

From: Dominic Covvey <[REDACTED]>
Sent: Thursday, January 25, 2024 10:26 PM
To: Jeanine Dodds; David Maude; Tobi Elliott; Robert Kojima; Charly Caproff
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Requesting DENIAL of Oceanwood Redevelopment Proposal
Attachments: Oceanwood Scam Treatment Jan 23 2024.docx; Oceanwood Request for DENIAL of Redevelopment Proposal Jan 25 2024.docx

I am completely, unalterably and irrevocably opposed to the development proposal submitted by Darren Ewert and Mike Dreher!

A Story to Clarify Why

I have written several other long and detailed letters about this. The purpose of this one is brevity and to illustrate why I am opposed.

Imagine a patient, Mr. M.I. (I use initials for privacy reasons).

Mr. M.I., while walking down the street, saw that a new office had opened. On the door was a sign "Come in for a Visit – We Care about You!". Having nothing better to do, Mr. M.I. decided to walk in. The office was beautiful, glitzy even. A nicely-dressed individual met him and offered some refreshments and snacks. "Sit down; enjoy the surroundings!" The person said. So, figuring "What the heck", he did.

After a few minutes, he was given an entertaining and interesting presentation that showed many beautiful things the clinic offered. When it ended, he asked " Why are you doing this? The answer was interesting: "We want to treat you...offer you free medical services – provide some medications and improve your body – amenities, really!" This was weird, because nothing was wrong with him and they had done no evaluations to determine if and why he needed treatment!

The presentation was interesting and everything sounded great. All he would have to do is say it would be okay to proceed, and the clinic would do wonders for him. They added "It also won't cost you anything because the investors in the clinic would pay for it. He thought "Wow! That's a freebie if I ever heard one!"

Mr. M.I., though, had read a bit and learned that many medications and other treatments had side effects, some quite unpleasant! That made him wonder if what the clinic proposed was even necessary.

A bit confounded, Mr. M.I. asked "How did you determine that I needed all this? Would be good for me?" He heard a surprising reply: "Nothing! We just have investors and our own money behind this, and we are willing to generously provide these services." "But" Mr. M.I. asked "What if I have problems from the services, you know, side effects or a poor outcome. They reassured: "You need not worry! If anything goes wrong we will fix it and take care of you! We have very deep pockets."

Mr. M.I., like anyone with half a brain, knew enough at this point that it was time to leave and to raise a question with the authorities as to the possible dangers this clinic presented, because others less well-

read might say “Sure sounds good! What the heck! Have at it!” He knew that others might fall for the scheme and the community which the clinic “served” might actually suffer from this “gift” that might end up taking from them and doing them harm.

The moral of the story: don’t be a victim of smooth-talking hucksters. Really carefully look at what they are trying to foist on you, why they are doing that and what the downsides are. No one on Mayne woke up one day and said “We really need this! It will solve our problems.” Except the developers!

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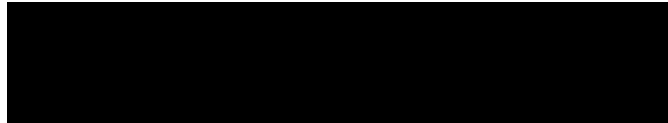
Dominic



Слава Україні!

Glory to Ukraine

H. Dominic Covvey, FACMI, FHIMSS, FCIPS, SMIEEE, ITCP
President and Director, National Institutes of Health Informatics
Professor, University of Waterloo (Retired)



Open Letter Requesting DENIAL of Oceanwood Redevelopment Proposal

Reading this letter may ruin a good day for you, writing it did that for me too. It is my response to the Oceanwood redevelopment proposal by Darren Ewert and Mike Dreher.

I have lived one property over from the Oceanwood since the mid 1990s. Around 1990, my wife Carol and I stayed at Oceanwood Resort prior to seeing our property for the first time. When we finally saw the property, we were amazed! We were also very pleased with our stay at Oceanwood, which was, at that time, run by Jonathan Chilvers and his wife. Since then, Oceanwood has represented a recurring serious problem, rather bad news for us and our neighbors.

The bad news started with earlier owners of the property adjacent to Oceanwood (not the current owners), who decided to clear-cut their land and to begin developing what they dreamed would be an amusement park (believe it or not) with a water slide, pool and other "amenities". Those owners tried to acquire Oceanwood and develop it together with their property. Luckily, their grandiose fantasy ended in bankruptcy.

After several years, we learned of another proposed development of the Oceanwood property, which was similarly grandiose and uniformly hated – though perhaps not by some who sensed a taxation opportunity. Two of us panned that proposal in a humorous ad in the MayneLiner – our April Fool's Day contribution. Twice lucky, the "visionary" proposers withdrew their application at the last minute. Ridiculing that proposal may have helped its demise.

Then this new proposal came along, and humor won't help as it's not funny, just worse than the previous ones. It's hard to list all of what we perceive as its pathologies. However, here are a few.

- Some don't seem to recognize that this is a rural area with people holding large properties partly to protect their privacy, their quiet, and the beautiful surrounding nature. We moved from suburban or urban environments to an island of peace. The last thing we want is anything approximating a suburban environment or even a small-town here.
- Then there's the major issue: water. Access to water has already been compromised by community wells that have sucked the aquifer dry enough during the summer that salt incursion forced pumping to stop. Water is a critical resource on Mayne. The proposed development could deprive us of that resource.
- The proposal requires stripping of the forest and covering the land to build many structures. We do not want that to happen here! It is inappropriate! It is antithetical to the character and natural environment of the area that we have come to treasure.
- Consider too that all those people who will buy luxury accommodations in this 'paradise subdivision', will need a large parking lot, and will generate every form of noise and pollution. When the last genius developer owned the property, people visited Oceanwood in their luxury yachts. At times three or four of them crowded the small adjacent lagoon. Nightly they'd run their generators to recharge boat batteries, emitting both noise and diesel exhaust, noticeable inside my house. And they were noisy, yelling for assistance, e.g.

- In the poorly-managed hotel at that time, people would have parties on the back patio of Oceanwood with loud music. Something that never happened when Jonathan and his wife were resident managers. Of course, then there were only 12 rooms, tightly managed.

There are many other disturbing matters, but the glossy proposal and its glitzy presentation are particularly concerning. I'm amazed by the attempt at 'decorative packaging' or, what Medicine calls "enteric coating" of what's proposed. It speaks of 'luxury' accommodations and 'beautiful' facilities. We see these descriptions like enteric coating on a toxic substance, and an attempt at making the side effect-laden 'medicine' you want to administer – for a problem we don't have – go down easier. Like the devastation of land in the case of the Alberta oil sands, this is another example of people seeking wealth in their lifetimes injuring the environment for future generations so they can acquire yet more wealth.

If the developers want to do something useful for Mayne island with their however-begotten riches, what about doing it downtown, which is properly zoned for that, and maybe provide affordable housing. The gentrification of Mayne Island has made living here virtually unaffordable for the families and their kids who have been here for decades. Frankly, they likely won't care if the accommodations are "luxury". They just need a place where they can live and raise their families, something systematically denied to them by the infusion of wealth. The developers could make Mayne better, not worse!

I and all my neighbors will do everything we can to prevent this proposal from proceeding.

We are not averse to the redevelopment of the Oceanwood building with a similar number of accommodations to what Jonathan had, assuming it is properly managed. I and others would be open to discussion. However, the existing proposal must be denied.

Beyond that, I will do everything I can to assure that this proposal is DOA.

Final Comments

I was disturbed to learn that one of my neighbors was falsely cited in a document as supporting this proposal. A number of neighbors also harbor serious misgivings regarding the developers themselves and their approach to business, which is illustrated by stunts like that. Many have commented on the nature of the product (Enagic Kangen Water) they have promoted and expressed concern regarding the business structure used to achieve financial gain. This can be found on the Web by interested parties.

It must be said that, if this proposal were approved, it would provide a back door to bypassing restrictions placed on all of our properties by Islands Trust related to subdividing our land. If the interest and purpose of Islands Trust is congruent with its mission – "to uphold the mandate to preserve and protect this special part of the world" – there should be no possibility of approving this proposal. It damages the environment, threatens its natural resources, creates over-density and offends the right of neighbors to enjoy their properties.

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