

DENMAN ISLAND IS AT A CRUCIAL CROSSROADS

The decisions that we make as a community and the direction that our elected Island Trustees take at this juncture must vigorously consider the impact on this island's environmental health now and for future generations.

We must use all cautionary principals and strong foresight when considering all zoning proposals and projects that effect the environment, (upon which ALL life on this island depends) and the preservation of this small rural island character, culture, and community.

We can choose to be a leader in upholding the mandate of the Islands Trust to "preserve and protect the natural environment, rural character, and unique amenities of Denman Island".

It is a deeply difficult, but absolutely integral decision to accept that limits to population growth/density and development are essential to maintain this island's environmental health, and community well being.

Enacting strict environmental policies is our best assurance that FUTURE GENERATIONS NOW GROWING UP ON DENMAN have the opportunity to live on an island that remains exempt from the density and development that has already destroyed so much of the natural habitat, rural culture and character of other islands. .

(A 2019 Islands Trust report, State of the Islands Indicator Project: Final Report indicates (on page

19) that natural areas converted to human use had already surpassed the accepted threshold for

ecosystem health on one island and nearing this threshold on two other islands.

Population and development have only increased in the years since. Between 2016 and 2021, the

Islands Trust Area experienced its most rapid period of population growth on record. According to

Statistics Canada, the total population rose from 26,218 to 30,512, representing a 27.0% increase

over five years—significantly higher than British Columbia's overall growth of 7.6% and Canada's

5.2% during the same period. See Population Growth in the Islands Trust Area 2011-2021 report)

The 3Ravens Proposal, as it stands at present, (4100 Pinecrest Road), while positive in concept, fails to consider the negative environmental impact to the immediate land base and broader area.

As a community, it's vital to take into account the build out capacity and impact on the island as several more available lots in the North End will eventually be purchased, and cleared for housing, and related uses. The area is zoned R2 land, we must err on the

side of caution NOW to protect Denman Island's environmental integrity, especially in the face of human caused climate change.

Further, the 3Ravens project proposal does not address, but instead excludes the needs of current and long-term residents in our community who are most in need of housing support. (There is a strong potential that people who can afford to consider the 3Ravens housing project, would likely move from rental housing that many Denman Island residents in need of improved housing cannot afford, consequently, we would be opening up those rentals to people from off island who can afford the medium and high market rentals, leaving current community members who are in need of truly affordable housing out of the loop)

Rather than creating a new community for some who are eligible, redirecting efforts to support current and long-term residents in need of improved housing throughout our Denman Island community holds the potential to further enrich this already vibrant generous community while committing to a lighter footprint, less negative impact on neighbourhoods, environment, ground water, and natural habitats...

I have read the 3Ravens proposal in it's entirety, I have a clear understanding of the proposal's aspirations, and have given it serious consideration;

I respectfully submit my opposition to the request to rezone R2 land located at 4100 Pinecrest Road.

Name: *Ray ULOVEC* [REDACTED]

Date: *Oct 13 / 2026*

Address: [REDACTED]

Email: [REDACTED]