

**From:** Brad Smith

**Sent:** Wednesday, December 18, 2024 1:31 PM

**To:** 'Erin O'Brien' <[REDACTED]>; Pamela Wright <[REDACTED]>

**Cc:** SouthInfo <[SouthInfo@islandstrust.bc.ca](mailto:SouthInfo@islandstrust.bc.ca)>; David Maude <[dmaude@islandstrust.bc.ca](mailto:dmaude@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)>; Bdeltd <[REDACTED]>; Robert Kojima <[rkojima@islandstrust.bc.ca](mailto:rkojima@islandstrust.bc.ca)>

**Subject:** RE: Pender Conservancy inquiry re: Environmental Assessment

Hi Erin and Pamela,

Thank you for your attached letter and email. At the November 29<sup>th</sup> meeting the LTC passed the following resolution:

**NP-2024-062**

**It was MOVED and SECONDED,**

that North Pender Island Local Trust Committee directs applicant to provide an ecological assessment report in respect to the rezoning application NP-PLR20240110 (Bigham) for impact on adjacent properties

FW: Pender Conservancy inquiry re: Environmental Assessment

**CARRIED**

As a starting point, staff are requesting the following from the applicant. The LTC could also direct additional study.

An Ecological Assessment Report that includes at a minimum:

- a. Property location and description including background and history of use of subject parcel and adjacent properties;
- b. Identification of existing structures, roadways and other development features;
- c. Desktop review of ecological, landform and other relevant spatial data layers;
- d. Site inventory including identification of significant sensitive terrestrial and aquatic ecosystem features and species on subject parcel and adjacent properties;
- e. Review and assessment of the concerns expressed in the [letter](#) from the Pender Islands Conservancy to the LTC, dated November 25, 2024 (Attachment 2); and,
- f. Conclusions and recommendations with respect to suitability and impact of proposed industrial uses including potential cumulative impacts, siting of development infrastructure and driveway/parking areas, measures to reduce impacts to neighbouring properties and ecosystems during construction and operation, and future site monitoring requirements.

As this is a rezoning process, opportunities for public comment and input would follow in the rezoning process itself, including review and comment on any ecological assessment reports submitted by the applicant.

The scope of work at this point does not include examination of alternative locations.

In terms of timing, my understanding is that the applicant will move forward as quickly as possible with engaging a QEP.

Your offer for data sharing is appreciated. Braedon is cc'ed on this response so that he can pass along that offer to his QEP.

Best regards, Brad

**From:** Erin O'Brien <[REDACTED]>

**Sent:** Saturday, November 30, 2024 10:30 AM

**To:** SouthInfo <[SouthInfo@islandstrust.bc.ca](mailto:SouthInfo@islandstrust.bc.ca)>; David Maude <[dmaude@islandstrust.bc.ca](mailto:dmaude@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 <[bsmith@islandstrust.bc.ca](mailto:bsmith@islandstrust.bc.ca)>; Bdeltd <[REDACTED]>

**Cc:** Pamela Wright <[REDACTED]>

**Subject:** Pender Conservancy inquiry re: Environmental Assessment

Dear North Pender Trustees, Planner Smith and Braedon:

FW: Pender Conservancy inquiry re: Environmental Assessment

Please see attached letter from Dr. Pamela Wright, Pender Islands Conservancy Stewardship Committee Chair. We look forward to hearing from you regarding clarification of the Islands Trust Environmental Assessment process and standards, and to assisting in the process in any way we can.

Best wishes,  
Erin

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Dr. Erin O'Brien  
Ecology and Development Director  
Pender Islands Conservancy



Pender Islands  
Conservancy

30 Nov 2024

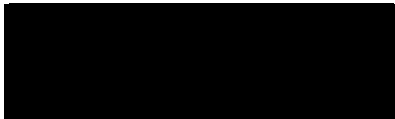
Dear North Pender Island trustees and staff:

In the Nov 29 North Pender Island LTC meeting, trustees requested an Environmental Impact Assessment (EIA) for the proposed industrial rezoning on Port Washington Road. We assume that the standard expected of this EIA is that dictated by the Canadian Environmental Assessment Act (CEAA, 2012). As part of that process, the QEP that is retained to complete this EIA will be expected to document species present, consider recommendations of recovery strategies for all species at risk on the Subject Property and adjacent properties, examine cumulative impacts, and incorporate public comments into their assessment. As time is of the essence, we assume the site assessment will be conducted in the coming winter months, outside of the breeding season for migratory songbirds, and during the dormant period for at-risk sharp-tailed snakes, most meadow plants that occur in the DPA on the Subject Property and surrounding Nature Reserves, and their associated at-risk pollinators. The Pender Conservancy has some inventory and mapping data for our protected properties in the area, and we would be happy to share this information with the QEP to ensure the EIA that is produced is comprehensive and can be accepted by our community.

To this end, it would be helpful if the trustees or Trust staff can provide some guidance on what EIA standard they require. If the Islands Trust indeed follows CEAA standards (as is the industry standard throughout British Columbia), the public must be invited to comment on the identified environmental impacts and mitigation measures. The assessment report should also identify “alternative means of carrying out the project” (i.e. alternative locations), so the QEP will need to be fully aware of these potential alternatives and have the opportunity to discuss them with relevant landholders.

Please let us know if we can be of assistance in this process.

Best wishes,



Dr. Pamela Wright  
Stewardship Committee Chair  
Pender Islands Conservancy Association