

From: [REDACTED]
To: [Planning Public Email address](#)
Cc: [Marty Gibbons](#)
Subject: Public Hearing Submission – BL725-25/BL701-107
Date: June 6, 2025 9:00:23 AM

Hi CSRD Planning,

Although I do have property in Eagle Bay, this comment really has more to do with general community impacts of the continual push for densification, not impacts on my property specifically.

I have seen the CSRD board argue for increased densification (during the discussion about the proposed development at Ivy & Cameron), and was disturbed at their lack of understanding of the basic concepts.

There are virtually no services in Eagle Bay, and for all practical purposes only one road out. Densification works when a community can walk or bike to a grocery store, a school, a pharmacy, a job. None of this is the case in Eagle Bay. That alone makes the roads more dangerous for everyone, the costs higher, and the emissions beyond all legal goals.

None of that even touches the increased fire risk, though: if there is a fire— and god forbid a category 6 fire— how are all those people going to evacuate? Not just the Wild Rose people but the whole community that has been increasing its population? And the cost of the McMansions that are being built in the middle of the wilderness: this area isn't really even an "interface" boundary, it's just straight-up forest. More people=more risk, both in terms of the likelihood and the cost of an incident.

The CSRD needs to look at the Eagle Bay area's push for growth strategically, and either address the issues above, or *actively* discourage growth.

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