

**From:** Joseph Kashi [REDACTED]  
**Sent:** Monday, November 24, 2025 6:42 PM  
**To:** David Maude <dmaude@islandstrust.bc.ca>; SouthInfo <SouthInfo@islandstrust.bc.ca>; Aaron Campbell <acampbell@islandstrust.bc.ca>; Deb Morrison <dmorrison@islandstrust.bc.ca>; Brad Smith <bsmith@islandstrust.bc.ca>  
**Subject:** Rezoning Application PLRZ20240110, Bigham - Big Dig'Em, located at 3334 Port Washington Road

Good Afternoon:

We are writing to urge complete approval of the Bigham Port Washington Road rezoning application.

This letter of support was not requested nor solicited by the applicant in any manner. In fact, we found out about the pending application last Friday from a third party. We are South Pender Island residents, living at [REDACTED]. We treasure both the Pender Islands's beautiful natural surroundings as well as the people with whom we interact.

We are familiar with the applicant's location because we frequently patronize the hardware store next door and the small food store across the street. Our only connection with the applicant is that the applicant recently did some driveway and landscaping work at our residence through a third party, Almost Natural horticulture. Applicant did the work very competently, neatly, and honestly. We very much appreciate a quality local contractor.

By way of background, the undersigned Dr. Terese Kashi is a Canadian citizen who works extensively with indigenous children in the Alaska Arctic. The undersigned Joseph Kashi has Canadian permanent resident status and has been an attorney admitted in Alaska for the past 48 years. Through his real estate and construction legal practice, including years as the attorney for a county planning and zoning commission in Alaska, Joe Kashi is very familiar with the practical concerns that affect planning and zoning applications in rural areas as well as the practical needs of both the community as a whole and construction contractors, having represented all sides of these matters over the decades.

The area of the proposed rezoning is already industrial in nature, with a septic system contractor immediately adjacent on one lot line, the hardware store and outdoor building supply facility on the other lot line, the highway department equipment and storage yard immediately across Port Washington Road plus the nearby food store, and a steep, unbuildable mountainside on the fourth lot line.

The proposed rezoning would not change the character of the area in the slightest. It is thinly populated. Applicant does not now do, and apparently is not proposing to do, any on-site materials processing such as screening, rock crushing or other similar

activities. The uses are no different than those of the surrounding properties, including the highway department facility immediately across the road nor the adjoining third-party septic contractor facility. Precluding the applicant from permanent status would essentially amount to spot-zoning in reverse.

Over the past year alone, we have been in the immediate area of the application site many dozens of times during the workday shopping at the hardware and food stores, most recently today, November 24, 2025. We have never encountered any noise, heavy truck traffic, or other issues.

This is a well-run operation that appears to make every effort to be a good neighbor. In fact, one must specifically look to even note the Applicant's operation and site. It is less obvious than the several surrounding facilities already in permanent operation, such as the highway department site or septic site. Multiple sides of the Applicant's property are well-screened with thick trees and vegetation and what might be visible through the front-gate would be largely abated if the applicant could build a proper permanent facility.

The facility is already in temporary use to support the applicant's trucking and local excavation business. The proposed application provides for long-term use such that a shop building could be erected, which itself would have a number of advantages for neighbors as well as the contractor. Once equipment can be serviced indoors and supplies stored indoors, not only does that make for a more efficient operation, but it would substantially reduce any potential area impacts.

Construction contractors need a permanent facility from which they can efficiently base their operations. That allows them to service equipment properly and out of the weather, to properly and securely store their equipment and supplies, and to have an effective office operation. All of that in turn helps a contractor stay in business. It is vital to securing bonding and commercial bank financing, should that ever be needed to survive down economic times or to grow and take on larger projects.

There is already a well-known, acute shortage of contractors on the Pender Islands. Bigham is one of only two excavation and trucking contractors here. It is appropriate to avoid stifling competition. It is important to avoid negatively affecting the continued economic feasibility of quality local contractors who are already here and providing sorely needed services to Pender Island residents and to local governmental projects such as the current bike path project.

We need to ensure that circumstances favor the efficient operation of local contractors who are active members of the community and who are sufficiently well-regarded in the region to secure off-island work that employs local Pender Island residents. This benefits the entire island in a tangible way.

We urge you to fully approve the pending Bigham rezoning application for Port Washington Road.

Thank you

Yours very truly

Joseph Kashi

Dr. Terese Kashi

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