



## Storage building amendment (Bylaw 104) to be redrafted

After considering the input from the Community Information Meeting and Public Hearing on Bylaw 104 at the regular business meeting on August 31, 2011, the local trust committee (LTC) decided that the bylaw needed more work before proceeding any further. Trustees rescinded the first reading of the bylaw and directed staff to report to the next regular business meeting (October 26) with options on how the draft bylaw could be amended, including an option to limit the amendment to East Point. The planner was asked to take into consideration the concerns raised by the public. Another community information meeting and public hearing will be required if a new draft bylaw proceeds through first reading.

Why amend the storage building legislation as it stands? It is important to realize that all land use bylaws, no matter what their numbers, are amendments to Saturna Land Use Bylaw No. 78 (LUB). When adopted they become part of that base bylaw and are consolidated into it (View LUB: <http://www.islandstrust.bc.ca/ltc/sa/pdf/sabylbase78.pdf>).

Our LUB was amended in 2010 to allow a storage building on a vacant lot, prior to the construction of a residence (Bylaw No. 100). Until this change, it was not legal to build any structure unless the owner already had a building permit for a residence on that property.

The LUB was also amended in 2010 to require rainwater catchment on the East Point Peninsula for new construction of residences and visitor accommodation units (Bylaw No. 99).

To make these two amendments consistent with the need to conserve our groundwater and to help in fighting fires, the local trust committee is proposing that the newly permitted storage buildings include a 1000-gallon rainwater catchment and storage system

(Bylaw No. 104). The storage building regulation applies to storage buildings being constructed anywhere within the Saturna Island Local Trust Area and so the amendment to require some water catchment on such storage buildings was also applicable to the whole island.

After a sometimes confusing but thorough discussion by the local trust committee and the 60 or so members of the public in attendance, it was apparent that too many unanswered questions remained to go ahead with the bylaw.

Trustees agree that our LUB must

be consistent in its requirement for rainwater catchment at East Point. Any rainwater storage capacity installed on a storage building would count towards the 4800 gallons already required to get a building permit for new construction or renovations larger than 125 sq. ft. for residences and visitor accommodation units at East Point.

The bylaw will be redrafted. Staff will report back with options on how the bylaw could be amended at the October 26, 2011 regular business meeting, 12:30 p.m. in the Recreation Centre Lounge.

### ***Finding the way forward together***

It used to be that most information about the work of the Saturna Local Trust Committee (LTC) would come from knowledgeable sources, that is staff, trustees, or citizens who attended meetings and kept up to date. That isn't necessarily the case anymore and we need other ways to ensure that the discussion about the work of the LTC can be based on accurate information.

Here is one attempt at filling that gap—welcome to the first edition of *TRUST ISSUES*, the Saturna Local Trust Committee newsletter. Our goal is to provide more detail and a broader perspective to the issues and projects being considered by the LTC and Trust Council. It will be dropped into every mailbox on Saturna two weeks after regular LTC business meetings, be downloadable from our website for those who don't live here and automatically sent by email to anyone who wishes to get it. Trustee Neff will do the layout and editing and Trustee Johnstone will help with content. We will be sure to cite our sources so that you can find and read the original backup documentation yourselves.

Another way to address the need for more information exchange is to have more community information meetings. Until recently that had a large price tag on it for staff overtime and travel. Now, however, we are legally able to use web conferencing and staff may attend electronically, omitting most of the high cost of bringing planners here. This gives us a new and financially responsible option of consulting more frequently with the community. Trustees will be able to benefit from community input earlier and possibly more frequently in the process of amending the Land Use Bylaw or Official Community Plan.

Of course, talking directly to the trustees or the planners is the fastest way for individuals to give us your suggestions and get questions answered. Working together, we can find the best way forward.

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## Opportunity missed for private well testing at East Point in August

By Pat Lapcevic, Section Head, Water Protection

Staff from the Water Protection Section (Ministry of Forests, Lands and Natural Resource Operations, formerly Ministry of Environment) had planned to carry out a survey of electrical conductivity measurements of the water from wells on East Point at the end of August. This survey was intended to follow-up on wells that had been tested in 2009 as well as obtain data from wells in critical locations not tested in the previous survey. The survey was cancelled due to an insufficient number of confirmed sites.

This month or next (September or October) we are planning on sampling both active provincial observation wells on Saturna Island as well as installing satellite telemetry at the sites. At that time we may have the opportunity to test some of the private well sites planned in August. Please contact Rachelle Ormond (250-751-3265 or [Rachelle.Ormond@gov.bc.ca](mailto:Rachelle.Ormond@gov.bc.ca)) if you are interested in participating in the testing program.

## Trust Council meets

By Trustee Johnstone

The final Trust Council meeting of the current term will be held on Salt Spring Island September 13–15. It will be a time of review and reflection as to what was accomplished and what still needs to be done according to the strategic plan. For many of us it is an ending and I for one will feel sadness at leaving. I have found the trustees without exception, to be hard working and dedicated people. They welcomed a rookie into their midst in the middle of a term and gave of their time generously in helping to bring me up to speed.

A highlight of Trust Council is a 2-hour meeting on September 15th with Ferry Commissioner Gord Macatee. We are fortunate to have the opportunity to present the concerns of our island communities in person, and will keep you apprised of the outcome of the meeting.

## CRD clarifies rainwater catchment policy

Thanks to the perseverance of Planner Richardson, we received a reply from Building Inspection Manager Robert Gutierrez explaining the Capital Regional District's (CRD) policy for the design and installation of water collection systems. Here are the important points to understand:

- The CRD Building Inspection Division only addresses water catchment and storage systems when the water is used for human consumption.
- If a rainwater collection system is to be used as a source of potable water, an engineer's certification is required. This allows the CRD to accept and rely on the engineer's certification, rather than assuming any responsibility to review or inspect the installation of the water system.
- It is no longer a requirement to register a restrictive covenant to secure the engineering reports associated with the installation and maintenance of rainwater harvesting systems.
- Permit fees for the design and installation of the water collection systems are reduced by 10%, up to a maximum of \$1000, when an engineer is involved. This was done to encourage rainwater catchment and help defray the cost associated with the involvement of an engineer.
- The CRD Building Regulation Bylaw 3741 requires that a cistern for potable water have a plumbing permit.

While appreciative that the need for a covenant has been dropped and the permit fee reduced by 10%, Saturna trustees will continue to urge that the CRD cease to require an engineer's certificate for rainwater catchment, as stored rainwater is no longer an alternate source of potable water but is now widely used. Proof of potability before an occupancy permit is granted or a certificate of installation from a rainwater-harvesting expert would seem to be more appropriate and would certainly be less costly than having to hire an engineer. [See Mr. Gutierrez's letter at <http://www.islandstrust.bc.ca/ltc/sa/default.cfm>]

## LTC groundwater workshop follow-up

The local trust committee sent a letter out July 12, 2011 to all Saturna property owners asking for any further suggestions of next steps for groundwater protection to be sent to the LTC in time for the August 31 meeting.

Only one response was received, from the Saturna Island Property Owners' Association. They recommended that the LTC coordinate and support "the development and implementation of awareness programs about water management on Saturna" starting with the establishment of a multi-stakeholder group "to create a water conservation assistance program to help households improve their water-use efficiency."

The trustees responded that the consensus from the water workshop was that it was up to the community to proceed with public education and awareness initiatives to establish a neighbourhood expectation of good well use and water catchment practices. While the LTC is restricted in what it can legislate to land use and development, trustees would be glad to encourage specific local initiatives to preserve the quality and amount of water in our aquifers.

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<http://www.islandstrust.bc.ca/subscribe/>

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# Landscaping required to meet ESB#2 covenant

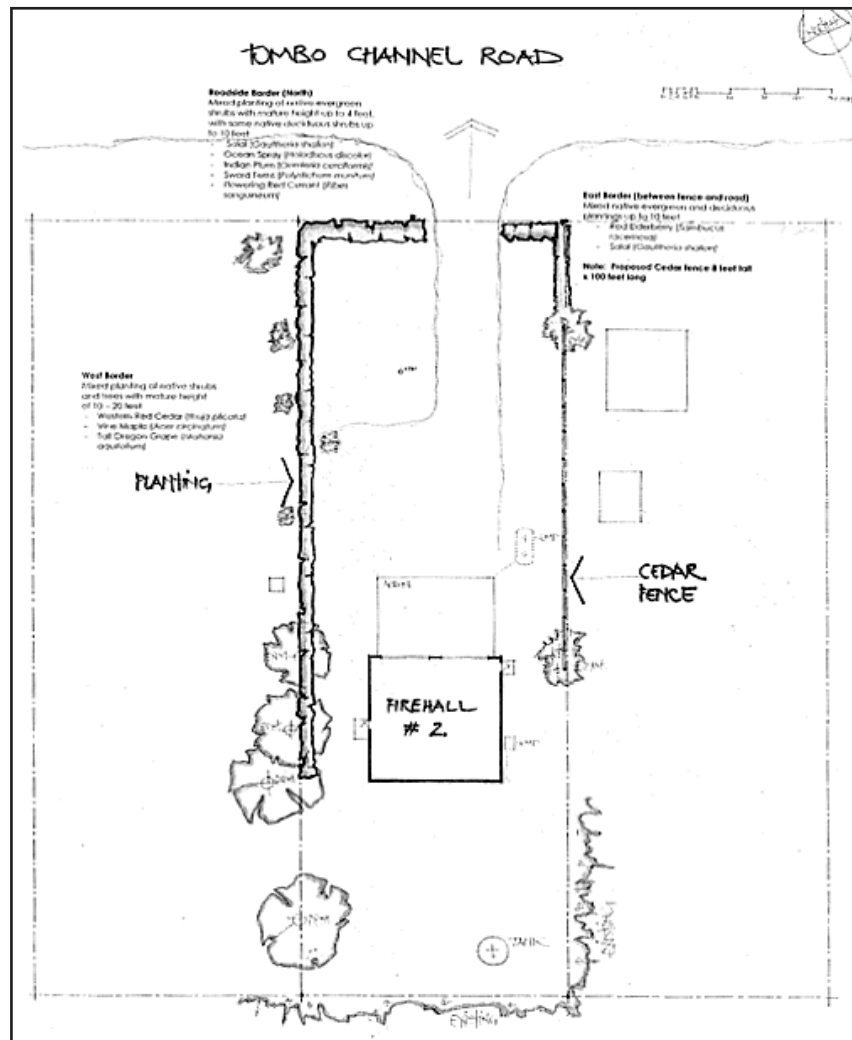
In 2008, as a condition of approving the rezoning at 646 Tumbo Channel Road, from Rural General to Community Services, the Saturna Island Fire Protection Society (SIFPS) agreed to a covenant with the Saturna Local Trust Committee (LTC).

The covenant requires in part that: "The Society shall not use any portion of the Land or any building on the Land for community service purposes unless the Society has established a vegetative buffer around the perimeter of the Land, comprised of existing indigenous vegetation or drought tolerant evergreen plants, or both, of sufficient height and width to create a visual screen between the land and

the abutting properties, to the satisfaction of the Trust Committee."

At the August 31 meeting, the LTC considered the SIFPS's landscape plan (see diagram opposite) to meet the covenant. It specifies:

- **Roadside Border, Tumbo Channel Road:** a mixed planting of evergreen shrubs with a mature height up to 4 feet, with some deciduous shrubs up to 10 feet. The only break in the roadside landscape screen will be for the driveway access.
- **West Border:** a mixed planting of native shrubs and trees with a mature height of 10 to 20 feet. The landscape screen would not extend the full length of the lot.
- **East Border:** portion starting at the road is mixed evergreen and deciduous



plantings up to 10 feet, followed by an 8-foot tall cedar fence 100 feet long; remainder is existing vegetation.

- **South Border:** to the rear of the fire hall, existing vegetation.

The planner gave a report (<http://www.islandstrust.bc.ca/ltc/sa/pdf/saagendaug312011pkg.pdf> see page 30) and discussed the plan. The main issue is that the proposed landscape plan does not, for the whole perimeter of the lot, provide a vegetative buffer providing a visual screen between the building and the abutting properties consistent with the terms of the covenant. The North border would be screened by evergreen vegetation that will only reach 4 ft. The rear of the lot and the rear portions of the East and West borders would rely on existing vegetation which does not

provide complete screening. A 100-foot cedar fence 8 feet high is being proposed to separate the firehall from an abutting residential property. Fences are not addressed as screening in the covenant.

Planner Richardson noted that while the proposed landscape plan did not fully comply with the landscape covenant, he had visited the site and believed that the landscape plan as proposed would provide reasonable screening. He noted the Tumbo Channel Road boundary rose up from the road and a 4–10 foot high screen should provide adequate screening and that the sides of the lot

were mostly screened by either a landscape screen or fence. The rear of the lot had some natural screening and backed on to a large vacant property so minimal screening was sufficient for the rear of the lot.

The LTC heard comments and suggestions from the audience as to types of vegetation and optimal height at the time of planting. The trustees stated that a fence between the properties, as agreed upon between neighbours and the Fire Protection Society, is fine, but some natural screening would still be required to meet the terms of the covenant. Changing the covenant requires public notification and a hearing.

After deliberation the LTC directed staff to work with SIFPS to get a revised plan to meet the terms of the covenant.

## 2011 Elections in the Islands Trust

The next general local election for Island Trustees will take place on Saturday, November 19, 2011. Islands Trust election services for Saturna Island Trustees are contracted to the Capital Regional District.

Detailed information on the 2011 Islands Trust Elections may be found on the following web sites:

### ISLANDS TRUST

<http://www.islandstrust.bc.ca/elections.cfm>

**Staff contact:** Carmen Thiel ,  
Islands Trust Legislative Services  
Manager (250) 405-5188

### CAPITAL REGIONAL DISTRICT

<http://www.crd.bc.ca/about/elections/index.htm>

**Staff contact:** Sonia Santarossa,  
CRD Manager of Legislative  
Services (250) 360-3128  
**Chief Election Officer:**  
Thomas F. Moore (250) 472-0059

*Saturna Island Local Trust Area*  
Size: 3,570.8 hectares (8,820 acres)  
Population (2006) 359

*The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.*



**Islands Trust**

Preserving **island** communities,  
culture and environment

## “The Islands Trust Story”

Former trustee Peter Lamb of Salt Spring Island marked the 35th anniversary of the Islands Trust by self-publishing a 30-page booklet on the history of the Islands Trust. Many Local Trust Committees are distributing it on their islands; it's in the Saturna library. The booklet is also available at Salt Spring Books, Volume 2 and Sabine's for \$5.00. It is available for free download at <http://www.islandstrust.bc.ca/pdf/islandstruststory-plamb.pdf>

## Building or Renovating on the Southern Gulf Islands?

The Islands Trust has produced a new guide and three fact sheets to help you decide about things like site location and applying for variances. These easy-to-read publications will help you achieve your dreams while avoiding ecological impacts. You can also find information about financial incentives and other resources to help you build in harmony with island ecosystems.

You can get printed publications from your [local planner](#), or click on the titles below to get pdf versions.

[Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands](#)

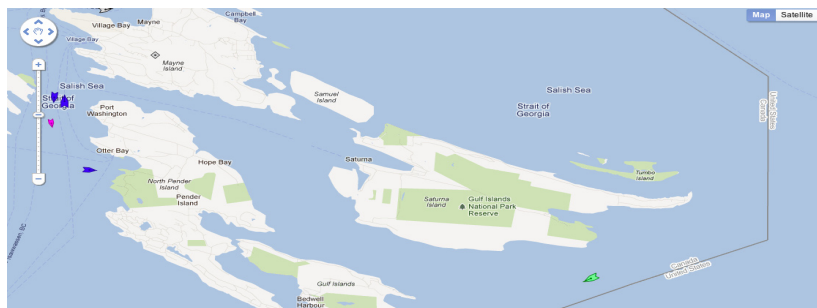
[Fact Sheet: Choosing a Building Site on Your Lot](#)

[Fact Sheet: Making Changes to Your Lot Line](#)

[Fact Sheet: Applying for a Variance](#)

## Curious About the Ships Now in the Area?

There is a real-time map with the current position and direction of all major ships in transit and at anchor. To see the map visit <http://www.marinetraffic.com/ais/default.aspx?level0=100#>



## Grants Available for Community Groups

There are numerous government, foundation and corporate grants available to assist community groups and non-profit organizations with their valuable community projects. The following list provides a sample of grants currently available. As grant deadlines can change and eligibility guidelines vary, please contact each funder directly for full details. <http://www.islandstrust.bc.ca/poi/pdf/itpoifundingresources.pdf>

The Islands Trust also maintains a list of grants available for food security related projects: <http://islandstrust.bc.ca/foodsecurity/pdf/foodsecurityrelatedgrants.pdf>

Tip for grant seekers: For a complete list of regional, provincial and national funding sources for arts, environment, social sector, education and more, you may want to visit the Victoria Foundation website: <http://www.victoriafoundation.bc.ca/web/>