

Mayne Island Proposed Bylaw 193

Land Use Change to Multiple Affordable High Density Housing – Church Lot

Additional Submissions – Richard Milne – 13 June 2024

Please accept these additional submissions refuting the Islands Trust LTC claims that this proposed zoning bylaw is both minor in nature and that it fits into the Mayne Island Official Community Plan (OCP). The proposed bylaw 193 wording would allow zoning of up to 16 units of family / senior housing contained in multiplex / apartment style buildings on a historic rural Church property. It completely ignores several of the below identified principles in the OCP including the preservation of water resources, history, and the environmental qualities of the area.

██████████'s submission to the Islands Trust LTC outlines how critical our aquifer and well system is in our neighbourhood. All the wells in our area already have saltwater intrusion, some now may not meet the legal requirements for consumption. ██████████ who also has an engineering degree, outlined in detail how any proposed development would likely collapse our existing aquifer and how the rainwater collection and storage requirements at 25,000L per person would be impossible for almost any level of density at the Church site. Please keep this in mind as you read the priority the OCP puts on protecting groundwater and catchment potential which has never been researched or addressed by Islands Trust prior to introducing this re-zoning bylaw.

Mayne Island Official Community Plan (2007)

1.2 The Broad Community Objectives of this Plan are:

- 1) To preserve and protect the natural environment of the Mayne Island Trust Area, **the quantity and quality of its surface and groundwater**, and the diversity of its flora and fauna. **The quantity and quality of the neighborhood aquifer was addressed above and in detail by ██████████ in his submission. There has been no study or research**

presented by Islands Trust in any Staff Report to prove that the proposed project could ever be supported by the existing groundwater or catchment combined.

2) To support a rural island community by preserving for resident and visitor enjoyment, the aesthetic, historic, scenic and natural resource values from the forests, farmlands, gardens, waterways, coastline and marine environment of the Mayne Island Trust Area. The Church of St. Mary of Magdalene was founded by Rev. William Paddon in 1887 who was born in Buckinghamshire, England. He is buried in the historic church cemetery along with other sailors and early founders of the gulf islands. Many people visit this graveyard to pay respect to loved ones and as tourists. It is considered by most residents a historical site on our island. A 16 dwelling housing project is not congruent with the aesthetic, historic or scenic protections the OCP suggests. Despite all its other shortcomings this site is not suitable for an intensive residential project that will have long lasting ramifications for our community.

SECTION 2 OBJECTIVES AND POLICIES FOR LAND USE AND DEVELOPMENT

Background

Objectives

The objectives of this section are:

- 1) to ensure that all land uses are based on the sustainability of the natural systems of the island,
- 2) to maintain the characteristic rural island lifestyle,
- 3) to protect the environmental qualities of the area and maintain natural topography of the landscape and minimizing impacts on adjoining properties, Environmental qualities surely encompass not only the air and water and land...but also the health and safety of residents of the area. Land Use planners should be putting housing developments in safe accessible areas especially for children and seniors. No consideration has been given to the fact Georgina Point Rd is one of the highest traffic roadways on the island and is particularly winding and has many blind driveways between town and the Church. There are steep drop offs to the ocean, narrow shoulders and in many places speed signs are 30Km/Hr. Many drivers on this roadway speed. To subject children and seniors to the real dangers that exist walking to town or trying to make it to school, should be unacceptable to all of us. To increase people and vehicle density in this area along with Church activities, would impact all adjoining properties and increase congestion, noise, and the dangers of vehicle and pedestrian collisions.
- 4) to maintain the stability of ground and water catchment potential, and, The quantity and quality of the neighborhood aquafer was addressed above and in detail by ████████ in his submission. There has been no study or research presented by Islands Trust to prove that the proposed project could ever be supported through existing and or catchment resources.

5) to encourage a land use pattern that results in a more compact, complete and connected community, with new residential development occurring in areas accessible to existing transportation and services.

3.2 WATER SUPPLY

3.2.1 Watersheds and Groundwater

Background

Water availability is a limiting factor to future development in the Mayne Island Trust Area. All groundwater originates from rainfall and is stored in aquifers at various depths throughout the Trust Area. There are no lakes or other extensive surface waters storage areas. The amount of water that is available in the aquifers appears to vary and some areas suffer from summer water shortages. **Conservation and protection of the groundwater resources is essential if water is to be available in the future and *is a major element in land use decisions.***

Objectives

The objectives of this section are:

- 1) to conserve rainwater, surface wells and all groundwater supplies,
- 2) to protect watersheds and to encourage the development of catchment areas for existing and future use, and
- 3) to ensure that the development and use of the land base does not lead to degradation of the current supply of fresh water.

All the above reinforce other sections of the OCP which practically demand that the existing aquifer not be affected and any future use not be degraded. The approval for Seniors Housing 20 years ago did not take this into consideration; however, things have changed in 20 years. Islands Trust and the LTC are trying to “rubber stamp” an ammended Land Use bylaw through with no research, no compliance with the OCP in several areas and specifically no regard for the fact that the proposed 16 dwelling units could devastate our existing residential aquifer and even with rainwater collection it will likely never generate enough water.

Approval of re-zoning for an affordable multi family housing project of up to 16 residences in what is mainly a SR residential neighborhood clearly bypasses several sections of the Mayne Island OCP. To do this by amending a zoning bylaw that was written 20 years ago, with no research into the site; and no science supporting the environmental impact and quality of life for our community is irresponsible.

Richard Milne