

**From:** Shawn Ling <[REDACTED]>  
**Sent:** Sunday, January 28, 2024 2:40 PM  
**To:** Jeanine Dodds; David Maude; Tobi Elliott; Robert Kojima; Charly Caproff  
**Subject:** Ocean, Wood, 630 Dinner Bay Rd.

Dear trustees and planners.. It has come to our attention Shawn and Denise the rezoning of 630 Dinner Bay Road, Ocean Wood, to change and double the tourist accommodation from 10 accommodation units, to 20 accommodation units and a proposed 11,000 ft of additional building space to accommodate staff which seems to be way over proportioned. My concerns are the doubling of size..I have no problem with rebuilding to original zoning size and being open minded and flexible on any proposed additional size as well. As long as it is well planned out and accepted by the community, apparently there is no plans for on site management staff 24 hours which could be a real problem and safety concerns..Also increasing density by doubling is not always a good thing..It just opens up the door for future rezoning of other commercial properties to propose the same kind of rezoning by doubling or even tripping then trustees and planners would have to consider density size based on other accepted and approved proposals. This would also increase the amount of vehicle, traffic to Mayne Island , which would also decrease the availability of ferry reservations spots making it harder to get ferries to our Mayne Island home. Another concern is the risk of potential forest fires which seems to be getting more and more dangerous every year. Currently, the zoning for this property is 10 units, which seems to be an appropriate balance for this size lot zoned commercial use tourism to me I believe the property already has zoning for a commercial restaurant, which I don't have a problem with..In the developers proposal. It looks like there was only 12 to 15 participants in the questionnaire survey that was circulated around the the neighbourhood in Island I never saw one myself..Being only a permanent full-time resident of Mayne Island for only two years now I had no idea that this rezoning was coming up for review. Personally, I come from an area that this sort of, rezoning has completely over, exploited, the tourism, market and has completely commercialized and ruined our previous home location of 47 years which is the reason we have moved to Mayne Island would hate to see it happen here ..Im not opposed, but also not for this rezoning.. Would just like to see more opportunities to speak with developers and planners and Island Trust to make sure that it's a good decision by all members and community.. Thank you for my concerns ..Shawn and Denise, Mayne Island, BC Sent from my iPhone