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Sent: Tuesday, February 15, 2022 6:47 AM
To: SSIInfo; Laura Patrick; Peter Luckham; Peter Grove
Subject: Secondary Suites and Community Well Capture Areas

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Hello SSI Islands Trust Team, Laura, Peter and Peter

Thank you all very much for taking a multi-pronged approach to addressing the needs for affordable housing on Salt Spring Island. This has been a need for years, as the Island needs places for nurses, tradespeople, and retail workers to be able to live affordably.

I do have one concern that I would like to share about the proposed updates to the proposed updates to bylaw 355 as it related to Secondary Suites, ADU's etc. The concern is about the limitation of secondary suites and rental cottages for lots that are within, or overlapping with community well areas.

For some history, these community well capture areas were added to the parcels of many land owners on Salt Spring without their knowledge or input. Owners typically only become aware of them when they attempt to sell their property, or attempt to develop on it. These permit areas have reduced the value and potential uses of our properties, and more and more restrictions are put on them.

I do appreciate the intent of the development permit areas. As shown below the intent is to avoid contamination and protect the quality of the wells themselves (from the community well). I don't believe these uses: Secondary Suites, ADU's etc are necessarily in conflict with any overlap of the community well permit areas in many cases. The capture areas were assigned purely based on distance, and conservatively, and (as far as I'm aware) without input from qualified hydrologists.

E.5.2 Reasons for this Development Permit Area

E.5.2.1 This Development Permit Area is made up of the area that drains into wells used by community water systems. If not carefully managed, development in this Area could result in the degradation of drinking water quality for many homes. Prevention of water quality degradation is much less costly than remediating an aquifer after contamination has occurred.

E.5.3 Objectives of this Development Permit Area

E.5.3.1 To protect the quality of drinking water supplied from community water system wells.

Instead of the existing language in both the bylaws and the community plan, I would like to recommend that it be altered to include that a consultation with a hydrologist is required to determine if the two uses on the owners property can be compatible: Can a secondary suite be built in such a way that it does not impact the reasons and objectives of the potentially impacted community well? If so, then a written report from a qualified hydrologist should be enough to satisfy this requirement, without needing to apply for a variance.

Please reach out if you have any questions about my request.

Thank you for listening to feedback from the Salt Spring community on this initiative.

Respectfully
Patti Juengst