

North Pender Island Local Trust Committee Record of a Public Hearing Proposed Bylaw 235

Date: April 10, 2026
Location: Anglican Parish Hall
4703 Canal Road, RR#1, North Pender Island, BC

Members Present: David Maude, Chair
Aaron Campbell, Local Trustee
Deb Morrison, Local Trustee

Staff Present: Mary Storzer, Regional Planning Manager
Brad Smith, Island Planner
Bruce Belcher, Planner 2
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were 17 members of the public present.

10.1 Raptor Nest Mapping Development Permit Area Project - Proposed Bylaw No. 235

Chair Maude called the Public Hearing to order at 10:55 a.m. He read a statement outlining the content, purpose, and process of the Public Hearing.

Island Planner Smith read a statement related to the purpose of proposed Bylaw No. 235 including a summary of referrals.

Members of the community were invited to speak and the following comments were made:

- Bob Coulson, North Pender Island, opposes the proposed bylaw stating insufficient community support, disagreement with the science the province put forward for developing the best practices guidelines, and the ability of raptors to adapt to human activity
- Johnathan Liteplo, North Pender Island, opposes the identification of a new raptor nest Development Permit Area proposed for their property for reasons outlined in a letter sent to Islands Trust in November 2024 as follows:
 - A Development Permit Area is not warranted, there is no nest in the tree, no nest is under construction, and there is no documentation showing there was a nest in the tree in the past
 - They indicated that at the time they applied for a building permit in 2021 they confirmed there was no known raptor nest or site on the property
 - They noted that should a raptor nest be built on the property in the future the Provincial guidelines are sufficient for protection
 - They requested that DPA 53 be removed from the bylaw

- Dave Manning stated they have been monitoring bald eagle nests for 20 years and the first mapping for DPA 53 was done in 2007
 - A nest was discovered in 2008, it remained active in active in 2009 and has not been active since
 - It was confirmed that the nest was mostly down in 2021; however, while it remains a potential nest site it is unknown if an eagle will return to re nest
- Mark Heieis, North Pender Island, stated there is need for a mechanism to formally remove a nest at no expense to the property owner
- Leslie Heieis, North Pender Island, noted they retired and moved to North Pender because of the natural environment, the community is environmentally responsible and believes in protecting the environment and species
 - They oppose the proposed bylaw stating the expanded seasonal buffer zone goes too far and there is no need to punish those that follow the rules
- Helen Jordin, North Pender Island, opposes the proposed bylaw stating the expansion of Magic Lake Estates was done with intention
 - There are large lots with many trees and an eagles nest a few doors away from their home which is now located in the expanded buffer zone
 - They indicated there is evidence to suggest that eagles find human activity beneficial and that if the science regarding eagles is looked at closely the large boundaries are not necessary
- Dave Manning spoke to eagles staying within their territories and provided several examples of eagles abandoning local nests due to nearby construction, noise, and tree cutting
 - Eagles nest in big trees that can support the weight and with the loss of these trees there is a decrease in nesting on North Pender Island
- Ken Rempel, North Pender Island, stated that while they were building a house there were eagles present daily during construction and there is increasing eagle activity in the area
- Mick Collins, North Pender Island part time resident, opposed the proposed bylaw stating if there is policy based on habitat requirements of eagles there should be an inventory of suitable nesting trees in the parkland located on North and South Pender Islands with a map showing the inventory of the limited places eagles can build nests along with population trends predicted on science, before further restrictions are put in place
- Bob Coulson reiterated their opposition to the proposed bylaw and noted a lack of information available regarding any areas within the Regional District of Nanaimo that have raptor nest protections
- Mark Heieis asked if lawn mowers and other yard maintenance work could be done within the seasonal buffer zone
 - The Planner noted general household and yard maintenance activities are not applicable to the proposed bylaw and there are a number of exemptions stated within the guidelines the pre-empt the need for a permit

- Helen Jordin noted that the science regarding eagles does not seem to indicate that 200 meters of seasonal buffer zone is required to thrive.

Chair Maude called three times for speakers and no additional comments were made. There being no further submissions, Chair Maude closed the Public Hearing at 11:38 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Lisa Millard, RECORDER

DATE