

From: Robert Bruce <robertbruce@telus.net>
Sent: Monday, March 25, 2024 4:10 PM
To: vicphsub
Subject: Fwd: application SA-RZ-2023.2 (Thachuk)

----- Forwarded message -----

From: Robert Bruce <robertbruce@telus.net>
Date: Mon, Mar 25, 2024 at 4:03 PM
Subject: application SA-RZ-2023.2 (Thachuk)
To: <vicphsub@islandstrust.bc>

Regarding the subject application:

I'm the owner of Lot A VIP 17105, located just below the lower portion of the subject property, co-owned by Dan Thachuk, Jean Morgan, Linda Cunningham and Bev Lowsley.

In 2017, my property was flooded due to diversion channels dug with an excavator, to alter the streamflow into an existing wetland (without consideration of potential effects to downstream neighbours) on this property, specifically, the lower portion of the property. This flooding caused significant damage to my property, resulting in my having to hire a hydro geotech engineer (Brian LeCas) to investigate the source of the flooding. In addition, damage to the streambed on my property was assessed by (Kalyan Thapa), a highly qualified professional erosion control specialist. I sought legal advice because of this activity, notifying the property owners of potential legal action if their continued activities put my property at risk. This situation has now been corrected with streamflows restored to their historic pattern.

We also know that climate change will bring more severe flooding events, making the protection of existing wetlands even more important in future years.

Islands Trust policy addresses the importance of conserving the integrity of existing wetlands, on Saturna Island (we only have a few) and other Islands in the trust area. See pages 9 and 10 of the trust policy statement. I quote from page 10 of the Trust Policy Statement.

Recommendation

3.3.3.....Trust council encourages government agencies, non-governmental organizations, "property owners" and occupiers to protect freshwater bodies, "watercourses, wetlands", riparian zones and aquatic wildlife habitats through voluntary donation, conservation covenants and careful management.

I'm concerned that future development of this land, under new property owners, would pose a significant flood risk to my property. Unless I see guardrails in place (eg: a conservation covenant on the portion of wetland on that property) to prevent further damage to my property with the "very real" possibility of concurrent loss of value (potentially, making my property difficult, if not impossible to sell) due to flood risk, I'm opposed to this subdivision going ahead.

Also, facilitating estate planning for owners does not seem to me to be a valid reason for proceeding with this.

The community density reserve should be used to increase density on land suitable for low cost housing (desperately needed) in the Saturna community, where and when that development takes place.

Respectfully,
Robert Bruce
121 Boot Cove Road,
Saturna Island.