

From: **Wayne Peace** <[REDACTED]>

Date: Fri, May 24, 2024 at 10:17 AM

Subject: Re: MA BL 193: Mayne Island - Church Lot Rezoning from Seniors to include Multi-Family Affordable Housing and Proposed Increase from 8 Seniors Duplexes to 16 Dwelling Units

To:

Cc: Jeanine Dodds <jdodds@islandstrust.bc.ca>, David Maude <dmaude@islandstrust.bc.ca>, <n.chadwick@islandstrust.bc.ca>

Dear Jeanine, David and Narissa,

I want to thank Narissa for clarifying the size and number of units that could be potentially built with the new bylaw 193. However, I have some concerns. One is the aquifer and how much load would be placed on it. Neighbourhood wells already have some salt water intrusion. Two nearby neighbours no longer use their wells.

If this plan goes ahead, I think you could count on the local aquifer failing due to salt water intrusion. Nearby and perhaps further neighbours would be required to put in rainwater collection and purification systems with the associated engineering, labour and material costs. Stats Canada states that the average daily residential litres per capital was 215 litres in 2019. We can have dry spells of up to 120 days and climate change may make this worse. Therefore, storage of 25000 litres per person may be required. With roof area of about 1000 square feet, 30 inches of rain per year and 100% collection, about 70000 litres could be collected. At 80%, which is more reasonable and perhaps still optimistic, 2 people per unit would have their needs met. No allowance is made for summer gardening. This scenario would only be applicable if the dwelling unit was a single level home since multi level would have less roof area. It would not seem that family units of greater than 2 persons would be feasible from a water perspective alone regardless of the impact on neighbours' water supplies.

Because of the potential extensive neighbourhood impact I am surprised there was no advance public consultation.

Regards

Wayne Peace

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Mayne Island