

## Lori Foster

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**From:** Mike Mattson <mike@civilman.ca>  
**Sent:** Friday, March 30, 2018 10:55 AM  
**To:** Lori Foster; Sharon Lloyd-deRosario  
**Cc:** Cindy Barrett; Dag Falck; Marian Haime; Mike McManus; TID Files (tiddocuments@gmail.com)  
**Subject:** Bylaws 216 & 217 North Pender Island Secondary Suites - REQUEST FOR EXEMPTION  
**Attachments:** 19830324-TID District Boundary.pdf

Hi Lori and Sharon,

We have reviewed your Bylaw Referral Form dated Feb 8, 2018. Thank you for notifying us that this proposal is under consideration and for seeking our input.

For easy reference we are attaching a plot plan of the Trincomali Improvement District (TID) boundary. We operate a water supply system for the lands within this boundary that consists of six wells, piping systems to transport water from the wells, a pair of large storage tanks and from there through a set of header tanks into a distribution piping system to our many properties.

While our system has generally operated well for the demands placed on it in the past we can foresee increased demands occurring internally and risks of future events that could reduce our water supply. Additional building on existing vacant lots is inevitable and more intensive use of existing homes is probable based on regional population growth, demographics and trends toward unregulated occupancies. There is considerable concern that the water supply availability might diminish in future due to changes in climate. We also face risks of salt water intrusion into our wells, competition for the groundwater resource from our immediate neighbours, and other unknown risks.

In the Gulf Islands context our lands are already an intensively developed area! Groundwater resources and options for correction of any shortages are very limited. The addition of secondary suites in the TID would greatly increase demands on our water system and would undoubtedly increase the likelihood of a future shortfall in supply.

A water supply shortage resulting from various factors would impact our property owners dramatically.

- 1) In the short term, when a shortage becomes apparent, draconian measures would have to be implemented to preserve enough water to allow fire protection to continue, resulting in a temporary loss of enjoyment of the properties,
- 2) In the long term, additional property may need to be acquired and additional facilities constructed to increase storage, imposing a large cost on landowners, or
- 3) If the shortage cannot be corrected through provision of more storage or wells then the lifestyle of all the owners may be affected as permanent restrictions are imposed on the ability to live a comfortable modern life.
- 4) An ultimate result of this could be a severe reduction in property values.

The proposal to “permit and regulate secondary suites as accessory dwellings within primary dwellings on North Pender Island” would have the potential to significantly increase the demands on the water system that we operate, possibly with the negative impacts indicated above. Future development of secondary suites by some of our landowners would place greater demand on water by the few such owners while leaving the entire group with the cost of resolving shortages or sharing in the lifestyle changes required to live with any shortage.

**We therefore do not wish to have secondary suites in TID. We hereby request that TID lands be excluded from the areas to which this bylaw would be effective!**

**Please respond to this so that I am certain the message will be properly conveyed.**

Yours truly,

*Mike Mattson*

TRUSTEE

Trincomali Improvement District

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