

From: Carl D <[REDACTED]>
Sent: Monday, January 29, 2024 11:11 AM
To: Jeanine Dodds; David Maude; Tobi Elliott; Robert Kojima; Charly Caproff; Risa Smith; Susan Yates; Charles Kahn; Ken Thomas; Lisa Gauvreau
Subject: DENIAL of Oceanwood development proposal request.

Jan 29th 2024

This is an open letter from a member of the community requesting DENIAL of the Oceanwood over-development proposal.

I am a property owner within 100 meters of the Oceanwood. I am generally open to development within the community that we live in and I would be supportive of any reasonable plan to redevelop the Oceanwood HOTEL, but I am completely OPPOSED to this redevelopment application.

This proposed development is asking for a rezoning that drastically changes the current property from a 12 bedroom self contained hotel into 20 cabins, a 10,000 square foot apartment building with 10-15 suites, a restaurant, a large events space, a laundromat, a desalination facility, and a water catchment and storage facility.

This would substantially increase the density of an already densely populated area for which the natural resources already can not support.

There are two functioning wells on the Oceanwood property which is adjacent to the highest producing well on the VPID, which provides 43% of the water for the district, but that well is fragile and susceptible to salt water infiltrating when the well is over pumped. As it is, the VPID pays to bring in water from off island by truck to keep the water system flowing during low water levels in the wells.

A letter sent to the residents of the Village Point Improvement District on January 18, 2024 read "We continue to experience critically low water storage levels at our treatment plant... If you are not a full-time resident, please consider not coming to Mayne this weekend." As we all know, water is always a huge concern on these Gulf Islands, this is currently the rainy season and we are experiencing water shortages, this densely populated VPID subdivision is a strain on the water shed as it is, should you really be considering this degree of development?

Let's estimate flushing toilets on the proposal site:

- 20 bathrooms in the cabins
- 10-15 bathrooms in the 10000 sq ft apartment building
- 2 public washrooms in the event space with multiple toilets.
- 2 public washrooms in the laundromat with multiple toilets.
- 2 public washrooms in the restaurant with multiple toilets.
- 3 bathrooms in a primary residence.

That's a potential of 38 showers, 33-38 kitchens and 39-53 toilets. A development of this magnitude would decimate the already struggling water table. If the water table in this area can not support the current housing that already exists in the area, how would those two wells pumping more frequently affect the existing water table? How will these water shortages affect the livability of this area and the property values?

How big would the septic system need to be to support a development this large and where would that septic field be? Where is the current septic field on the property? Is it not under the proposed site of the apartment building? It's definitely not in the forest where the application map suggests.

The Islands Trust was formed in 1974, in response to the potential environmental effects of dense residential subdivisions that were in development in the Gulf Island. In fact, was this exact area, the Village Point Improvement District, one of the three developments that originally spurred the Islands Trust into existence? The Islands Trust mandate is to preserve and protect the environment and unique amenities of Mayne island. It's not job creation or tourism.

All the neighbours that I've spoken to about this application for development are all against it and I find it more than irritating that we are forced to spend our time and energy writing these letters about a change of zoning of this magnitude that should just simply be shut down by Islands Trust before anyone's time is wasted.

What is the Islands Trust method for finding out how neighbours feel about an application for rezoning such as this? Shouldn't the first step be, to see how the community feels about it? Many of us are not on Facebook and a public forum like that doesn't seem like an efficient safe way to get the honest views of the neighbours.

If I was the applicant putting in time, energy and money preparing these things and paying people to create these materials, I'd like to know sooner than later if an application isn't wanted by the community.

Is the Islands Trust at the stage where you want the feedback of the neighbours? All I know is that the process you've asked the applicant to go through has created informational graphs that have been put forward by the applicant in the Islands Trust Staff Report that makes it look as though the neighbours are in favour of this. This is the reason I am writing this letter now because I am not in favour of this application for rezoning and developing.

At the community meeting the information swayed from the information given in the application proposal. Where can we view the current proposal? It seemed to be still in the ideas process. For instance the inclusion of a desalination facility in the proposal seemed to be tossed out the window at the meeting, but is it still a part of the application? There is wide opposition to desalination because it is energy intensive and has the potential to increase fossil fuel dependence, increase greenhouse gas emissions, and exacerbate climate change if renewable energy sources are not used for freshwater production. Also in the proposal is water catchment, storage and treatment, but I don't see a tank farm or facility on the map.

I propose a procedure be put in place at the Islands Trust to consult or communicate directly with the community and neighbours so you know how we think and feel about a request for rezoning like this? Leaving this up to the applicant to provide their take on the community's opinions is lazy, inefficient and easily corrupted. The emailed survey by the applicant was full of vague language that steered the answers towards what they wanted to present. It seemed irrelevant to this development and it seemed impossible for us to participate in something that would only yield our acceptance of what we oppose. It's not a good system for you to find out what the surrounding community thinks. This current process is confusing, frustrating, ineffective and needs to change.

The Oceanwood Hotel was a failing small business model that couldn't make a go out of it previously, so why would we increase the size of that business and expect an increased sized model to work? Shouldn't it be thriving as a small business first before we can expect it to expand. There are various small AirBnBs in this area, they are not booked solid, so why would we expect these cabins to be a thriving business model? And what consideration have you given the members of this community running existing AirBnBs? With the massive increases in housing costs in this area, there are hard working people running AirBnBs to make ends meet. How do you think this will impact those local's livelihoods?

When the applicant was asked at the community meeting why there is no business proposal for this resort or financial projections attached to their plan, one of the owners, Mike Dreher, responded that their "other business will cover any shortfall." Does this not make it necessary for the Islands Trust and the community to know what their other business is? Is it a laundromat or a nuclear power plant or a shovel making factory, what is it? Claiming that their other businesses will make up the shortfall of this proposed development puts a spotlight on what it is exactly that they do and what we are inviting into our community and this fragile gulf island environment.

Is it relevant for you to ask the owners Mike Dreher and Darren Ewert to submit information about their business that will be covering the shortfall in lieu of a business plan or financial projections? Or is it important that everyone affected by this application proposal, search the internet to find out what the other business is that will carry the shortfall of a currently failing business model of the Oceanwood resort?

It didn't take long for me to google 'Mike and Darren' and find what I can only describe as disturbing. The words "Multilevel Marketing (MLM)" and "Pyramid Scheme" kept coming up. Does this community want to invite this sort of business onto the island they call home or the happy place they vacation to?

I will not risk myself in this letter relaying what I found with my Google searches of their business, but to me, it was immense and incredibly negative with the use of the words "scam" and "scammers" on many of the videos or articles I found. It might be none of our business how people make their money until they shine a spotlight on it by saying that their business is what they are basing the success of their proposed application for rezoning in our quiet little piece of paradise. My question is, if their business is able to carry this proposed development, would you be allowing them to build something that is not sustainable without them? There have been many owners of the Springwater, The Mayne Island Inn, the Gas Station and the Trading Post. These are institutions on the island because the business models make sense to carry on from one owner to the next.

At the community meeting I spoke directly to Darren while reading the 6 large information boards that were being displayed. I asked him what the abbreviation "LTC" meant, but he did not know the answer. He said he would need to ask Mike what it meant!

At that community meeting Mike Dreher said "we only want to build 12 cabins." He said that it was someone on the LTC that suggested a "go big" approach to this application suggesting that they do 20 cabins. If this is true? I would like to ask that individual at LTC why a representative of The Islands Trust would promote increased densification beyond even the intentions of the applicant. I'm wondering

how the founders of the organization would feel about one of their own members or employees suggesting the 'go big' approach to densification in the fragile VPID?

I suggest that The Islands Trust confirm with Mike and Darren that their other business which they are basing the success of this development on is associated with a company called Enagic which is a MLM company from Japan. Do Mike and Darren and their 'Dream Team' sell Enagic water purification machines? If so, is it important that we know more about that company as well? Will that be the company behind the company owning and running this development? I found a cease and desist demand from the Federal Trade Commission in the US against Enagic (attached) as they were claiming that their Enagic water purifiers prevent or treat Coronavirus Disease 2019. I also dug up a Better Business Bureau 'monitoring Inquiry' about Enagic. (attached)

If you look around the current proposed Oceanwood site with the map they have provided of their proposed development you will find many trees of all sizes and species. For example there is a beautiful giant mature Maple tree in the location of a cul-de-sac and parking lot of the current plans. While the owner of the property said at the meeting "we won't be cutting down a single tree" and if you lay the plans over the existing map you will see that many many beautiful trees will be decimated for "widened roads" 41 parking lots and two gravel overflow lots and space for food trucks. The current owners of the Oceanwood have already removed many trees on the property, creating a large fire from branches and trees that alerted the fire department to visit the property.

At the public meeting there was food, tea and coffee provided to the attendees, I was horrified to find out near the end of the meeting that this food was supplied by the Mayne Island Assisted Living. How is this organization related to this proposal and why are these various wealthy attendees consuming food meant for people in need? I think the Islands Trust needs to examine this relationship.

In conclusion:

At the 'community information meeting' on Mayne Island at the Community Centre, I attended with an open mind to hear a proposal from the owners / developers and their 'designer'. What I found was a disturbingly fluid plan of over-development that would definitely jeopardize the fragile water table and make the current water shortages even worse than they are. This will affect the livability and potentially the housing prices in the community.

There is no business plan or financial projections attached to this proposal as the owners are claiming that their current business will cover any shortfalls, expanding an already failing business model that was the Oceanwood. So what is the business that they are installing into our community? Researching business of the owners online turns up disturbing words like "scammers" and links to a company that has been barred from some countries for illegal activity and links to a company that is being monitored by the Better Business Bureau.

This could potentially impact vulnerable people on the island exposing them to scams. Considering how many people I've met who seem to be in fear of these people 'coming after them' for speaking the truth, it will expose us all to unjust legal action by people who want to silence us so that they can do what they want with this island paradise.

This proposed development would also directly negatively affect and take away business from local AirBnBs.

This proposal also promises to provide amenities to the community that are not needed, like park space across the street from one of the biggest and least utilized parks on the island. An event space that is not needed, across the street from an events space that is under utilized.

I say NO to any amount of cabins. Renovate the 12 bedroom self-contained hotel and keep the same footprint as the zoning currently allows.

If the Islands Trust lets this go through I will seriously wonder if there is some corruption happening within the members for completely ignoring its own mandate and letting happen exactly what it was created to prevent. I also question the motive of the member of the LTC who has allegedly encouraged the applicant to increase the density further than their initial intentions.

Top regards,
Karl D

attached links:

<https://bbbprograms.org/programs/all-programs/dssrc/ccd/case-39-2021-monitoring-inquiry-enagic-usa-inc>

https://www.ftc.gov/system/files/warning-letters/cease_and_desist_letter_to_enagic_usa_inc_dba_kangen_12.9.21.pdf