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Sent: Wednesday, August 12, 2026 4:12 PM
To: Marlis McCargar <mmccargar@islandstrust.bc.ca>; David Graham <dagraham@islandstrust.bc.ca>; Sam Borthwick <sborthwick@islandstrust.bc.ca>
Subject: Letter of opposition for 4100 Pinecrest Road Denman Island

Good day,

I continue to be concerned about the direction Denman seems to be taking. I firmly oppose and do not comprehend support for the 3Ravens proposal. It is my understanding that this is not the first attempt at this kind of proposal by these individuals, but it is their first ask on Denman.

I won't reiterate all of the reasons all of the letters of opposition have provided to Island Trust for the 3 Ravens proposal to be refused. Everyone reading this should take the time to read all of the letters.

In its most stripped down version, Paul and Tara's 3Ravens proposal seeks to increase the density of Pinecrest Road from 5 dwellings (R2) to 12 dwellings.

Is Pinecrest Road, one of the most remote roads on Denman, an appropriate location to increase density of any kind?

What is the IT mandate? Nowhere do I read that the mandate is to bend to the wishes of people with the most money, to bend to those who make their asks the loudest or to ensure affordable housing.

Ask yourself, is it Island Trusts job to follow their mandate, to consider the impact proposals will have on the rural character of the island, neighbourhoods the individuals who live here? OR is it their job to allow the mandate and the island to be compromised for something new and outside of both. Slippery slope.

I submitted my private and personal reasons for opposing 3Ravens to Island Trust. I was told that because I did not want this private and personal information published, it would not be considered. I respect that. Compassion IS NOT THEIR JOB. It isn't!

I suggest that if we were looking for housing with the needs we have, financial (our family is low income) and otherwise, we would have been supported with advocacy from the vocal few to obtain housing.

Somehow, because we have worked hard to acquire housing and advocated to KEEP what we paid for (and continue to pay for), our ownership and desire to be private seems to be of less value.

Pinecrest Road is made up of lovely neighbours who have all worked hard to purchase their homes. We get together periodically for dinners, wine and laughter. Paul and Tara do not attend but their proposal has already changed the neighborhood. There is a general unease and a clear increase in level of stress. We all moved here for solitude, peace, privacy and personal reasons. We chose the area because of the rural nature of the island, the absence of noise and the knowledge that there were few neighbours.

The push by the vocal few to make changes without a thoughtful plan in the midst of OCP changes for the island is risky for every islander. It is also risky for the flora and fauna who also live here and need space and access to survive. We have all seen other islands experience population growth that exceeds what most communities value and against current Island Trust values of Preserve and Protect. Their guiding principles understand that population may have to be limited if Preserve and Protect remains the focus. Holding true to the mandate IS THEIR JOB.

Consider that the people who can afford 3Ravens may move from their Denman rentals into 3Ravens. New people, from off Island, will move from off Island into those rentals as those who truly need housing will not be served by 3Ravens.

Nothing will be solved AND more problems will be created with more people and the need for more infrastructure. Less room for nature itself and ultimately a change to the island that people say they don't want changed.

What Island Trust should look at is density. Is Pinecrest Road an appropriate location to more than double current density given the mandate to Preserve and Protect etcetera? As a resident of Pinecrest Road it makes little difference if the density is increased by subdivision or by land share. The result is the same. Increased noise, more vehicles on roads, more dust, increased risk of fire, increased need for road maintenance, etc. More people is harder in the flora and fauna and on on people!

In my opinion Pinecrest Road, if you know where it is located, is a poor location to increase density of any type, and particularly poor for affordable housing there is no school bus, no Skuttlebuss, too far to walk to store, ferry, clinic etc. and a terrible location to ride a bicycle.

And who ever said that gulf islands were remotely affordable? It is ludicrous to assume so.

For us it is not the proposal any more. It is the seeming uncaring nature of the vocal few who push loudly to change this beautiful island and the aggressive nature of those making the proposal. At the very least, as one letter of opposition suggested, one would think that they would have the support of their neighbours!

For those of you who think the proposal is the sole cause of our departure, you are incorrect. The impact this proposal has made on our emotional and mental health was the

start of, and remained a part of our conversations about whether or not we remain here. Our final decision is, again, personal and we have made the choice to leave Denman.

We feel we have made a positive contribution to the island and to Pinecrest Road. However, with the aggressive nature of the proposal writers, the incorrect assumptions being shared, the verbal assaults we have personally experienced, the fingers literally pointed at us, and the volume of the few, we have come to the conclusion that the island is not for us.

Apparently what we moved here for, and what we need, is not worthy of curious inquiry, acceptance or consideration to some.

We will be fine, but I grieve for the changes that these kinds of proposals make to people's lives, to the neighborhoods directly impacted and to the overall health of the island.

I suggest that everyone take the time to read the IT guiding principles from 2008. Then review the proposed new guidelines. There is a difference in tone with regards to preserve and protect and the language is weak around curtailing population growth. Will IT meet the government mandate when IT was first established? Read about what IT is supposed to be doing!

For all of those who have not used their voices, be sure that you do. It is true that the squeaky wheel gets the grease. So....I wish you all the best in supporting and embracing a sensible Official Community Plan and bylaws that make the island strong and hold true to preserving and protecting. Acceptance of proposals like 3Ravens and the changes they will bring is a slippery slope.

Again I ask, what is the mandate of Island Trust and what do you want it to be? The guiding principles written in 2008 are far from the proposed guidelines. Preserve and protect seems but a whisper and there are vague references to the need to limit population if the islands flora and fauna are to be front and center.

Say something.

Sheila Sperling-Law