

From: Chris Bardon [REDACTED]
Sent: Tuesday, July 8, 2025 11:11 AM
To: Mayne Island Local Trust Committee
<MayneIslandLocalTrustCommittee@islandstrust.bc.ca>
Cc: Narissa Chadwick <nchadwick@islandstrust.bc.ca>
Subject: Flexible Housing Zoning - Properties on Dixon Road, Mayne Island

Dear Mayne Island Local Trust Committee Members,

I would like to offer some comments on the Flexible Housing Zoning proposal being considered for the lots on Dixon Road, within the Miner's Bay Commercial area of Mayne Island. I own [REDACTED] on the west side of the road. My observation is that Dixon Road is likely one of the narrowest roads, if not the narrowest road on Mayne Island. It is the only road, I am aware of, that is too narrow to permit parking, even on one side. This presents safety and practical challenges, particularly during events at the Agricultural Hall, when organizers sometimes place cones to prevent drivers from attempting to park on the road. A couple of the more recently subdivided lots (recent being decades ago!) include road allowances, which may allow for road widening. Most of the lots do not. This suggests that, apart from local government taking exceptional measures, the narrow conditions of Dixon Road are likely to persist in the future.

A few years ago, the Mayne Island Local Trust Committee considered location options for designating additional properties on the island for commercial zoning. I recall that the locations considered included Dixon Road and an area near the Village Bay ferry terminal. In the end, the properties on Dixon Road were chosen for this use. I believe the intention was to concentrate commercial activity around Miner's Bay, instead of creating another commercial node elsewhere on the island. To date, I am not aware that any properties have been formally converted to a commercial use on Dixon Road. When that inevitably happens, the traffic demands on Dixon Road should be expected to increase. With that increased traffic, conflicts with pedestrians using the narrow road, may occur. With all of this in mind, I wonder about the current proposal identifying some of the same commercially designated Dixon Road lots also for Flexible Housing Zoning. The addition of extra dwelling units to the lots on Dixon Road can be expected to further increase traffic on the narrow road. This would be traffic additional to what will come with commercial activities on these properties. Extra dwelling units can also be expected to add pedestrian users to Dixon Road. I am concerned about the potential for conflict with and, specifically, danger to pedestrians using Dixon Road, if additional residential density is added to the properties it serves. The addition of extra residential density to the existing commercial zoning combined with what is a very narrow road I feel is too much. I therefore suggest that other properties on the island, and for that matter within Miner's Bay, should be considered for the Flexible Housing Zoning plan.

Thank you for your service to the Island and for listening to these concerns.

Regards,

Chris Bardon