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ISLANDS TRUST
VICTORIA BC

Edwin V. Abbott B.A., M.D., D.P.H.
R.R. 2 Oro Station, Ontario, L0L 2E0
Telephone (705) 835-2999

March 14/2010.

COMED TO

PLANNER

To Whom it may concern.

Since retiring from my position as Medical Officer of Health in the borough of Scarborough in Toronto it has been the privilege of my wife and I to enjoy many visits with our three children who are employed and settled in this part of B.C.

Since 1995 these visits with our family members on Mayne Island have become more frequent and of longer duration.

I have noticed with appreciation the increased availability of organically produced food - a factor important to those whose occupation has been in the health field.

The striking success of the Farmers Market open during the summer months points to the popularity of freshly picked fruits and vegetables. This is in keeping with the growing emphasis on living off the land - "the 100 mile diet". This also reduces costs involved in transport and storage as well as contributing to the livelihood of neighboring residents.

It must be recognized to make such farm fresh produce available throughout the year, as is now being proposed by Don Macdougall, is in the interest of the health and well being of all residents.

Edwin V. Abbott

March 14, 2010

Dear Don and Shanti,

I believe that the subject property of your rezoning application is the special C3(a) in the LUB, with C3 being classified generally as a Service Commercial Zone.

In my opinion, zones should reflect neighbourhoods in terms of amount/type/hours of traffic; compatibility of building design; as well as density etc.

I have seen the center island commercial complex change over 35 years from very shabby to barely shabby to the tasteful Fernhill Center we have today. Not only is the structure of this Center attractive, it is a showcase for sustainable products and creative Island talents.

There are uses in C1 and C3 zoning that may have been compatible with the central island neighbourhood 30 years ago. In my opinion, with the upgrading that has occurred, particularly with the development of the Fernhill Center, uses (h) and (i) in C1 zoning and all of the uses in C3 zoning are now out of sync with this area and could produce a drastic neighbourhood upset in terms of neatness, traffic patterns and building design.

While there may be a reluctance to rezone for one particular business venture, the current zoning for the property in question is so incompatible with a revitalized neighbourhood that it should have been included in the Bylaw review. I think an application to rezone appropriately-zoned property should be at the applicant's expense and rezoning of inappropriately-zoned property should be at the Trust's expense. Therefore, in my opinion, this application should be granted without requisite rezoning costs.

Respectfully,

Margaret Emmett
760 Channel View Way

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VICTORIA BC

Byron Dyck
291 Wood Dale Drive
Mayne Island, BC, V0N 2J0

March 14, 2010

To Whom it may concern:

My wife and I have been full time residents on Mayne since 1999 and prefer to shop locally whenever possible.

I would like to offer my support in the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

Since this property has been unused for several years, it would be nice to put it good use again. It is my understanding that this building is currently zoned C3 Industrial Automotive and that the McDougalls are asking for the zoning to change to C1.

It seems that this zoning change would fit in well with the Islands Trust and the OCP mandates which encourage the clustering of amenities. Already at the Fernhill Centre there are five different businesses including a successful restaurant. A locally focused grocery store would provide another reason for residents and visitors alike to travel to and shop in this location.

During the September 2009 Trust Council Meeting, **food security** was included as a priority on the Trust Council Work Plan. This change will allow the McDougalls to build their grocery store which will certainly have a local focus and give the community a sense of food security as more and more local growers help to supply the store.

The McDougall's have been farming successfully here on Mayne since 1995 and were instrumental in the development of our Farmer's Market which opened in the Spring of 20001.

I strongly recommend that we allow this change to move forward for Mayne Island.

Signed,

Byron Dyck

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ISLANDS TRUST
VICTORIA BC

D. Gregory Harmon

March 13, 2010

To The Local Islands Trust Committee:

This letter is to offer my support to the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

It is my understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1.

With this change the McDougalls will be allowed to operate a grocery store at the site. This seems to me to be useful addition to the community and a much better use for a site that heretofore has been used as an automotive hobby workshop.

I believe this new use will be a valuable enhancement to the business community of the Island and recommend that the change be approved.

Signed,

Greg Harmon

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✓ WINNER
✓ LTC
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VICTORIA BC

March 13, 2010

To Whom it may concern:

This letter is to offer my support in the rezoning application put forward by Don and Shari McDougall for the property located at 568 Fernhill Road.

It is my understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1.

It seems this zoning change will fit in well with the Islands Trust and the OCP mandates which encourage the clustering of amenities. Already at the Fernhill Centre there are five different businesses including a successful restaurant.

During the September 2009 Trust Council Meeting food security was included as a priority on the Trust Council Work Plan. This change will allow the McDougalls to build their grocery store which will certainly have a local focus and give the community a sense of food security as more and more growers begin to supply the store.

The McDougall's have been farming successfully here on Mayne since 1985 and were instrumental in the development of our Farmer's Market which opened in the Spring of 2007.

I strongly recommend we allow this change to move forward for Mayne Island.

Signed,

T. H. Burrows
Carsten Petersen
Jacquie Burrows
800 Dinner Bay Road
Mayne Island, BC
V8N 2J8

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 LTC

REC'D
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VICTORIA BC

March 13, 2010

To whom it may concern,

I'd like to express my support for Don and Shanti McDougall's proposed rezoning of the property at 568 Fernhill Road.

I have often wondered about that abandoned looking building...what a happy thing to bring it to life as a locally focused grocery store and link it to the already lovely Fernhill Centre! It makes sense.

I've lived and worked at 340 East West Road for almost 9 years and can't wait for this new venture to be a reality. I'm excited to think of a vital and beautiful shop like this at Fernhill Centre where I can find island-grown and island-made groceries. I know of so many people who have wanted this for a while now. Don and Shanti were instrumental in establishing one of my favourite events on Mayne Island, The Saturday Farmer's Market. It has successfully grown to be a lovely summer-time venue for both local community and visitors to gather together and exchange greetings and Mayne-made and Mayne-grown goods alike and I expect their new store at the Fernhill Centre will be similar, year-round. I think it's good for our community.

sincerely,
Christina

Christina Pechloff
Christina's Garden
340 East West Road
Mayne Island, BC
250.539.3545
www.christinasgarden.com

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VICTORIA

Lael Whitehead
344 Campbell Bay Rd
Mayne Island, BC
V0N 2J0
250 539 9818
lael@cuifislands.com

March 13, 2010

To Whom it may concern,

I am writing to strongly recommend that Don and Shanti McDougall's application for rezoning of their property at 568 Fernhill Road be approved. It is my understanding that this property is currently zoned C3 Industrial Automotive. The McDougalls are asking for the zoning to be changed to C1, so that they can establish a small grocery store specializing in locally grown and organic food.

I have lived on Mayne Island for 12 years and have appreciated the energy, enthusiasm and dedication the McDougalls have brought to every project they have embarked on. They are largely responsible for creating the weekly Farmer's market that has become such a feature of island life during the summer months. Their organic farm has supplied my family with hay, meat, eggs, organically grown produce and delicious condiments and preserves. Everything they do, they do with taste and care. I know that their store will be well-run and attractive - a definite asset to the cluster of amenities called Fernhill Centre.

Furthermore, I believe the McDougalls will supply a pressing need on Mayne Island. The two other grocery stores offer very little locally grown, organic produce for sale on their shelves. The McDougalls store would fill the gap, and give those of us committed to living sustainably more choice when it comes to feeding our families.

Please allow the McDougalls to move forward with this much needed project!

Sincerely,

Lael Whitehead

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Bette Hawes
727 Fernhill Road
Mayne Island BC
V0N 2J0

March 13, 2010

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VICTORIA BC

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To Whom it may concern,

I write this letter in support of the rezoning application for the property located at 568 Fernhill Road, Mayne Island, forwarded by Don and Shanti McDougall – from C3 Industrial Automotive to C1.

In the nine years I have resided on the island, this property appears to have been mostly unutilized, though occasionally used to store vehicles and equipment. To my knowledge, it has not operated as a business during this time and both building and property are derelict in appearance. Located adjacent to an existing shopping plaza, a locally owned grocery store featuring local product would be a valued addition to our limited shopping options, in addition to generally enhancing business at Fernhill Centre.

Don and Shanti McDougall have successfully farmed on this island since 1995. They have been instrumental in introducing, promoting, and supporting local food production and sales, and are experienced business operators. The McDougalls are active in the community, invested in the community, and very much appreciated by our community. I am confident that any business endeavor involving this family will receive full community support.

Mayne Island needs functioning businesses to serve the local population, develop the local economy, and to attract tourists. Based on the popularity of our Farmers Market (instigated by the McDougalls) there is a proven desire for locally produced goods beyond summer Saturdays. For the health and welfare of my community, I strongly recommend that this property be rezoned.

Sincerely,

Bette Hawes
Editor, *the MayneLiner*
(former Sales & Marketing Executive)

Jim McKenzie and Sherry Surcess,
S29 c17, 615 Whalen Rd.
Mayne Island, B.C.
V0N-2J0

March 12, 2010

To Whom it may concern:

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This letter is to offer my support for the rezoning application put forward by Don and Shanti McDougall on the property located at 568 Fernhill Road.

It is my understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1.

Having run McKenzie Fine Art Gallery at Fernhill Centre for the last ten years I know a market selling local produce would be well received by the community and other businesses in the area as well. The market would be an excellent addition to the Fernhill commercial complex.

It would be nice to be able to regularly purchase locally grown food right here on Mayne Island.

I know Don and Shanti have been farming here on Mayne for some time. They are friendly with other growers on the island and deeply involved with the cause of local food production. As well, Don has run a successful bakery business in Vancouver for several years, so I'm sure he has the experience necessary to operate the market.

I recommend we grant this change of zoning for the benefit of the island in general.

Signed,

Jim McKenzie

Sherry Surcess



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Judi Wilson
504 Aya Reach Road
Mayne Island, BC V0N 2J0

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VICTORIA BC

March 12, 2010

To Whom it may concern:

This letter is to offer my support in the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

It is my understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1.

The zoning change at this location would be consistent with the current C1 zoning on the property next door, would reestablish a grocery store at the centre of the island and would eliminate an unnecessary C3 zoning as we already have 2. I believe a grocery store of the type proposed is more in line with Mayne Island's needs for residents and visitors alike.

The McDougall's have been farming successfully here on Mayne since 1995 and were instrumental in the development of our Farmer's Market, which opened in the Spring of 2001.

I strongly recommend we allow this change to move forward for the benefit of Mayne Island.

Signed,

Judi Wilson

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March 12

To whom it may concern:

I'd like to express my support for Don & Shanti McDougall's proposed rezoning of the property at 568 Fernhill Road.

It makes sense to rezone that location to C1 to be consistent with the zoning of the adjacent Fernhill Centre. It would allow for more interesting and successful retail possibilities and add to the vitality of that mid-island location.

I know Don & Shanti will create a vibrant contemporary space and I think Mayne Island needs more of those to continue to be an attractive place to live and visit.

I'm looking forward to shopping there.

Chris Roehrig
Mayne Island resident for 9 years.
C27, S18 RR1
250-539-3523

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Mel & Pat Seebach
573 Bayview Dr. S-27, C-16
Mayne Island, B. C. V0n 2J0

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VICTORIA BC

March 12, 2010

To whom it may concern:

This letter is to offer our support in the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

It is our understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1.

We have lived permanently on Mayne since 1987 and fondly recall the Tent at the Springwater and the Centre Store, both which focused on locally grown and organic produce. It makes good sense to us to have an outlet for locally produced items as well as other grocery products near the Centre of the Island.

Also as the property in question is next to the Fernhill Centre it encourages the OPC mandate of clustering amenities; encourages Island food security; gives an outlet for local products, which could promote more local enterprise.

We have know and observed Shanti and Don McDougall since they arrived on the Island. Their commitment to organic sustainable gardening and to the welfare of Mayne Island has been total. The tremendous work and effort they put into developing and continued participation in the Farmer's Market and their support of other organizations on the Island speaks for itself.

It makes good sense to us to change the land zoning for C3 Industrial Automotive to C1 and have an outlet for locally produced items as well as other grocery products.

We whole-heartedly support this zoning change.

Sincerely,

Mel Seebach
Pat Seebach

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Meadow Dove Lang, RMT, RYT
S11 C27
777 Beechwood Dr.
Mayne Island BC
V0N 2J0
250-539-0627 & -3776
meadowdove@gmail.com

March 12, 2010

To Whom It May Concern:

I am writing in support of the rezoning of 568 Fernhill from C3 Industrial Automotive to C1, so that Don and Shanti McDougall can turn the old empty (garage) building there into a locally-focused food store.

There are many reasons for my support:

- ✓ Don and Shanti McDougall are “pillars of the community”, farming here (on Mayne) since 1995, providing Islanders with local organic sources of vegetables, fruit, meat (beef and chicken), and eggs. I love buying local, and supporting their efforts to provide local organic food. It would be wonderful to be able to have easier access to their goods, and to the other local producers' goods that would be available at this proposed store. I regularly buy produce at the Farmer's Market, which the McDougall's started in 2001, and often wish I could have access to local food at other times too (ie, in the off-season, and other days (since the Farmer's Market is only open for a few hours on Saturdays) in the summer).
- ✓ Buying local food is good for Mayne, both providers and consumers! Good for the local economy, good for the environment (reducing transportation; encouraging local farming, which not only provides a very valuable commodity (food, we all have to eat!), but also helps encourage green spaces, organic farming is ecologically-friendly), and good for everyone's health (local, organic food is the highest in nutrients, cancer-fighting compounds, etc). It increases Mayne Island's food security!
- ✓ Location: The C1 zoning fits well with “clustering of amenities” in the OCP. The Fernhill Centre (zoned C1), next door, already has several businesses, and is a hub of activity. Also, personally, this location is closer (= less travel time = easier to get to on my bike = less gas/pollution from my car) than Miner's Bay (where the other grocery stores are).

Thank you for your attention into this matter. I look forward to the McDougalls' vision of a locally-focused food store at 568 Fernhill becoming reality (so I can shop there, and eat local food more easily)!

Thank you,


Meadow Dove Lang

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VICTORIA BC

Name and address
Tony and Beverley Mitchell
248 Mariners Way
Mayne Island, B.C.
VON2J0

Date: March 12, 2010

To Whom it may concern:

This letter is to offer my support in the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

It is my understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1.

It seems this zoning change will fit in well with the Islands Trust and the OCP mandates which encourage the clustering of amenities. Already at the Fernhill Centre there are five different businesses including a successful restaurant.

During the September 2009 Trust Council Meeting **food security** was included as a priority on the Trust Council Work Plan. This change will allow the McDougalls to build their grocery store which will certainly have a local focus and give the community a sense of food security as more and more growers begin to supply the store.

The McDougall's have been farming successfully here on Mayne since 1995 and were instrumental in the development of our Farmer's Market which opened in the Spring of 20001.

I strongly recommend we allow this change to move forward for Mayne Island

Signed,

Beverley Mitchell
Tony Mitchell

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VICTORIA BC

Monica Hogg
C-7, Site 19, 241 Spinnaker Dr.,
Mayne Island, BC, V0N 2J0

12 March 2010

To Whom it may concern:

This letter is to offer my support in the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

It is my understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1.

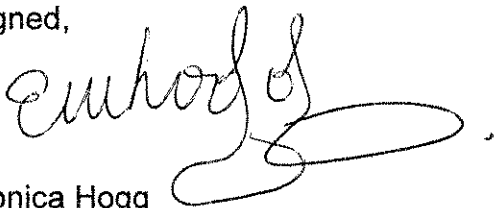
It seems this zoning change will fit in well with the Islands Trust and the OCP mandates which encourage the clustering of amenities. Already at the Fernhill Centre there are five different businesses including a successful restaurant.

During the September 2009 Trust Council Meeting **food security** was included as a priority on the Trust Council Work Plan. This change will allow the McDougalls to build their grocery store which will certainly have a local focus and give the community a sense of food security as more and more growers begin to supply the store.

The McDougall's have been farming successfully here on Mayne since 1995 and were instrumental in the development of our Farmer's Market which opened in the Spring of 2001.

I strongly recommend we allow this change to move forward for Mayne Island

Signed,



Monica Hogg

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Blayne Johnson
Suite 3244, Four Bentall Centre
1055 Dunsmuir Street (PO Box 49282)
Vancouver, BC V7X 1L3

March 12, 2010

To Whom it may concern:

This letter is to offer my support in the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

A few years ago I purchased property on Mayne Island and I spend my summer on Mayne Island with my family. A grocery store in the centre of the island would be a great benefit. I feel that the McDougall's who have been farming successfully here on Mayne since 1995 and were instrumental in the starting our Farmer's Market would do a wonderful job of developing this neglected building and property.

It is my understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1. It seems this zoning change will fit in well with the Islands Trust and the OCP mandates which encourage the clustering of amenities. Already at the Fernhill Centre there are five different businesses including a successful restaurant.

I strongly recommend we allow this change to move forward

Signed,

Blayne Johnson

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MAR 24 2010

ISLANDS TRUST
VICTORIA BC

Carol Munro
521 Abbott Road
Mayne Island BC

VON 2J0

March 11, 2009

To whom it may concern:

This letter is to offer my support for the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

It is my understanding that this building is currently zoned C3 Industrial Automotive and that the McDougalls are asking for the zoning change to C1. We already have 2 automotive sites on the island; likely enough to meet our needs. Of course, we also have two other grocery stores! While they are adequate in some respects, they do not provide islanders with regular access to locally grown, fresh food. As a full-time resident, I would love to have that access and I want to support local growers.

It seems this zoning change will fit in well with the Islands Trust and the OCP mandates, which encourage the clustering of amenities. There are already five different businesses at the Fernhill Centre including a successful restaurant and the addition of a grocery store can only enhance them. A new centre-island store will also provide those of us at the greatest distance from Miners Bay (who have to drive right across the island just to pick up a couple of onions) the opportunity to reduce our carbon footprints!

I understand that at the September 2009 Trust Council Meeting, food security was included as a priority on the Trust Council Work Plan. This change will allow the McDougalls to build their grocery store which will certainly have a local focus and give the community a sense of food security as more and more growers begin to supply the store.

The McDougall's have been farming successfully here on Mayne since 1995 and were instrumental in the development of our Farmer's Market which opened in the spring of 2001. They bring enthusiasm and commitment to everything they take on and have shown themselves to be great citizens of Mayne. We are very fortunate that they are willing to provide this opportunity for growers and consumers

Finally, I strongly recommend we allow this change to move forward for the benefit of Mayne Island

Signed,

Carol Munro

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VICTORIA BC

David Lindquist
630B Tinker Road
Mayne Island, BC
V0N2J0

March 11, 2010

To Whom it may concern:

I am in strong support of the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

It is my understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1. It seems unlikely the island will need the site for automotive repair in the future, but would be well-suited to the enterprise the McDougalls envision.

It seems this zoning change will fit in well with the Islands Trust and the OCP mandates which encourage the clustering of amenities. Already at the Fernhill Centre there are five different businesses including a successful restaurant. The planned local foods focused business would add to the viability of the Fernhill Centre, and thus provide a general benefit to the business climate of the island.

The McDougall's will create a high quality, island-appropriate enterprise.

I strongly recommend we allow this positive change for Mayne Island.

Signed,

David Lindquist

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VICTORIA BC



Mayne Island Building Centre
652 Fernhill Road, Mayne Island, British Columbia V0N 2J0

T 250 539 2929 F 250 539 2928
Toll Free 1 800 810 5059

March 9, 2010

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MAR 14 2010

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VICTORIA BC

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To Whom It May Concern;

Please accept this letter in support of Shanti and Don McDougal's request for re-zoning of their property on Mayne Island.

As business owners on Mayne Island we are in favour of any business that would add to the shopping opportunities for the people of Mayne Island and are excited about the prospect of their shop with organic produce and supplies.

Colleen and Brian Dearden
Owners
Mayne Island Building Centre
652 Fernhill Road
Mayne Island BC
250-539-2929

Kaitlin Kazmierowski

From: Robert Kojima
Sent: Thursday, March 04, 2010 7:46 PM
To: Kaitlin Kazmierowski
Subject: Fw: opposition

----- Original Message -----
From: Jeanine Dodds <jdodds@islandstrust.bc.ca>
To: Robert Kojima
Cc: Colin Shew
Sent: Thu Mar 04 18:05:02 2010
Subject: Fw: opposition

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----- Original Message -----
From: work <mailto:wildfennel@shaw.ca>
To: Jeanine Dodds <mailto:jdodds@islandstrust.bc.ca>
Sent: Thursday, March 04, 2010 3:44 PM
Subject: opposition

hi Jeanine

I just wanted to take this opportunity to express our opposition for the proposed change of land zoning by Don Macdougall for the property adjacent to the wild fennel property on fernhill road (brian's old garage). It is our understanding that the property is zoned commercial mechanical and we see no reason for it to be changed as such. There has been considerable speculation that Mr. Macdougall intends to put some form of food service on the property (be it cafe, restaurant, take out, deli or coffee shop). We freely admit that we would be displaced to see direct competition installed next door to us but we also have more valid concerns involving adequate parking, improper septic and washroom facilities, the ability for the island to sustain yet another eating establishment, as well as his intent to push this through as a "farmers co op" with intent to expand upon this definition once rezoning is granted. We would very much oppose this change of zoning and we implore upon the trust to not grant it. Mr MacDougall knowingly bought a commercial property zoned mechanical in our opinion he should use it as such. Thank you for your time Leslie Jensen & Peter Weis Owners, Wild Fennel Food & Wine

3 March 2010

To Whom it may concern:

This letter is to offer my support in the rezoning application put forward by Don and Shanti McDougall for the property located at 568 Fernhill Road.

It is my understanding that this building is currently zoned C3 Industrial Automotive and the McDougalls are asking for the zoning change to C1.

I think this zoning change will fit in well with the Islands Trust and the OCP mandates which encourage the clustering of amenities. Already at the Fernhill Centre there are five different businesses including a successful restaurant.

During the September 2009 Trust Council Meeting food security was included as a priority on the Trust Council Work Plan. This change will allow the McDougalls to build their grocery store which will certainly have a local focus and give the community a sense of food security as more and more growers begin to supply the store.

The McDougall's have been farming successfully here on Mayne since 1995 and were instrumental in the development of our Farmer's Market which opened in the Spring of 2001.

I strongly recommend we allow this change to move forward for Mayne Island,
Yours sincerely

Rowan and Jeanne Keegan-Henry

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VICTORIA BC

March 1, 2010

To Whom It Concerns:

This letter expresses my support for the Mc Dougall's application for a variance on the property located at 568 Fernhill Road, Mayne Island.

The Fernhill Centre, located next door, houses a Spa, Health Food Store and Restaurant - conceptually businesses related - smart business move.

Over the years Shanti and Don have established, through very hard work, a highly successful business. I have no doubt, whatsoever, their success will be enhanced in this new location.

Sincerely,
Joan Sutherland
Joan Sutherland
328 Wood Dale Drive
Mayne Island
(250) 539-2038

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VICTORIA BC

Islands Trust
#200 1627 Fort St
Victoria

630 Horton Bay Road
Mayne Island, BC
V0N 2J0
21st February, 2010

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 ITC

Re Don & Shanti McDougall's application for a grocery store retail zoning

It is with great pleasure that we write to support Don & Shanti McDougall's application.

My wife Mary & I have been permanent Mayne Island residents for thirty years. As former business owners close to the centre of the Island we understand the importance of this location as an alternative to Miners Bay. For many years a viable grocery store was located there and this location has long been designated appropriate for further commercial development. At the present time there is an auto mechanic, restaurant, health store, gift gallery, clothing store, produce farm, and computer service centre. A locally owned produce/grocery store would be an excellent fit in this location. The past ten years has seen the Island population grow by fifty percent with no further increase in amenities which means that all residents and visitors must converge on Miners Bay for food and essential commercial services. The Centre Island zone which is ideally located to provide this service, also fits with the Island Trust proposed policy of clustering amenities to reduce Greenhouse Gases by providing alternatives to auto use. Indeed, this location is within walking & cycling distance of many settlement areas.

The McDougall's are well known in the community as hard working farmers who have been active in promoting other Island growers at the Farmer's Market, and in several other organizations. My wife and I wish them every success with this endeavor.

Sincerely,
Brian & Mary Crumblehulme

Mary Crumblehulme

Brian Crumblehulme

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VICTORIA BC