

**From:** Jacquie Burrows [REDACTED] >  
**Sent:** Monday, January 22, 2024 10:31 AM  
**To:** Robert Kojima; Charly Caproff  
**Subject:** Oceanwood application on Mayne Island  
**Attachments:** Oceanwood overview.pdf; Oceanwood presentation.pdf

I have just received the agenda for the upcoming meeting on Mayne Island and want to make sure you are aware that there is a lot of opposition regarding the application for the Oceanwood. Please refer to the attached letters which were provided to many neighbours and other residents of Mayne Island.

Yours truly,

Jacquie Burrows and Carsten Petersen

Dear Reader,

We have resided across the street from Dinner Bay Park and next to the Oceanwood for 34 years. The area surrounding the park and the Japanese Memorial Gardens is a residential neighbourhood with zoning and size restrictions to protect the water, ecosystems and rural nature of the area. These restrictions were put in place in 1969 due to the explosion of subdivisions throughout the Gulf Islands. These subdivisions were threatening the limited resources of small islands – ie fire control, water, sewage, first responders, ferries, grocery stores, medical care. Even with these restrictions Mayne Island has become the only Gulf Island which exceeds the **30%** buildout level as reported by the Islands Trust.

Oceanwood was originally a residential property, a bed and breakfast. It was later rezoned twice to permit a country inn. This was a huge concession to the owners; one we supported because the community felt a small country inn could reside in a residential area if it blended in with the local peaceful environs.

There is no question we enjoy the benefits of living in an area where construction, traffic and noise are limited. We also pay a price though, with lower property values and significant building restrictions on our properties. We would likely pay an even greater price for any huge development at the Oceanwood as our property values will decline being next to a resort which will generate noise, pollution and increased traffic. However people from all over Mayne will suffer as this resort would negatively impact the use of the park and gardens with substantial on street parking and increased traffic. People walking their dogs and baby carriages down Dinner Bay Road, people walking out onto the road while playing frisbee golf, kids and bicycles zooming down the road and our horses wandering about will be threatened by increased traffic. It just seems so wrong for a developer to receive special concessions to create an unneeded facility which will affect so many of us negatively.

The Official community plan (OCP) as determined by the residents of Mayne has already designated areas where development is encouraged, while protecting the environment, as in the case of downtown businesses that benefit the community. Developers can purchase properties in these areas for the development of businesses. Rezoning a rural area to achieve a business objective, when other areas already permit such developments, does not make sense. The owners of the Oceanwood told me shortly after they bought the property that they intended to make it the new “hub” on Mayne Island. There are already 3 major “hubs” on Mayne which are way more accessible to residents and tourists and already set up for this type of activity. This property has been rezoned twice in the past to accommodate business ventures – in a rural setting and enough is enough – the Islands Trust must live up to its policy statement “ensure that human activity and the scale, rate and type of development in the trust area are compatible with maintenance of the integrity of the Trust area ecosystems”.

The proposed development would see an increase from 12 hotel units (accommodating 2 people each) to 20 self-contained family cabins, a **10,000 sq ft** staff accommodation building with possibly 10 to 15 residential units, an event centre, laundromat and cafe. This would be a vast increase in density with significant impacts on the environment. Before the Trust is even allowed to consider an increase in density, the developer must provide an approved amenity which would benefit the residents of Mayne and offset the environmental, traffic, pollution, water usage and ecological impact such a development would have. We all know that land, green spaces and water are limited and if we don't protect the spaces we have, we lose what makes Mayne so attractive.

These amenities are very specific and outlined in the OCP. As there are already 5 event spaces servicing a population of 1300 people, how does another benefit the community? Many of them are underutilized throughout the year as it is. The developers propose a laundromat – on an already compromised aquifer – and you can bet they will not want people wandering through their luxury resort with their laundry. They said themselves that they added this the night before their presentation to see if it would fly. It is like they are

throwing out all sorts of promises to see which one's stick. As far as employment is concerned, a hotel and restaurant would provide more employment than 20 self-contained units.

The residents of Mayne were very excited when the Oceanwood was purchased, and the new owners promised to return it to "its former glory". There is nothing in this redevelopment which even resembles the Oceanwood, which is in fact going to be demolished and nothing in this redevelopment at this point which will benefit Mayne residents. Their approach to this whole project has not been transparent, beginning with their promise to restore the Oceanwood to its former glory.

We would love to see the Oceanwood succeed and continue to operate as a quiet, tranquil and memorable country inn. Unfortunately, unless people speak up and notify the Islands Trust that they are not in favour of the proposed redevelopment we will lose another special spot to over-development by already wealthy property developers.

The trustees can be contacted at:

Jeanine Dodds : [jdodds@islandstrust.bc.ca](mailto:jdodds@islandstrust.bc.ca) David Maude: [dmaude@islandstrust.bc.ca](mailto:dmaude@islandstrust.bc.ca)

Please feel free to attach a copy of this letter. If you wish to provide further support, please forward this letter to people who you think would be against such a huge development here. For more information and details on the proposed development, we are sending our comments on the developer's presentation in November 2023 in a separate letter.

Yours sincerely,

Jacquie Burrows and Carsten Petersen

## Comments regarding the Oceanwood Presentation and Survey

We attended the community presentation regarding the re-development of Oceanwood, and have many concerns:

1. The plans and charts presented at the meeting do not reflect the actual application that the developers have sent to Islands Trust – the application which the Trust’s planner recommended **not** be approved. You should refer to the actual application to realize the magnitude of what they have requested. (see page 15 <https://islandstrust.bc.ca/document/mayne-ltc-regular-meeting-agenda-18/>)
2. The developers blamed the Islands Trust planner for telling them to ask for more cabins than they intend to build but were unable to provide information on the number of cabins they require to make the venture profitable. Instead, they indicated that they will be able to cover the shortfall indefinitely with their other business ventures. These other business ventures, one of which is a multilayer marketing (MLM) can be found on the internet under Darren and Mike. The idea that someone would propose a business venture without a business plan, feasibility study and financial plan is not realistic or believable.
3. Their application includes spaces for many food trucks, but they now claim they are going to build a restaurant instead. However, they are not going to operate it, rather lease it for free to someone to start their own restaurant. This is also not realistic or believable. The restaurant would at least be expected to recover the costs of construction and outfitting, and its operating costs, including assessment taxes, hydro, insurance, maintenance, and so forth.
4. When questioned about the **10,000** sq foot apartment building in their application, the developers now say they did not really intend to build the apartment building but provided no further information. It is a real concern that they have no idea about what they intend to do and its initial and long-term costs. They, instead, blamed the size of the building on the Islands Trust planner for advising them to request more than they need. How can we support a plan with continually moving targets and so little information?
5. The presentation included discussion of a desalination plant, also not in their original proposal. There is no indication of the cost of a desalination plant, its maintenance, staffing and taxation. The presentation alluded to the fact that they will be using less water than before, which is obviously untrue. The Oceanwood Resort had 12 hotel rooms with only a bathroom and hot tub. The proposed development would vastly increase water demand. Consider 20 cabins with bathrooms, kitchens, hot tubs, an apartment building with 10 to 20 apartments, gardens, and other buildings, including a restaurant, a laundromat and an event centre with washroom facilities. Can you imagine the amount of water required to operate a development of this size and even rainwater catchment would be an enormous cost and require storage in the hundreds of thousands of gallons. Where are these tanks going to go?
6. The trail amenity is about 0.5 kilometer, making it an “amenity” that few are going to drive across the island to access. Both with the basic proposal and this trail, parking is a significant issue. Where will people park to access it, something not addressed in the proposal? On East West Road or on Dinner Bay Road? Another amenity, the hike to the ocean is right past the cabins, and it seems a stretch to assume private property occupants will want people hiking by. They say they will provide parking for the development but when you consider the number of cars for 20 cabins, an event centre, restaurant, laundromat, apartment building and workers and maintenance people this is just not possible. There is no doubt any plan will include parking on Dinner Bay Road.
7. The application states that they are going to move the septic field. However, they stated in their presentation they are not moving it. The current septic field cannot support the proposed increase in density and cannot be expanded, but they have not addressed this issue.

- 8 There are only 1,300 people on Mayne Island, and we already have 5 event centres, many which sit empty for long periods during the year! We are concerned that the purpose of this center is for promoting the developers' own business development and is not an "amenity" for the Island.
- 9 The developers claim that building a luxurious resort to provide accommodation is a way of giving back to Mayne. What studies did they do to determine what additional accommodation is needed. What about the affordability of the accommodation and location? They stated that Islanders need accommodation for friends and family, but will most people be able to afford to stay at a luxurious resort?
- 10 The survey sent out by the developers was extremely misleading, self-serving and not possible to fill out without unknowingly giving support to the development, which was probably the whole point.

We would welcome the "Oceanwood restored to its former glory", as promised by the developers and we believe they could still do this. We are just asking that their request be more reasonable and not require a rezoning. This creeping development into our forests, watersheds, and oceanfront must stop. We do not understand why a development like this is not carried out downtown, e.g. on the Springwater property, which is already zoned for cabins, is central, and is ideal for this type of business, including having docks and float plane access.

Yours truly,

Jacquie Burrows and Carsten Petersen