

Mayne Island Housing Society
Response to neighbour's concerns
September 16, 2021

The housing society has carefully considered feedback from neighbours, trustees and Islands Trust staff regarding the proposed affordable housing development at 375 Village Bay Road. We have made all plans consistent with, and advised by the ecological report. Well water and surface water concerns have been addressed in the hydrology and wetland remediation reports.

What we have done in response to neighbour's concerns:

- Increased set back on western boundary from 3 meters to 8 meters
- Moved buildings and driveway substantially to the east
 - Preliminary plan (Figure 1, presented at the community meeting in fall 2020) was more linear and the buildings were all in the western half of lot 3. The driveway in that design was close to, and roughly parallel to the western boundary of the site for most of its length.
 - Current Site Plan (Figure 2, presented at the MIHS Annual General Meeting in February 2021 and the Islands Trust Community Information Meeting in April 2021) has the buildings moved to the east. Most of the units are more than 100 feet from the western boundary and the majority of the buildings are in the eastern half of the lot. The driveway within the development has also been moved to the east, except for a short section near the western boundary that is routed to go around the tree protection zone for the designated veteran tree #4.
- MIHS has committed to maintaining a buffer zone of trees along the western edge of the property.
- MIHS has committed to construct retention ponds and remediate compacted soil on Lot 3. Additionally, we have agreed to remediate wetland areas on Lot 2, and foster the protection and continued regrowth of the forested areas on lot 2.
- MIHS has worked with the owner of the land to identify a buildable house site area on lot 2 which will reduce the impact on the forested area.

What will we commit to do:

- During detailed design we will consider neighbours' concerns when determining final driveway and parking layout.
- Subject to safety, traffic, tree preservation and construction issues, we will consider making the west-most driveway section into a route for emergency vehicle and exceptional use traffic only.
- If required, we will provide additional screening in the section nearest veteran tree #4.
- The MIHS is willing to co-ordinate volunteer work parties and provide small conifers to transplant on the adjacent buffer area on the property to the west of the development.

Figure 1 - Site Plan September 2020

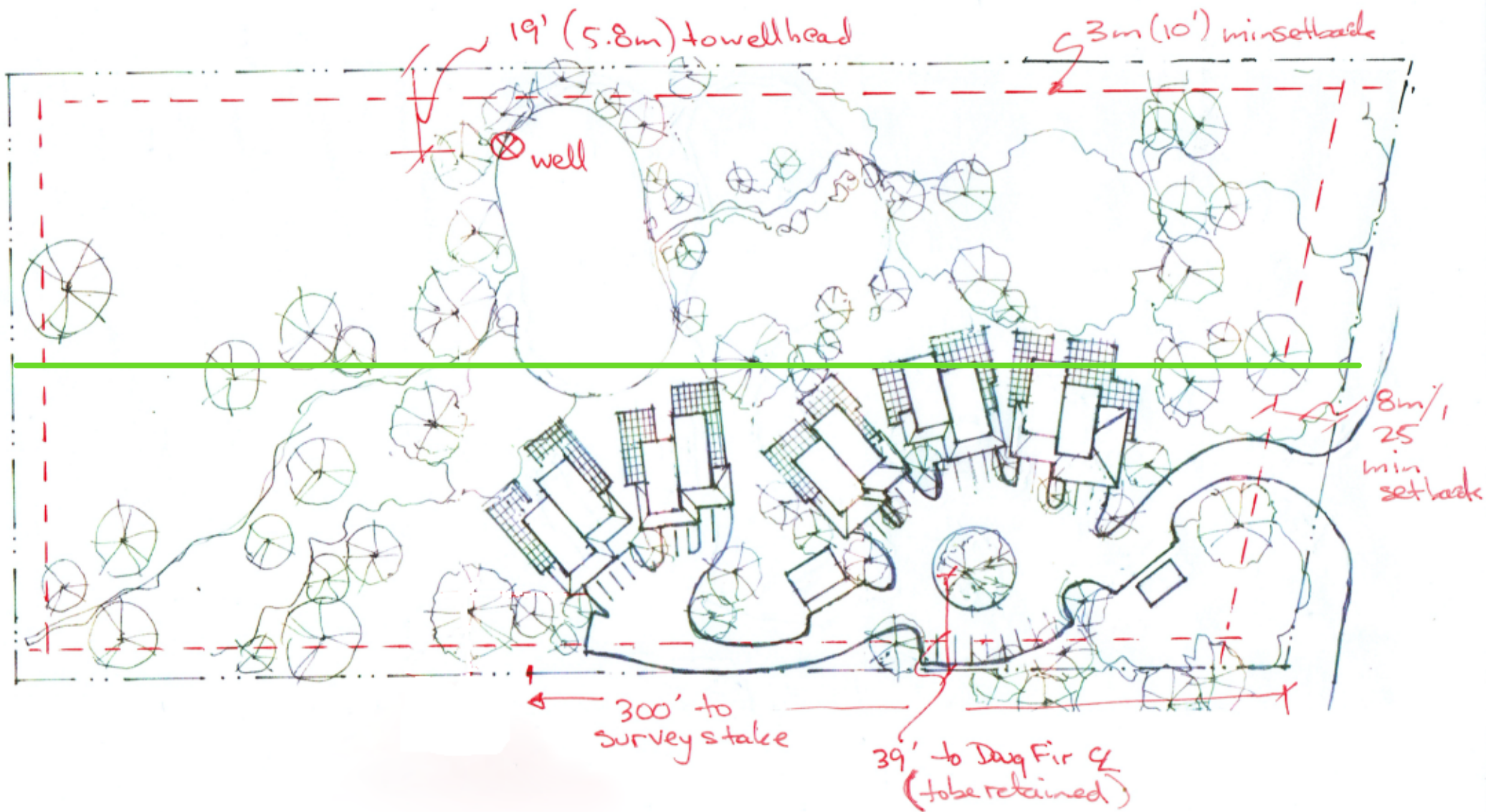


Figure 2 – Site Plan February 2021

