

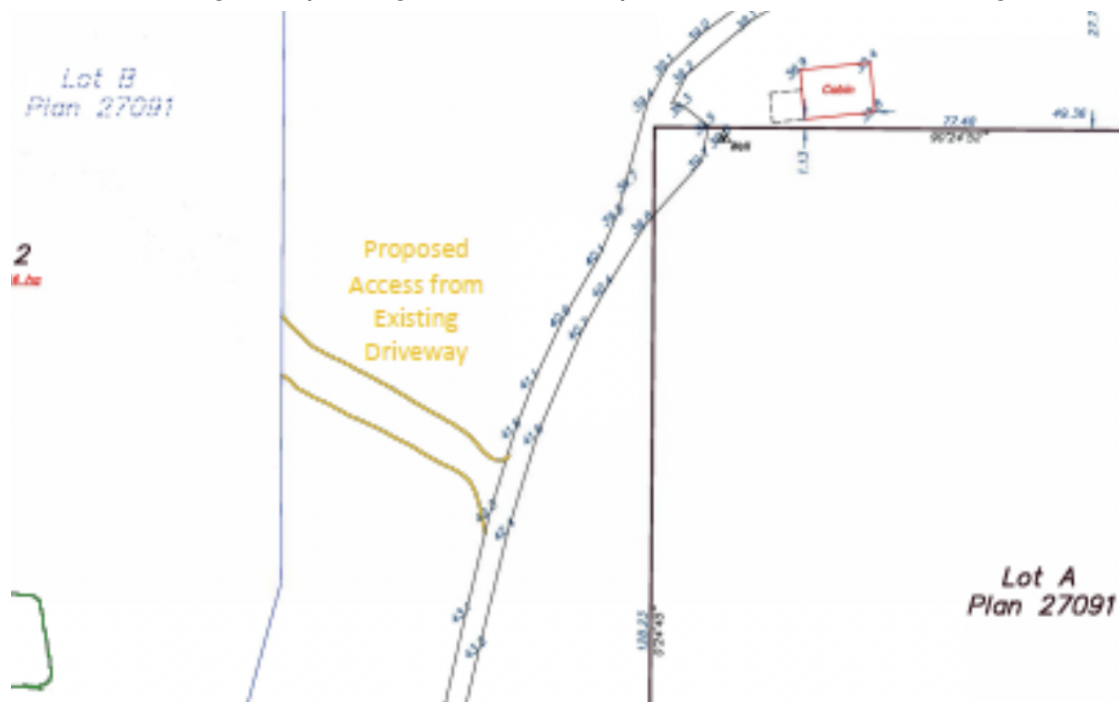
Dear Local Trust Committee and Planner Chadwick,

Thank you for your reply to my letter (Part 1). I was hoping for more feedback regarding the chief concerns we presented, i.e. the impact of the high-density housing proposal on our neighbourhood, primarily on our properties, environment, and water security. We oppose this project in its entirety, unanimously, alongside our neighbours, many of whom have repeatedly and consistently raised their concerns through correspondence and public meetings regarding the deleterious impacts of the proposal on water quality, quantity, and run-off. Frustratingly, we do not feel as though we are being heard, nor our concerns adequately addressed.

Per the questions from Dan Rogers:

### 1) Driveway access to subdivided lots

I've simply referenced the materials supplied by the Housing Society. The proposed use of the driveway, that encroaches on our property, was outlined on Page 91 of the 21-Jun-2021 agenda package, labelled "Proposed access from existing driveway".



### 2) Relevance of encroachments

As for the concerns about the existing encroachments, illustrated in the figure above (e.g. well, driveway, and building). The resolution of the encroachments precludes any discussion of subdivision or rezoning; hence, my unaddressed request to please halt further readings until they are resolved.

The encroachments are a harbinger of the future impacts of the proposal on our neighbours on the west side (Tim Maki and Rebecca Ewing). The land proposed for subdivision and rezoning is simply not suitable for high-density development; historically, the unique soils and ecosystem on our properties were protected by a covenant, and our predecessors only built on the highlands of the three 10-acre lots. The encroachments onto our land were driven by the wet surface conditions below and the well was clandestinely drilled on our property due to groundwater shortages. Surely, given this history, there are significant grounds for concern with this proposal.

Our properties appear to have been excluded from flexible housing due to the risk of saltwater intrusion from drawing down our water supply. Yet, this reckless, high-density housing proposal seeks to increase water demand by 30x and, most-recently, impinge upon the water rights of the neighbours (first in time, first in right), by proposing to distribute our water elsewhere on the island. Cynically, this can only be seen as a sweetener to the community to increase peer pressure on the neighbours, as the supporters of the society have done in prior public meetings and farmers market events.

Our understanding in buying property on Mayne Island was that the Island Trust was established expressly to prevent these sorts of abuses, e.g. incautious subdivision and development in the Gulf Islands. And, that our rural zoning would provide protection for use and enjoyment of the land as specified through community planning and the geographic suitability of land use. This land is simply not suitable for high-density housing. There is appropriately-zoned land elsewhere in this community that could support higher density. However, better yet, we strongly support your flexible housing initiative as a solution, without the extreme environmental impacts, that provides a decentralized and appropriate distribution of benefits to the community.

By rejecting this ill-considered, high-density housing proposal the Island Trust has the opportunity to support a more resilient and green vision for Mayne Island. There is a continuous band of rural properties from Miners to Village Bay, which provide a unique corridor for wildlife, agriculture, and conservation. In an uncertain climate future, driven by a history of water shortages in the Gulf Islands, there is no defensible justification for sacrificing 20+ existing properties, water security, and the environment, in the interest of a developer's false promises of housing affordability and ecological restoration.

Sincerely,  
Nico Preston

