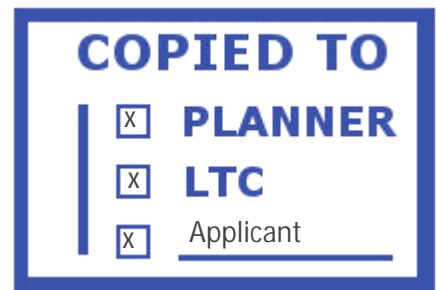


July 23, 2020

To Islands Trust:

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



Re: Mayne Island Housing Society proposal at 375 Village Bay Road.
Lot B, Section 7, Plan 27091 Cowichan District, Mayne Island, BC.

The undersigned residents of Village Bay Road, Maple Drive, and Victor Road hereby express our objection to the proposed housing development on the Sean McHugh property at 375 Village Bay Road.

Regardless of configuration, we understand that the housing proposal will allow the McHugh property, which lies adjacent to nine of us and uphill of most of us, to expand its density from a current allowance of two dwellings to fourteen dwellings including the two existing units.

This development is proposed for an area on or just above a wetland which feeds a catchment basin for the northwest watershed of Mount Parke. Maple Drive, Victor Road, Village Bay Road and parts of Miners Bay rely exclusively on water from this aquifer.

Considering the huge untapped commercial potential in Miners Bay and the as yet undeveloped potential of some of our Maple Drive properties, we are very concerned about the impact this proposed development will have on the quality and quantity of our precious water source. As well, we are concerned about the impact that such a density increase will have on the quiet nature of our neighbourhood. We accept the unknowns at our doorstep in Miners Bay but rely on current zoning regulations to protect our flanks.

Some years ago, extensive logging on the subject property and the adjacent acreage to the west caused serious negative effects on some downhill wells, demonstrating a clear relation between these acreages and our water supply. After the logging, surface drainage patterns were altered, causing flooding in some downhill properties which still occurs today. This new runoff was permanently diverted from our aquifer.

With climate change upon us, an Islands Trust with a mandate to "preserve and protect" should reject rezoning proposals that increase density based on assumptions that ground water will suffice and that rain will fall. We all are, or soon will be, in possession of official documentation recording flow rates and water quality for each of our wells.

If this rezoning proposal is approved and our wells or properties are negatively affected in any way, legal action will result.

Finally, be advised that we will not tolerate a rezoning that would allow the Mayne Island Housing Society to sell the newly created property and move on to another site with the proceeds.

We will strongly resist any proposal to change the current zoning bylaw.

Lot A:
[Redacted] - Jon Hoff

[Redacted] - Patricia Hoff

Lot C:
[Redacted] - Rebecca Ewing
[Redacted] - Timothy Maki

Lot 1:
[Redacted] - Glen McLeod
[Redacted] - Lise McLeod

Lot 2 & 3:
[Redacted] - Darrell Medcalf
[Redacted] - Janet Medcalf

Lot 4:
[Redacted] - Robert Kirkpatrick
[Redacted] - Lydia Woods

Lot 5:
[Redacted] - Oliver Baecker
[Redacted] - Megan Baecker

Lot 6:
[Redacted] - Peter Wherley
[Redacted] - Jan Wherley

Lot 7:
[Redacted] - Katherine Somerville
[Redacted] - Beverley Burden

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Lot 9:

[Redacted] - Robert Kirkpatrick
[Redacted] - Lyndia Woods

[Redacted]

Lot 11:

[Redacted] - Dennis Myttenar
[Redacted] - Marny Myttenar
[Redacted] - Seoris Harrison

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Lot 12:

[Redacted] - John Sprung
[Redacted] - Anne Sprung

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Lot 14:

[Redacted] - Patricia Gasston

[Redacted]

Lot 15:

[Redacted] - Marie Elliott

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Lot 16:

[Redacted] - Judith Baca

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Lot: 18

[Redacted] - Sid Terpstra
[Redacted] - Sylvia Terpstra

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[Redacted]
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Lot 19:

[Redacted] - John Reynolds

[Redacted]