



Village Point Improvement District

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Narissa Chadwick,
Mayne Island Planner
Islands Trust
nchadwick@islandstrust.bc.ca

April 21st, 2021

Dear Ms. Chadwick:

This letter is in regards to the Islands Trust's project looking at Flexible Housing in the Gulf Islands. Village Point Improvement District (VPID) on Mayne Island is responsible for supplying water to 237 houses, out of a total of 275 properties, and a community sewer system to 53 of the same properties.

At the VPID Board of Trustees Meeting on April 8th, 2021, a motion was unanimously approved disallowing secondary dwellings on these properties. The rationale for this vote is that our water supply capacity is already stretched to the limit. We had to truck in potable water from Vancouver Island at the end of last summer to ensure sufficient supply and similarly our sewage processing capacity is at its limit.

Note that VPID currently has 38 empty lots. Construction on these lots is continuing and we must ensure adequate supply to accommodate those additional houses. VPID cannot, therefore, accept new connections to our existing household systems in the form of secondary dwellings. Our supply is from groundwater, using a set of community wells, and we have no lake or streams to collect surface water, thus no easy way to increase the supply side to match an eventual increase in demand.

Accordingly, the Board of Trustees express our request that VPID be excluded from allowing secondary dwellings to properties contained within our Letters Patent area.

Respectfully,
VPID Board of Trustees

Sent via email to: nchadwick@islandstrust.bc.ca