceived, contrary to the welfare of the target wildlife, and an undue infringement on the rights of property owners in Magic Lake.

Sincerely

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Bob Coulson  
President