



# STAFF REPORT

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April 20, 2011

File No.: SA/11

**To:** Saturna Island Local Trust Committee (LTC)  
Robert Kojima Regional Planning Manager

**From:** Gary Richardson, Island Planner  
Local Planning Services

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**Re: Water Catchment for Storage Buildings**

**Owners:** Various  
**Applicant:** Saturna Island Local Trust Committee  
**Location:** Saturna Island Local Trust Area

## Final Report

### THE PROPOSAL:

The Local Trust Committee has as one of its priorities the preparation of an amendment to the LUB that would require water catchment for storage buildings.

The following report reviews the requested amendment and suggests wording that can be inserted in the LUB.

#### Trust Policy Statement:

The following policies may have relevance to the consideration of this application:

#### **4.4 Freshwater Resources** **Commitment of Trust Council**

*4.4.1 It is Trust Council's policy that islands in the Trust Area should be self-sufficient in regard to their supply of freshwater.*

#### **Directive Policies**

*4.4.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:*

- *neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,*
- *water quality is maintained, and*

• existing, anticipated and seasonal demands for water are considered and allowed for.

4.4.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses.

### **Recommendations**

4.4.4 Trust Council encourages island property owners, residents and visitors to adopt conservation practices in their use of freshwater.

4.4.5 Trust Council encourages the Provincial government to implement property tax incentives for the retention of groundwater and watershed recharge areas and freshwater wetlands.

4.4.6 Trust Council encourages the Provincial government to adopt legislation that protects the sustainability and quality of the groundwater of the Trust Area.

4.4.7 Trust Council encourages government agencies, corporations, property owners and residents to use innovative technologies that promote efficient use of freshwater resources, including cisterns, alternative sewage disposal systems, reuse of water, the treatment and use of grey water, and the use of water saving devices.

## Official Community Plan

### **F.5 WATER SUPPLY**

The objective of this section is to ensure safe potable water supply for the residents and visitors of Saturna Island.

**F.5.1** The availability of potable water sufficient to support the proposed use while meeting environmental objectives should be a condition of subdivision approval.

**F.5.2** The Saturna Island Local Trust Committee in reviewing all development requirements, referrals, and approvals should consider or require developers provide a guarantee of the availability and sustainability of freshwater resources and will consider the use of sources other than ground water including the collection and storage of rain water.

**F.5.3** The use of new technologies for water conservation, purification, desalinization, and efficient use of water may be permitted provided all by-products can be disposed of in a safe and environmentally acceptable manner.

**F.5.4** The Saturna Island Local Trust Committee will permit and promote rainwater cisterns and ponds for fire protection, irrigation, and to supplement or as an alternate source of potable water for households.

**F.5.6** Community water systems, the collection and storage of water, shared wells, and new technologies are to be encouraged and required as a condition of subdivision approval where groundwater sources are insufficient or endangered.

## Land Use Bylaw

2.4.4 *The following buildings and structures may be constructed or placed on a lot prior to the construction of a principal residence or the commencement of a principal residential use on the same lot:*

*2.4.4(1) one storage building not exceeding 61 square metres (656 sq. ft.) in floor area, and*

*2.4.4(2) one utility building or pumphouse not exceeding 9.3 square metres (100 sq. ft.) in floor area.*

*Any other accessory building or structure may only be constructed where a valid building permit has been issued for the construction of a principal use building on the same lot.*

### **STAFF COMMENTS:**

The LUB was amended in 2010 to allow storage buildings prior to the construction of a residence on a vacant lot. The LUB was also amended in 2010 to require water catchment on the East Point Peninsula for residences and visitor accommodation units.

The LTC has directed staff to prepare an amendment to the LUB to require water catchment and storage for storage buildings.

The storage buildings cannot be used for residential purposes so the stored water will be used for the maintenance of the lot, firefighting and limited domestic purposes while the landowner visits the property or while the principal residence is under construction.

The proposed amendment will only apply to storage buildings constructed prior to a residence, accessory buildings built at the same time or after a residence is constructed will not require water catchment and storage.

The proposed amendment will apply to storage buildings being constructed anywhere within the Saturna Island Local Trust area.

Staff recommend proceeding with drafting a bylaw as the initiative would be consistent with the policies of the OCP and will help ensure a sustainable supply of fresh water.

### **RECOMMENDATION:**

**THAT the Saturna Island Local Trust Committee direct staff to prepare a bylaw that requires water catchment for storage buildings incorporating the wording attached to this staff report.**

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Prepared and Submitted by:

Gary Richardson

April, 26 2011

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Gary Richardson  
Island Planner

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Date

Concurred in by:



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Robert Kojima  
Regional Planning Manager

April, 26 2011

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Date

