



October 30, 2024

Director Jason Lennox and the Planning Committee
qathet Regional District
202 – 4675 Marine Ave, Powell River, BC V8A 2L2
As emailed October 30, 2024

Dear Director Jason Lennox and members of the Planning Committee,

Please review this letter in a public meeting.

This letter's purpose is to formally notify the qathet Planning Committee that inclusion of the Tetra Tech studies* (TTS) in the Savary Island Official Community Plan (OCP) jeopardizes the future delivery of water to Savary Shores Improvement District (SSID) residents.

SSID is a successful independent water purveyor in a community of 213 properties in Savary Shores since incorporation in 1980. As an Improvement District, SSID is a government body. Generations of families have relied on the responsible direction of SSID Trustees to ensure this system is viable, well into the future. The qathet Regional District, when adopting the TTS into the OCP, will initiate the collapse of this forty-four year old water system.

Any qRD assurance that a zoning bylaw is not underway is completely irrelevant. The TTS will be enforceable after OCP adoption, as per Local Government Act (LGA) section 464 (2) stating that a local government is not required to hold a public hearing on a proposed zoning bylaw if the bylaw is consistent with the official community plan.

The SSID Board of Trustees hereby advises the qRD that:

Inclusion of TTS in the OCP carries with it the potential for implementation of extreme setbacks when building or re-building, thus eliminating plans for infrastructure replacements or upgrades in the setback zones. SSID has engaged a water systems engineering group to complete a feasibility study on options for replacing one of SSID's two water storage tanks within five years. The site on which the 10,000-gallon storage tank sits is in a recommended setback zone. There is no adequately sized setback-free relocation option on the lot. This storage tank serves 85 lots. Other significant assets in SSID's water delivery network will face similar difficulty in finding relocation sites.

With unpredictable future zoning enactment, SSID cannot reliably determine the required taxation levels to cover asset replacement, whether in TTS setback areas or elsewhere in the Improvement District.

Natural disasters of wildfire, tree windfall, or earthquake, destroying 75 percent above structure foundations in TTS setback areas will render those properties undevelopable. Undevelopable properties cannot pay taxes to SSID for water service. Reduced tax revenue will limit the water district's ability to sustain itself.

Eight fire suppression assets and their connected piping infrastructure are located in TTS setback areas. This includes the 10,000-gallon tank, and the piping to four of SSID's fire hydrants and three standpipes. Restrictions on replacing these assets on their current footprints removes fire suppression for more than half the Improvement District.

Insurance payouts are applicable only to asset replacements that are comparable with the original assets on their original footprints. Relocating buildings and water system infrastructure will carry additional costs not covered by insurance.

As Trustees, our efforts to responsibly manage this water system for the future requires that the TTS not be included in the OCP. Any other land use considerations potentially affecting SSID, such as tree removal regulation or water use regulation, should be reviewed with SSID in advance of proposal to the community.

We request a reply, to be circulated to SSID's concerned property owners.

Yours truly,

Trustee Chair Bryan Miles
Trustee Lee Davis
Trustee Brent Brucker

Savary Shores Improvement District

*Savary Island Slope Hazard Study, 2023 and;
qathet Regional Coastal Flood Mapping Phase 2 - Islands, 2022.