

From: leslee kerfoot <[REDACTED]>

Sent: Monday, November 15, 2021 10:34 AM

To: Deb Morrison <dmorrison@islandstrust.bc.ca>; Benjamin McConchie <bemconchie@islandstrust.bc.ca>; Laura Patrick <lpatrik@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>

Cc: Budd Kerfoot <budd.kerfoot@hotmail.com>

Subject: The Tides Cottages - [REDACTED] Mackinnon Road, North Pender; [REDACTED] Mackinnon Road, North Pender Island

I am writing in response to your latest meeting, October 22, 2021. My son, Budd and I attended the zoom meeting where you again discussed the C2 zoning on McKinnon Road. We respected the Chair's request for no input made at the top of the meeting.

We also wanted to notify you that we have purchased the property beside The Tides, at [REDACTED], so we now hold two of the four properties on McKinnon you are reviewing.

We cannot find the minutes of the meeting on your website, but we understood the following:

1. You are waiting for the groundwater specialists report that will provide scientific data for decision making;
2. You are considering the introduction of a covenant (219) that would travel with the property, and development would only be approved from current levels with a water management process;
3. Your main concerns are water management/use and neighborhood impact;
4. You plan to approach and discuss your recommendations with homeowners on respective McKinnon road properties.

As you know we as a family have invested millions of dollars into these properties based on the zoning that has been in place for decades. The recommendations discussed have continually changed and evolved over the last few months from no reduction in density, to a slight reduction, to retaining the current density that exists and introducing an approval process for more. I hope you can understand how unsettling this is to us as a family, and as responsible and respectable business owners. The latter recommendation completely devalues our investment.

However, we will remain confident that it is not your goal to financially devastate us. And, that you will take the time to understand our situation, and work with us.

At the start of the meeting, Trustee Morrison suggested that "If you are unhappy with our recommendations, don't just fight it, discuss why you don't like it, what you do like about it, and propose some solutions" - that is exactly what we plan to do.

We are working on a plan that will meet your needs, and ours - a win/win situation.

It is our desire to have a plan for our properties approved by you, once and for all. It seems to be in both of our best interests to reduce the time and bureaucracy

involved in these two properties. It would greatly reduce our stress to understand our plan, to not have to get it approved for each new unit and not have it continually changing over the years with potential new trustees. It is our goal to be a leader in water management in the commercial sector. As stated in other communication we want to manage our water responsibly, and be part of the solution, not the problem. We are confident our water management plan will meet your concerns.

Our plan also takes parking and neighborhood impact into consideration. Parking can easily be added, away from McKinnon, and cottages (and guests) are not visible from McKinnon Road.

Our guests are mainly 35+, and very family oriented. In other words, it is not a party crowd.

Could one of you please advise the following:

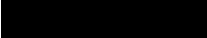
1. When the minutes will be posted from the October 22nd meeting
2. When the groundwater specialists report will be available to us
3. When your recommendations will be sent to us
4. When the next meeting to discuss our situation will be
5. What the process for decision making for this issue is

We are trying to plan for our business and have a number of investments coming up. We appreciate your help and guidance on this very important issue.

We look forward to hearing from you, and working with you.

Thank you,

Leslee Kerfoot



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