



Islands Trust

**SATURNA ISLAND LOCAL TRUST COMMITTEE
SPECIAL MEETING AGENDA
1:30 PM, MONDAY, JUNE 11, 2012
AT THE SATURNA ISLAND COMMUNITY HALL
105 EAST POINT ROAD, SATURNA ISLAND, B.C.**

***Approximate** time is provided for the convenience of the public only and is subject to change without notice.

	Page #	*Approx. Time*
1. CALL TO ORDER		1:30 p.m.
2. APPROVAL OF AGENDA		
3. COMMUNITY INFORMATION MEETING	1	
3.1 SA-TUP-2012.1 (Johnson) (attached)		
4. CORRESPONDENCE (attached)	6	
4.1 Saturna Island Property Owners Association email dated June 1, 2012 re: Water Brochure		
5. NEW BUSINESS		
5.1 Next Business Meeting scheduled for 12:30 pm, June 21, 2012, Saturna Island Community Hall		
6. ADJOURNMENT		



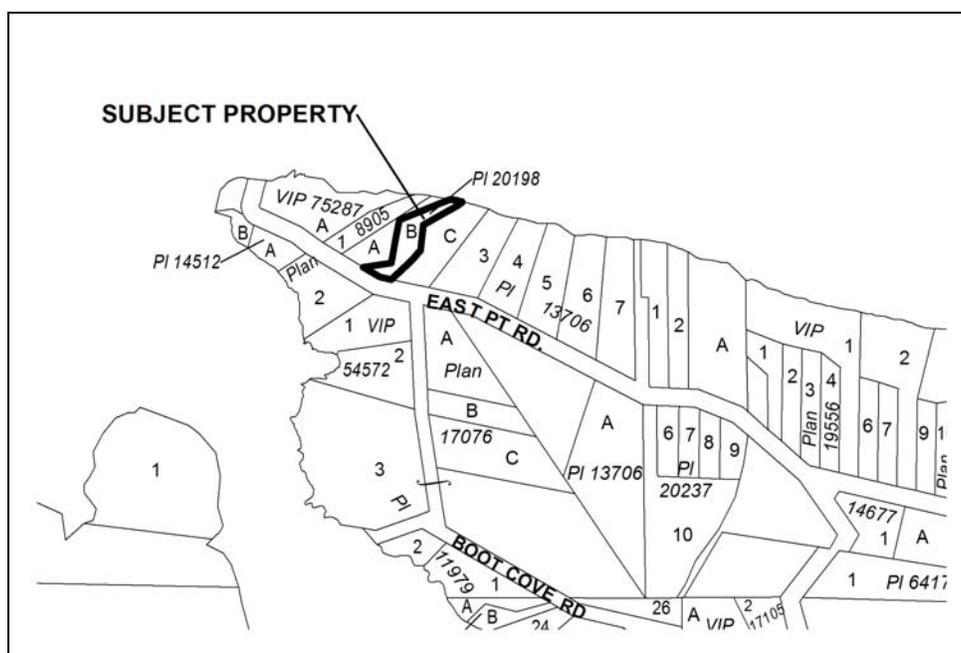
Islands Trust

**NOTICE
SATURNA ISLAND LOCAL TRUST COMMITTEE
SA-TUP-2012.1**

NOTICE is hereby given that the Saturna Island Local Trust Committee will be considering a resolution allowing for the issuance of a Temporary Use Permit pursuant to Section 921 of the *Local Government Act*. The proposed permit would apply to Lot B, Section 18, Saturna Island, Cowichan District, Plan 20198.

The purpose of this temporary use permit would be to permit a mobile food vending vehicle (double decker bus) to be located and operated as a commercial café at 109 East Point Road on Saturna Island. The bus will contain food preparation facilities (kitchen) as well as indoor table seating. An outdoor seating area is also being proposed. The permit could be issued for up to three years and the owner may apply to the Saturna Island Local Trust Committee to have it renewed once for up to an additional three years.

The general location of the subject property is shown in the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing, June 8, 2012 and continuing up to and including June 19, 2012.

For the convenience of the public only, and not to satisfy Section 922(5) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Saturna Island, B.C., commencing June 8, 2012.

If you have any questions or comments please contact the Planner, Gary Richardson at (250) 405-5157; for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867 before 4:30 p.m., April 23, 2012. Written comments may be mailed to Islands Trust, 200 – 1627 Fort Street, Victoria, BC V8R 1H8; faxed to (250) 405-5155; or emailed to information@islandstrust.bc.ca before 4:30 p.m., June 19, 2012.

The Saturna Island Local Trust Committee may consider the issuance of the permit at the Saturna Local Trust Committee Meeting being held at 12:30 p.m., June 21, 2012 at Saturna Island Community Hall, 105 East Point Road, Saturna Island BC.

Also a Community Information Meeting (CIM) regarding this proposal is being held at 1:30 pm on June 11, 2012 at the Saturna Community Hall, at 105 East Point Road. The purpose of the CIM will be to describe the proposal, answer questions and receive community comment.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Kathy Jones, Deputy Secretary



Islands Trust

PROPOSED

**SATURNA ISLAND LOCAL TRUST COMMITTEE
TEMPORARY USE PERMIT
SA-TUP-2012.1 (Johnson)**

109 East Point Road

To: Aleah Johnson

1. This Permit applies to the land described below:

Lot B, Section 18, Saturna Island, Cowichan District, Plan 20198, shown on Schedule "A", which is attached to and forms part of this Permit.

2. This Permit is issued for the purpose of permitting the operation of a mobile food vending vehicle (double decker bus) as a café on the above referenced lot and is subject to the following conditions:

- a) the owner must not remove any existing vegetative screening;
- b) the owner must provide parking for a minimum of one (1) vehicle on the property;
- c) outdoor lighting must not be directed onto surrounding properties;
- d) the number of indoor seats is limited to twenty seats (20);
- e) the number of outdoor seats is limited to twenty-two seats (22); and
- f) the food vending vehicle, outdoor seating and parking shall be sited substantially in accordance with Schedule "B", which is attached to and forms part of this permit.

3. This Permit expires on June 21, 2015.

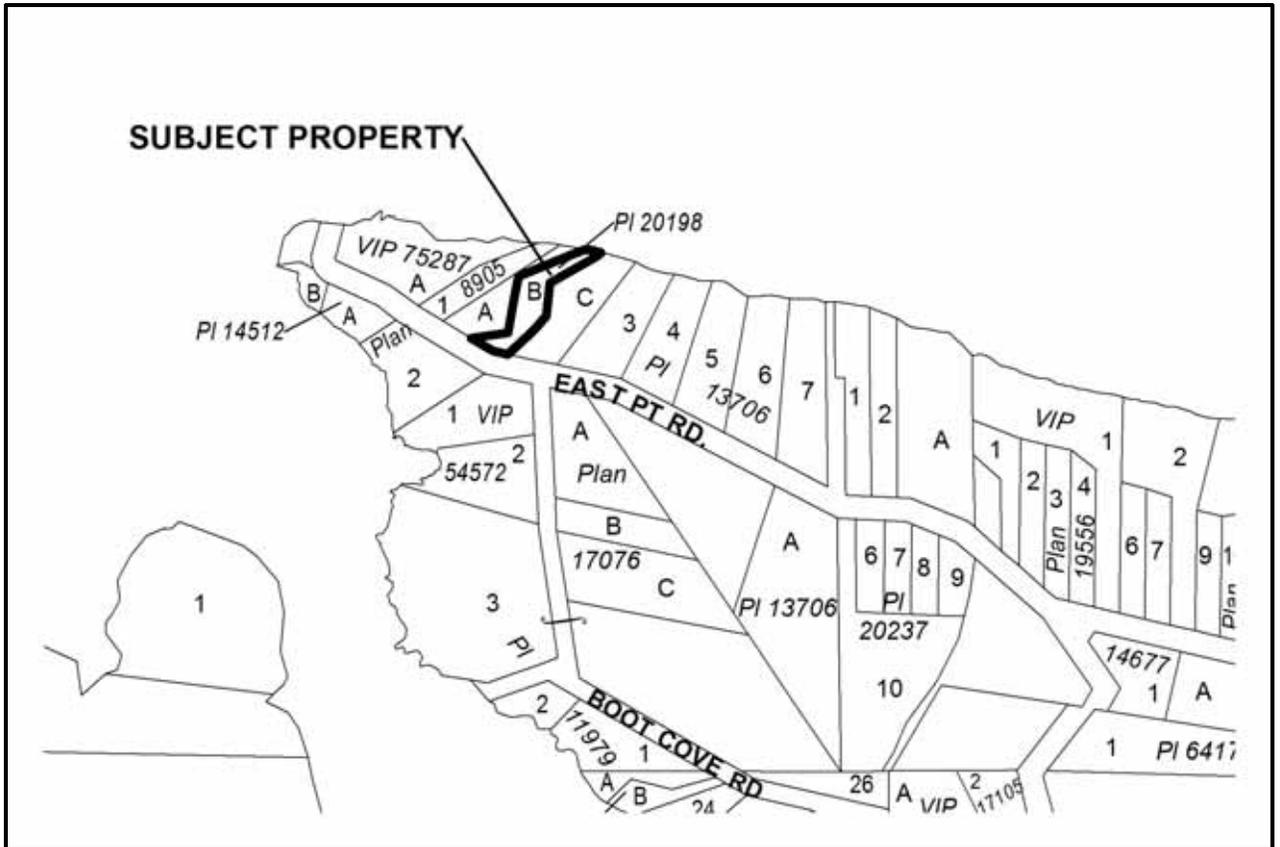
4. This is not a Building Permit, nor does it relieve the Permittee from the need to secure all other approvals necessary for the proposed development.

**AUTHORIZING RESOLUTION PASSED BY THE SATURNA ISLAND LOCAL TRUST
COMMITTEE THIS ___ DAY OF _____, 2012.**

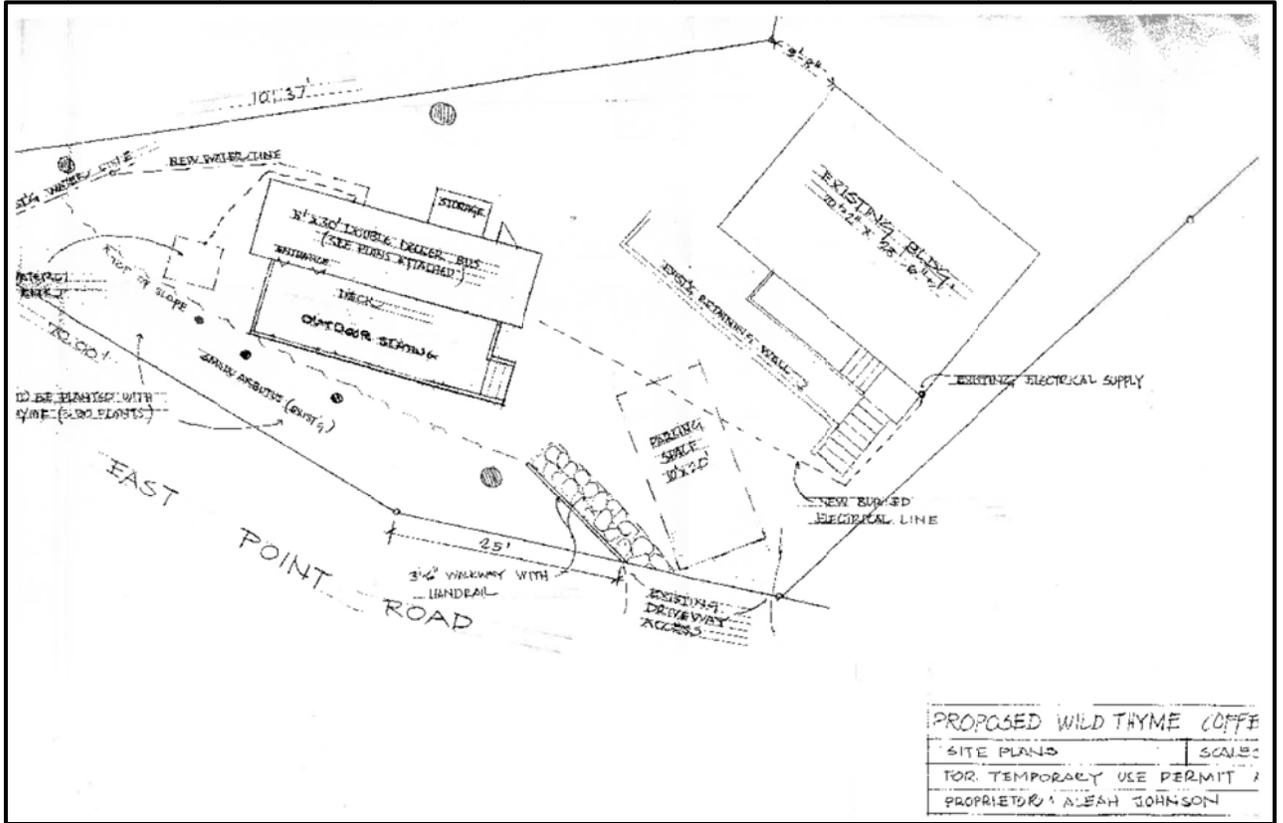
Deputy Secretary, Islands Trust

Date Issued

SATURNA ISLAND LOCAL TRUST COMMITTEE
SA-TUP-2012.1
SCHEDULE A



SATURNA ISLAND LOCAL TRUST COMMITTEE
SA-TUP-2012.1
SCHEDULE B



Kathy Jones

From: Gary Richardson
Sent: June-04-12 1:24 PM
To: Kathy Jones
Subject: FW: draft letter to Trustees re. water brochure
Attachments: Water flyer.jpeg; ATT00001..htm; Water flyer-inside.jpeg; ATT00002..htm; 24475 - 24476_DTS.Saturna Island - Flyer on 28lb White Text.pdf; ATT00003..htm

Follow Up Flag: Follow up
Flag Status: Flagged

For next saturna agenda

SATURNA ISLAND PROPERTY OWNERS ASSOCIATION
PO BOX 27, Saturna, British Columbia V0N 2Y0
sipoa@saturnanet.net/www.sipoa.ca

Dear Island Trustees

Given the Saturna Local Trust Committee's interest in water conservation, and particularly in the expressed commitment to educate islanders and visitors alike about the importance of stewarding this renewable resource, SIPOA is requesting a grant of \$700 to print 1000 copies of our water conservation brochure. Both the brochure and estimate from Island Blue are attached to this email for your information.

You will recall that over the past several years SIPOA has been actively promoting water conservation on Saturna. Two years ago we successfully offered rebates to our members and other islanders for low flush toilets. Last year we sent out a water conservation fact sheet to our members. This year our plan is to expand our water conservation education program and to actively promote wise use of the resource at the Lamb Bar-B-Que. That is why we are asking for assistance in printing the brochure.

We realize that the next Local Trust Committee is June 21, 2012. However, if we are to have the flyers available for July 1st we will need to print them that week at the latest. Thus, we are hopeful that you will be able to make a decision about funding this request Pampprior to the meeting. The reason we would appreciate a prompt decision is that we would like to add to the brochure" that the publication of this leaflet was assisted by a grant from the Saturna Local Trust Committee".

Thank you for considering our request.

Sincerely,

Murray Rankin
 President



Save your best ideas for us.

ESTIMATE: 24475
24476

ACCOUNT: C

DATE: May-29-2012

VALID FOR THIRTY DAYS

T Susie Washington Smyth
O Saturna island Property Owners

F Island Blue Print Co. Ltd.
R Cheryl-Lynn Lunt
O 911 Fort Street
M Victoria, BC V8V 3K3

Tel: 539-3397
Fax:
Email: sipoa@saturnanet.net

Tel: (250) 385-9786 ext 218
Fax: (250) 380-1622
1-800-661-3332
Email: cheryl.lunt@islandblue.com
www.islandblue.com

Thank you for your interest in our services. Please note:

- Packaging, shipping and applicable taxes are extra.
- The estimate is based on print ready PDF files. Please contact your estimator if you need to submit other file types.

PRINT SPECIFICATIONS

Item Description		Quantity	Price
Flyers on Light 28lb White Text			
Finish Size	8.5 x11	1,000	
Pages/Originals	2	Color 2	\$451.95
Paper	28lb White Text	sides	
Print Type	Digital	1,000	
Finishing	Option to fold	B&W 2	\$222.50
		sides	

Estimator's Notes: Folding to standard three panel - \$50.00 *not included in price shown*

Keep this estimate number handy – **reference it when placing your order.** You can:

- ✓ Send your order and file(s) through our website at <http://reprographics.islandblue.com>. Choose *Place An Order* and follow the menu instructions. Include your estimate number in the information area.
- ✓ Email us directly at repro@islandblue.com. Don't forget to attach your file(s). If your documents are over 6MB, upload them through our website at <http://reprographics.islandblue.com>. Select *Send A File* and let us know who's expecting your document and/or what your printing instructions are.
- ✓ Phone your estimator to place your order.
- ✓ Drop by with your disk and this estimate. We'd be happy to help in person.



It's vital for all of Satuma to become pro-active in protecting our shared water supply.

Each of us is responsible for incorporating water conservation into our way of life so that clean fresh water will be available now and into the future.

- Collect rainwater in a barrel or other large container outfitted with a spigot and cover to use for watering your garden (or washing your car).
- When planting, add two to four inches of organic material to the hole. Greater soil depth will increase the ability of the soil to retain moisture.
- Use low-flow targeted sprinklers or a low-flow irrigation hose next to the roots of your plants. A little water goes a long way. Over-watering causes yellow leaves or poor plant health.
- Check your irrigation system regularly for any leaks and fix them.
- Reduce evaporation loss by watering early in the morning.
- An automatic shutoff hose nozzle helps ensure water does not keep running when you finish watering. Better yet, turn off the hose at the faucet.
- Please do not water your lawn. It is natural for it to turn brown in the summer.

Maintaining Your Well

- If you are replacing your well pump, purchase a low flow pump. It will reduce both energy and water consumption.
- For existing wells, raise the level of your well pump to about 10 feet below the surface. Shallower pumps tend to reduce the danger of saline intrusion.
 - Consider installing a douse valve and meter with an automatic shut-off for leak detection.
 - Install a storage tank on your well system to buffer water demand during the dry months of summer.

Away Days (Weeks or Months)

If you are leaving the island for several months turn off your well pump. If you are on a tank-supplied system, turn off your supply line whenever you leave the island for more than a day. But, don't forget to leave a note in a prominent place letting the Fire Department know where to find your switch or supply tap in the event of a fire!

Water, Water....



Water Conservation on Satuma Island

SIPOA

is a registered non-profit society. If you wish more information or want to get involved, please join us. You will be welcome. You can contact SIPOA at P.O. Box 21, Satuma Island, BC, V0N 2Y0, sipoa@satumainet.net or visit its official website at www.sipoa.ca

Satuma Island Property Owners Association

2012

WATER CONSERVATION

The Satuma Island Property Owners Association (SIPOA) is committed to preserving and protecting the water resources of Satuma Island. The water quantity and quality challenges we face on Satuma are complex and challenging to resolve. *Please ask your guests to adopt an island water mindset.*

Regulation can only do so much and there are few incentives available to retrofit homes to reduce the demand on water sources. However, making water conservation an everyday priority is a vital step toward reducing water usage. *Please take that step.*

WATER CONSERVATION TIPS FOR RESIDENTS AND VISITORS

Water Supply

The importance of protecting Satuma water resources cannot be overstated. Groundwater (private & public wells) is the major source of potable water on Satuma. Yes, it rains a lot on the island during the winter, but summers usually have long periods of drought.

Satuma also has four organized water systems varying in size from about 10 to 170 connections. Three of these systems are private and the Capital Regional District manages another one. With the exception of the CRD reservoir, these systems are on community wells. *The aquifer that your well draws from is a resource shared with your neighbours.*

Rainwater capture is increasingly being used to supplement water supply. Many new homes on Satuma are incorporating rainwater capture for home use and many existing homes are supplementing their wells with additional rainwater storage for the dry summers. The Islands Trust has mandated rainwater capture for all new homes at East Point (Bylaw 98). The CRD, currently, considers these systems an "unconventional water source" and requires an additional engineering inspection before providing a License of Occupation.

with these systems and can be of help with the planning and installation. For additional information, please go to www.sipoa.ca for Islands Trust and Capital Regional District regulations.

Water Conservation

Simply stated, conserving water, using water more efficiently, and reducing consumption where you can, all help to protect the resource now and for the future. And, it is easy, provided that you have the right mindset.

With minor changes to the way you do things, or to the equipment you use, you can reduce water consumption in your home. The benefits of efficient water use apply equally to households with private wells and septic disposal systems as they do to those on water distribution systems.

WHAT YOU CAN DO

While most of these ideas are not new, it is useful to be reminded of them because the best protection of our water resource comes from decisions you make.

If you are purchasing, building, renovating or visiting a home on Satuma, please consider the following tips.

Bathrooms

Bathroom use accounts for about 65% of water used inside the home.

- Choose variable flush or low flush toilets or replace old ones, you will save many litres per flush. Earlier standard toilets use 13 litres per flush, low flush toilets use 6 litres or less. Variable flush ones use water only as long as you hold the handle down.
- Install a low-flow showerhead; this can cut shower water volume in half.
- Put a bucket under the showerhead to collect water while it is getting hot, this water can be used to water your plants.
- Take short showers - no more than three minutes is one recommendation.
- Turn the sink tap off while brushing your teeth, shaving or washing your face.

flush it unnecessarily.

Kitchen

- Choose a low-flow "Energy Star" dishwasher when replacing or purchasing one, newer ones cut water use by 25%.
- Run your dishwasher only when it is completely full and use the economy cycle whenever possible.
- Install a low-flow faucet aerator on your sink, which can cut water use in half.
- Do not let the faucet run when rinsing dishes or cleaning fruits and vegetables and if possible, us a dishpan in your sink to collect water. (If non-greasy, this is great water for your plants.)

Laundry

- When buying or replacing a clothes washer purchase a water-saving model. These save up to 40% of the water required.
- Wash only full loads in the clothes washer and if you use cold water you also save on energy costs.
- For a limited time BC Hydro has rebates on washers and many other products. Check out its website at www.bchydro.com.

Repairs

Leaks can be costly. A leak of one drop per second wastes about 10,000 litres of water per year.

- Repair dripping faucets. Often leaks are caused by a worn out washer that costs pennies to replace.
- Insulate your hot water heater, you will get hot water faster and avoid wasting water while it heats up.
- Check the seals on your toilets. Older models often leak. Replacing an older toilet or replacing a leaky seal will save significant amounts of water.

Outdoor Planting and Watering

Summer outdoor watering can add up to 50% of your water use. Environment Canada studies show that as much as half of outdoor use is