

From: carl bunnin <[REDACTED]>
Sent: Friday, January 26, 2024 5:10 PM
To: Jeanine Dodds; David Maude; Robert Kojima; Charly Caproff; Tobi Elliott
Subject: Oceanwood Rezoning Application

Jeanine Dodds

David Maude

Tobe Elliott

Clair Caproff

Robert Kojima

Regarding: Rezoning Application - Oceanwood, 630 Dinner Bay Road.

Dear Trustees and Planners,

We are writing to express our concern over the increased size in zoning being considered for the Oceanwood property. Sharon and I had the opportunity to attend the November information meeting held at the Community Centre. The proposed changes doubled the Tourist accommodation from 10 to 20 units in addition to proposing 9860 sq. ft. of building to accommodate staff. There is no indication as to the number of staff or residents the 9860 sq. ft would support; during the meeting we were advised there would be no onsite management. The 9860 sq. ft. could easily provide 10 units. That brings the proposed Oceanwood usage density to 30 units.

I suspect our concern over the increased density are consistent with many other homeowners on Mayne:

1 - Tourists on the Island introduce a disproportionate increase in traffic on our Islands roads and recreational facilities.

2 - Risk of wildfires caused due to human activity is increased significantly with tourists who are not familiar with the danger of fire that exists on our Island during the summer.

3 - Our Island has limited water resources which will be strained by the proposed increase in zoning density.

4 - Ferry Traffic: Tsawwassen to Village Bay traffic regularly exceeds capacity for Island residents making infrequent use of the routing. It would be reasonable to expect the proposed zoning would add an additional 30 vehicles per week in Ferry Traffic (10 cabins X 7 days, 10 cabins X 3 days, 10 cabins X 4 days = 30 vehicles per week). Several times this summer we and our family experienced lost days due to Ferry availability.

The current zoning of 10 units seems an appropriate balance to allow for the commercial use of the property while working within the interest of our Island Community. The presentation by the developer offered a significant wish or gift list with nothing in the way of covenants or guaranties of performance. The Oceanwood site has a troubled financial history. It is important that we recognize that if the increase in zoning for this project is approved it will be our Island Home Owners and its Trustees that will live with the problems should history repeat itself.

Thank you for considering our concerns.

Carl and Sharon Bunnin