
Hardal Management Inc.

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To Kim Stockdill
Planner
Islands trust, North Pender

26th July 2021

Re C2 zoning at Driftwood Centre

Good morning Kim,

I am sorry we did not respond sooner to the proposed changes of our C2 property at 4605 Bedwell Harbour Road (Driftwood Centre).

We are in the planning stages of developing this property as per the guidelines of the current C2 zoning. We do not wish the number of Commercial Guest Accommodation Units to be reduced, in fact we would like this to be increased. With the current regulations we would only be able to fit in 12 camping spots. This would not be financially viable. If this could be increased, it would allow us to incorporate staff housing for employees that work at Driftwood Centre, or Commercial Guest Accommodation Units.

The Options for Consideration in the Staff Report are definitely some changes we would like to see as follows:

1. Provide flexibility in the size of the units, we would be interested in doing a similar project to Port Browning with the Yurts and/or camp ground.
2. Amendments to allow more employee housing and in different forms.
3. Amend the principal permitted use to tourist accommodation and remove permitted use hotel, motel and lodge.
4. We do not believe that establishing a maximum number of units per hectare, or maximum floor area ration is fair.

Tourism is the life blood of this community, employing more people than any other industry. If we want a diverse community of people of all ages, we need tourism. For a business on this island to survive, 60% of its customers need to be local. That is the breakeven point. To be successful and offer our community selection at a reasonable price, we need the tourists. We also need the accommodation for people working in our community. Low-cost housing is a dream, there is no such thing, not at over \$400 a square foot to build. Density on housing is the only way it can lower the cost.

Again, my apologies in the delay of writing his response.

Sincerely

Dorothy Murdoch, Property Manager
Driftwood Centre - [REDACTED] email driftwoodcentre@shaw.ca