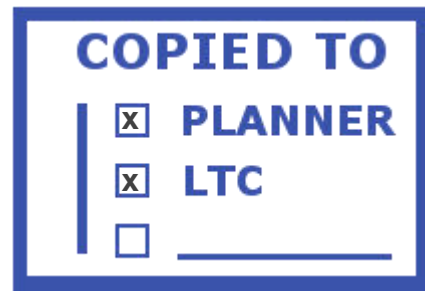


July 23, 2020

Glen & Lise McLeod
[REDACTED]



To Islands Trust:

Dan Rogers, Chair
Jeanine Dodds, Trustee
David Maude, Trustee

Re: Mayne Island Housing Society proposal at 375 Village Bay Road

We oppose the proposal to rezone the property on Village Bay Road for the purpose of building a cluster of housing units. However the development plan evolves, however sophisticated are the sewage disposal and water collection systems, the result will impose a new source of the inevitable waste and disturbance connected to human activity on a watershed which feeds the wells of an entire neighbourhood, some of which are already under stress.

We have watched the Mayne Island Housing Society in their attempt to find a property suitable for their project. It seems to us that, wherever they go, they cause concern in the surrounding neighbourhoods. This proposal is no different; all of Maple Drive, except two which could not be reached with such short notice, and both adjacent neighbours on Village Bay Road are strongly against the idea. Such an invasive approach does not seem to us to be an appropriate strategy for forming roots and building support in a small community.

We feel that the Islands Trust would better serve the community and the very worthy cause of the MIHS by considering other strategies. If current bylaws were tweaked to allow guest cottages on properties smaller than 1.5 acres, many homeowners would take advantage of the opportunity to help the cause while creating extra income. Secondary suites and enforcing against illegal Air B&B.s could also make more rentals available. An increased supply might result in a more affordable market. The solution is not with one project which creates 10 units at the expense of a neighbourhood's harmony. Our Trustee Jeanine Dodds is on the right track with her "Tiny Home" idea.

We like our neighbourhood zoning just the way it is, with high density in front of us in the village of Miners Bay, medium density around us on Maple Drive and low density behind us on Village Bay Road. It is this configuration which induced us to buy our property on Maple Drive 30 years ago. As Realtors on Mayne Island, we can assert with confidence that it is this zoning which provides the appeal and value of the neighbourhood. Aside from the very real threat to our water supply, this proposal threatens the social fabric of our neighbourhood.

We will not tolerate a solution that allows MIHS to sell the newly rezoned property and use the proceeds to buy elsewhere. We will oppose any rezoning of this property with whatever legal means are at our disposal.

Respectfully, Glen & Lise McLeod
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