



April 13, 2020

Aaron Fedora
Vice President
Cedar Coast
Suite 3300 - 1021 West Hastings St.
Vancouver, BC V6E 0C3

RE: Tree Cutting Limitations - Land Surrounding National Lighthouse Heritage Site - Covenant Enforcement REPORT #2

Aaron Fedora:

Thank you for your letter of March 18.

It is truly astounding that you are dismissive of all the sincere and accurate criticism of your timber plan. It just illustrates your disdain for the local community, the National Heritage Lighthouse Site and concerns about the Shirley environment.

While the timing of the Society letter was not in full compliance with the provisions of the covenant - nor is your proposed plan in compliance with the letter and the spirit of the covenant.

Attached is a letter from a respected Registered Professional Biologist and expert on covenants, outlining the dozens of provisions where your timber plan falls short of compliance with or ignores the letter of the covenant.

Aaron, it seems the Society's original concern about timing was indeed correct, and all your hollow words of assurance on the timing of the Society's comments and concerns were just that - words with no meaning. The Society has come to expect this type of dismissive and confrontational communications from your company.

The Society expects that you will give honest and fair consideration to these important items contained in the carefully researched attached report before any work is begun.

The key reason for the delay in responding to your plan was the absence of any qualified registered professional forester who would provide critical comments based on their employability with the timber industry. The Society was virtually locked-out of using a RPF based on their concern of being able to work within the timber industry following a critical evaluation that might be contrary to the timber industry.

Therefore the Society Board sought out an equally qualified biologist who specializes in working in timber areas and with restrictive covenants. Carrina Maslovat is a British Columbia professional, registered biologist for over 20 years who has authored over 100 technical reports. She has worked for BC Parks, Transport Canada, The Land Conservancy, Capitol Region District Parks, and dozens of other governmental and NGOs. She is a recognized field biologist and researcher who has wide and varied experience dealing with covenants, parkland and private land conservancy.

In addition to the dozens of concerns raised in the attached report, the Society would reiterate the following concerns that you did not address in your response.

- ***The proposed “tree topping” as mentioned to the JDFEA planning staff is unacceptable.***
- ***Residents and Society Volunteers are gravely concerned about your plan to cut trees on the southern portion of Lot 1 - the area below the strata road, for building plans only***
- ***The intent of the covenant was to allow for small building envelopes on Lot 1 - not one huge building envelope that is surrounded by the trail buffer.***
- ***The planned driveway for the lot, is not consistent with the use of the public trail and will jeopardize public safety***

Cedar Coast/Timber Plan Report #2
Lighthouse Site
April 13, 2020
page 3

The covenant was put into place just for this reason - to protect the site, the community and the local forest-urban interface environment. The plan clearly misses on all marks. The Society will do everything possible to see the spirit, intent and letter of the covenant is enforced.

Sincerely,

Michael Galizio

Michael Galizio
President

John Walls

John Walls
Vice President

Bill Turner

Bill Turner
Board Member

Gary Geddes

Dr. Gary Geddes
Chair, Board of Advisors

Terri Alcock

Terri Alcock
Society Board of Advisors

copies:

John Horgan, MLA/Premier
RD Mike Hicks, CRD
BC Ministry of Environment and Climate
BC Ministry of Forest, Lands, Natural Resource Operations
BC Ministry of Transportation
L. John Alexander
SEAS

Canadian Lighthouse Heritage Site 1 Sheringham Point Road, Shirley BC. V9Z 1G4

Sheringham Point Lighthouse Preservation Society
"Dedicated to Preserving and Protecting"

Box 1002, Sooke BC Canada V9Z 1J1 www.sheringhamlighthouse.org Printed on Recycled Paper

