

Your help made it happen!

Savary Island PRESERVATION



Committed to the preservation of natural areas and biological diversity on Savary Island, for present and future generations.

www.silt.ca silt@shaw.ca

Box 141, Lund, BC VON 2G0



Duck Bay. Photo: Tony Wypkema



Cliff view overlooking Beacon Point. Photo: Kathy Kebarle

On April 3, 2002, the Nature Trust of British Columbia announced it had purchased 50 per cent undivided interest in what is commonly known as the Trillium property on Savary Island, an announcement that was met with joy and relief by many people not only in the community, but throughout British Columbia.

Excerpt from April 9 article, Powell River Peak



Magic Tree at Beacon Point. Photo: Liz Webster



Oyster Catchers at Duck Bay. Photo: Liz Webster

Savary ISLAND

LAND TRUST NEWS SPRING 2002

Our dreams have come true!

Saving Savary

By Liz Webster

The moment we have been waiting for...

SILT was thrilled to hear the news made public by Tom Lester. On April 3, 2002, the Nature Trust of B.C., the Province of BC, and Environment Canada announced the acquisition of 50% undivided interest in DL 1375 and adjoining lots 35 and 36 on Savary Island. The acquisition also includes 12 acres of waterfront property generously donated by two individuals who wish to remain anonymous. In addition, a 16 acre parcel (Lot 224) in Savary Shores was acquired. The total area, 363 acres, covers nearly one third of the Island (see map, page 2).

SILT was thrilled to hear the news from Nature Trust Executive Director, Tom Lester. Quoted in the Powell River Peak, Tom Lester said: "On the strength of a magnificent donation of an eco-gifted property from two individuals who wish to remain anonymous, we were able to structure a deal that saw the Crown contributing \$2 million from the Pacific Marine Heritage Legacy initiative, along with \$100,000 from the Georgia Basin Ecosystem initiative through Environment Canada. That, combined with some money from the Nature Trust, was



Towards First Point. Photo: Liz Webster

and preservation was the catalyst for establishing SILT in 1997. The SILT board is very pleased that after many years of research, advocacy and securing of funds, this nationally unique ecosystem will be preserved for present and future generations.

According to Mr Lester, the Nature Trust intends to seek the acquisition of the remaining 50% interest in the property from its remaining partner, Bellingham businessman, Roger Sahlin. As quoted in the Vancouver Sun April 11, 2002, Mr. Lester said: "This is an extremely unique ecosystem. Any development on the property is unacceptable. It was worth the effort to take that first step and acquire a partial interest in the land."

A management plan for the land will be developed by the Nature Trust through consultation with Savary property owners. Lester commented in the Powell River Peak that: "The intention is, in whatever status, it be managed in perpetuity in its current natural state."

Half of the DL 1375 parcel and adjoining lots 35 and 36 represent the best example of an intact dune ecosystem in Canada. SILT has always advocated that the land would best be preserved as an Ecological Reserve and will continue to advocate that position.

Since SILT began we have acquired six lots and one ten-acre parcel on Savary for preservation. In addition to this we have provided public information on lot amalgamation, mapping and

identifying environmentally sensitive areas on the Island. We will continue our efforts to preserve natural areas and biological diversity on Savary for present and future generations, through several stewardship options available to Islanders in support of this goal.

On behalf of the SILT Board of Trustees, I would like to thank everyone who contributed to the effort, especially those whose timely and invaluable efforts were vital in making the dream come true. We are very thankful to the Nature Trust for their skilled and timely negotiations and grateful for the generosity of the private donors of the land, the support of the federal and provincial governments, and the Savary Islanders who contributed to the Savary Ecological Reserve Fund (SILT's fund toward acquisition of DL 1375). A heartfelt thank you to all. 🌲

SAVARY SAVED

Author: Laura Walz, April 09, 2002. Reprinted with permission of the Powell River Peak

They didn't take their clothes off and pose nude for a fundraising calendar. They didn't stage protest marches. They didn't chain themselves to any of the trees they were trying to save. Yet people dedicated to preserving the last, large undeveloped tract of land on Savary Island accomplished their goal, after seven years of sustained and unflagging work.

Last week the Nature Trust of British Columbia announced it had purchased 50 per cent undivided interest in what is commonly known as the Trillium property on Savary Island, an announcement that was met with joy and relief by many people not only in the community, but throughout British Columbia.

The 147 hectares have long been identified as a rare and quickly vanishing example of a forested dune ecosystem on an island both fragile and over-developed. Pieces of the deal came together with funding from the Pacific Marine Heritage Legacy, the Georgia Basin Ecosystem

Initiative, and a generous private donation by people who wish to remain anonymous. The Nature Trust provided the experience and track record to finally negotiate the deal.

The announcement is good news, not only for Savary Island, but for the larger Powell River community as well. It's a conservation achievement that all residents can be proud of.

All the people who were involved in the campaign over the seven years of hard work deserve our gratitude and appreciation. It was at times a lonely battle, as conservationists were often at loggerheads with Powell River Regional District directors.

But proponents persevered, spent long hours attending meetings, writing letters, and making contacts. They strategically planned each move, and achieved a victory that conservationists everywhere will learn lessons from in years to come.

Hats off to you all.
© The Powell River Peak 2002

"Never doubt that a small group of thoughtful, committed citizens can change the world, in fact, it's the only thing that ever has."

Margaret Mead

used to acquire the undivided 50 per cent interest and the full interest of Lot 224 [Syre's property]."

This land is the heart of the Island and its acquisition



View from Whalebone Point looking east. Photo: Tony Wypkema. ©



web www.silt.ca email silt@shaw.ca

Executive
 Chair: Sherwood Inglis (250) 832-4560
 Vice Chair: Liz Webster (604) 483-4743
 Treasurer: Anna Linsley (604) 414-0073
 (604) 483-9974

Trustees
 Paula Butler Karen De Lorenzo
 Daryl Duke Norma Flawith
 Christopher Harvey Paul Leighton
 Tom Lightburn Keith MacDougall
 Wynn Woodward

SILT Q&A

What is a Land Trust?

Land trusts are non-profit charitable organizations that serve to protect natural and cultural heritage. Land trusts operate to protect areas critical to the health and survival of threatened animals, plants and ecosystems. In the last ten years 40 land trusts have been established in B.C.

What is the Savary Island Land Trust?

The Savary Island Land Trust (SILT) was established to preserve and protect natural areas and biological diversity on Savary Island for present and future generations. SILT was incorporated as a society in October, 1997 and received registered charity status with Revenue Canada in June, 1998. Today SILT has 140 voting members.

What are the goals of the Savary Island Land Trust?

- To acquire land on Savary Island, in order to preserve it for future generations.
- To promote the establishment of wilderness and other natural habitat preserves.
- To encourage, sponsor, teach and support research concerning the environment of Savary Island.
- To raise money, acquire funds and other assistance, to achieve the foregoing purposes.

How much property has been protected to date by SILT?

Since the first acquisition in 1999, the Trust has received and preserved seven donations of land on Savary. Four lots are at Indian Point and one lot is in the middle of the island, last summer a ten-acre parcel was donated on the west side of the Island, most recently a lot in the Green's Point area and near the highest point of the Island was donated and dedicated as the Helen R. McDonald and J. Douglas Hannay Nature Reserve. These gifts bring the society's holdings to six lots and one ten-acre parcel for a total market value over \$500,000.

What happens to these properties if SILT ceases to exist?

The SILT constitution states that in such an event, the properties must be transferred to another charitable organization with similar goals. This is a condition of being issued charitable status.

Does SILT ever resell the land it acquires?

Under the requirement of a special resolution, the SILT constitution does permit the resale of land. However, land held will not be sold except under extraordinary circumstances and conditions. So for all intents and purposes, once acquired, land is not resold.

What does SILT do with the land it acquires?

A management plan must be developed for each parcel of land and ratified by the general membership.

How do land donations to SILT help reduce density on Savary?

The overall density of parcels on the Island is reduced as property is transferred from developable to preserved status.

What are the tax benefits to SILT donors?

A tax receipt, which can be used to offset income tax the donor owes, is provided. In the case of donations of ecologically sensitive land, the donor may use the entire tax receipt in one year. Donating property or shares that trade on the stock exchange provide the donor with the best return on their donation.

Does SILT carry liability insurance on its properties?

Yes, a liability policy is in force, paid for each year by donations to SILT.

How do land donations to SILT help reduce density on Savary?

The overall density of parcels on the Island is reduced as property is transferred from developable to preserved status.

Stewardship Options for Savary Islander

Savary has a lot density nine times greater than Bowen Island, and twenty times greater than Denman Island, but is tiny compared to either island.

The Island's 1,111 acres are divided into 5 district lots. All but one of these district lots has undergone extensive subdivision. Savary is divided up into 1710 small parcels; over 1500 of these parcels are less than 0.5 acres. According to research conducted in support of our

Official Community Plan, Savary is "reaching critical development thresholds" (Golder & Associates 1997). In short, the number of parcels and their potential for development are excessive and far beyond what the Island's fragile nature can sustain.

1 Stewardship Pledge.

Learn about the natural features on your land and choose a development approach that preserves natural values.

2 Contribute to SILT.

Support SILT in its efforts to acquire land. Land acquired by SILT is for preservation. SILT is a charitable society and can issue tax receipts for donations.

3 Purchase land for preservation in your Savary Island Neighbourhood.

We must do what we can to sustain Savary. That is why SILT is launching the Savary Island Neighbourhood Initiative – one more idea to help achieve that goal.

The Initiative is already active at Indian Point. Let's take it to every part of Savary, to all the local neighbourhoods that make up the Savary community. Perhaps there is a special lot that your neighbourhood would like to protect. The SILT Neighbourhood Initiative is about making that sentiment a reality.

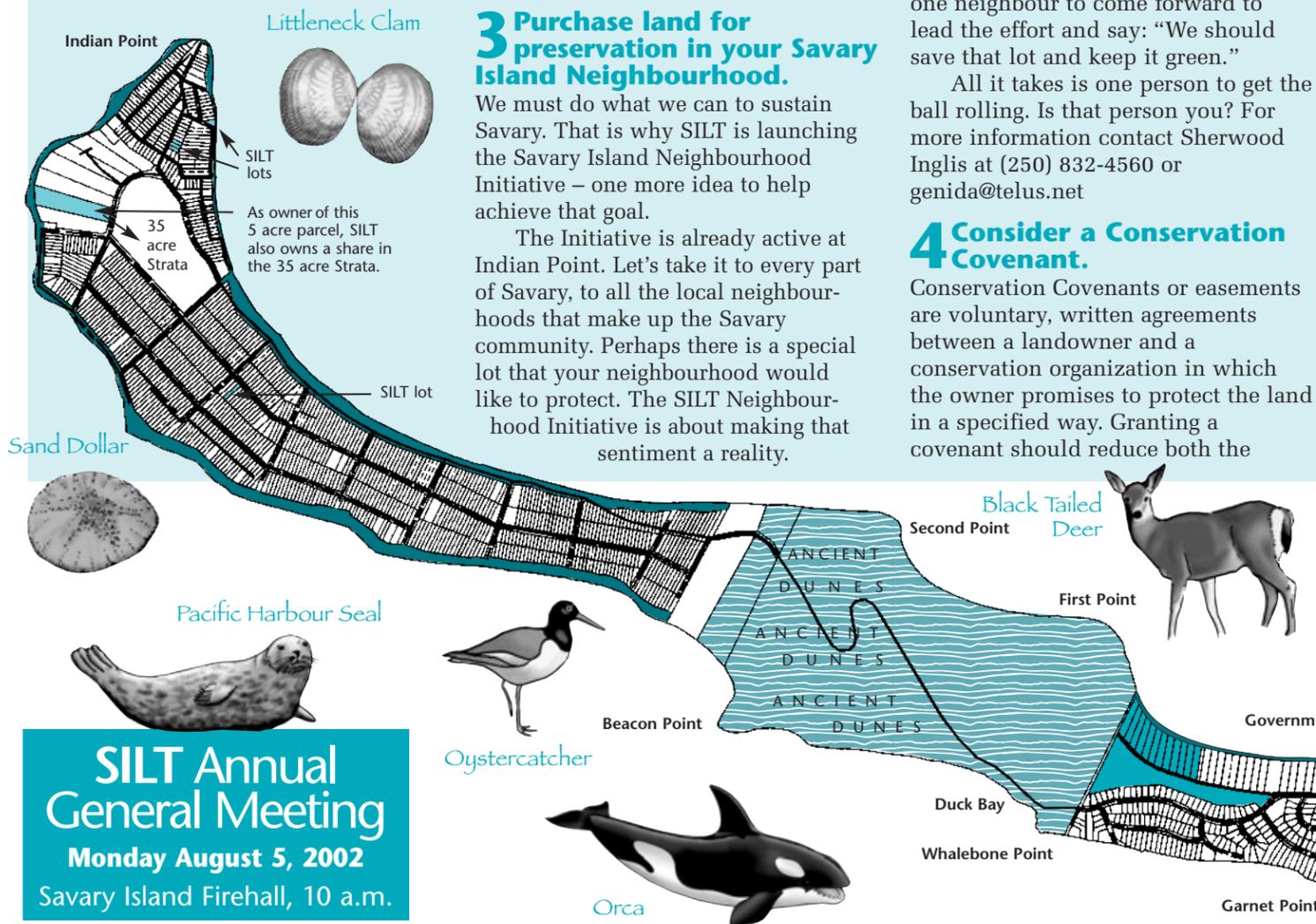
Islanders who join together and pool resources for the purchase of a specific parcel in their neighbourhood can be recognized with a tax receipt.

To succeed, the Initiative requires one special ingredient – one neighbour to come forward to lead the effort and say: "We should save that lot and keep it green."

All it takes is one person to get the ball rolling. Is that person you? For more information contact Sherwood Inglis at (250) 832-4560 or genida@telus.net

4 Consider a Conservation Covenant.

Conservation Covenants or easements are voluntary, written agreements between a landowner and a conservation organization in which the owner promises to protect the land in a specified way. Granting a covenant should reduce both the



SILT Annual General Meeting
Monday August 5, 2002
 Savary Island Firehall, 10 a.m.

Amalgamation Benefits

" I had six lots, which I made into two parcels. My taxes were reduced by \$467.85 with no grants such as the home owner grant used in the calculation. Since I could claim a home owner grant, I saved another \$131.75, making the total savings \$545.70. I feel that I won twice because I not only cut my taxes, but have added my small bit in lessening the potential development density of Savary. One note to add is that to take advantage of a particular tax year, you must apply for the amalgamation BEFORE November of the previous year. I made my application in December of 1997, but was unable to realize the tax benefit until 1999. "

Norma Flawith

" I amalgamated three lots. My taxes dropped from \$606.28 to \$350. A 42% reduction and savings of \$256.28 (home owners' grant included). The result: I have a larger piece of property and am being taxed considerably less for it. I now have an acre and don't have to worry about houses being built too close and I've reduced the available lots on the Island. "

Paul Leighton

UNCOMMON PLANTS



Seashore Lupine Harvest Brodiaea

RARE PLANT COMMUNITY



Gumweed Red Fescue Northern Wormwood

Lot Amalgamation Fund

Gouin Lot Amalgamation Fund Announced!

In the summer of 2001 Mr. Martin Gouin announced that he would contribute \$50,000 to establish a Lot Amalgamation Fund. This generous initiative could provide incentive to Islanders to act. The process and criteria for accessing this fund is under development by Mr Gouin.

For more information readers can contact Mr Gouin at: jsnlow@telusplanet.net

How do I Amalgamate?

1 Before proceeding with amalgamation carefully consider the following:

- Amalgamations are not reversible.
- Consider whether your Will would need rewording.
- Will you need the approval of your mortgage holder?
- The post amalgamated value may be higher or lower than the pre amalgamation value. Ensure any value change will not adversely affect you.

Consult a lawyer if you have questions or concerns.

2 If you DO decide to amalgamate your lots:

- Fill out Form 14 – Application of Cancellation of Interior Lot Lines. This form is currently available by email from SILT. Send a message to silt@shaw.ca and we will forward it to you. The forms are also available to download from the silt web page silt.ca

- Mail it to: Land Title Office, 88 - 6th Street, New Westminster, B.C. V3L 5B3 Phone: (604) 660-2595 (free call if you go through Inquiry BC 1-800-663-7867)

3 Based on feedback from the Land Title Office, proceed with the final amalgamation.

- The Land Title Office will advise you as to whether or not they will

What can we do about the situation?

Regretably, we cannot recall the ill conceived 1910 subdivision and redo it. There are ways to begin to address the problem.

donor's income tax and property tax obligations. The granting of a covenant is recognized by the Federal government as a gift of property, entitling the donor to a charitable receipt. The Income Tax Act defines covenants and easements as "property". If you have ecologically unique trees, features or values on your property, or undeveloped land on Savary, and you plan to keep them intact, a covenant could conserve your property and save on taxes.

5 Amalgamate your lots. People who own two or more adjacent lots or people who would like to buy an adjacent lot and then proceed with amalgamation may realize tax benefits. Another option for those with property on either side of an undeveloped lot might be to acquire it jointly and then divide it in half between the two title holders. 🌳

Savary Lands Preserved

- Lands preserved by SILT
- 100% interest held by the Province of British Columbia
- 50% undivided interest held by the Nature Trust of British Columbia

Graphic Design by Design Write Communications

Amalgamate?

require you to have a survey of your property done prior to proceeding with the amalgamation. Many lots on Savary will not require a property line survey prior to processing. The Land Title Office, under some circumstances, may require a survey prior to proceeding with an amalgamation application. Each application is evaluated individually and there appears to be no guideline by which an applicant can determine in advance whether or not a survey will be required.

- b. The fee for cancellation of interior lot lines is \$100.00 regardless of the number of lines cancelled, providing that the end result is just one title. Anyone who plans to amalgamate only if no survey is required should contact the Land Title Office prior to submitting the fee.
- c. There does not appear to be any formula by which potential property tax savings from amalgamation can be estimated beforehand. The Property Tax Assessor may be able to offer suggestions. Assessors can be reached at 1-800-977-2771. However, SILT believes that in most cases a reduction in overall property tax will result from amalgamation.

For more information on lot amalgamation please contact Sherwood Inglis glenida@telus.net or phone (250) 832-4560 or Paul Leighton at LDC@shaw.ca

Questions about the existence of the dunes were raised by the Powell River Regional District as one of the Key Issues of the Official Community Plan.

In April 2002, the Regional District awarded a \$15,000 contract to Thurber Engineering Ltd. for a geo-technical engineering study, to confirm the location size and sensitivity of the inland dune area. According to the Terms of Reference, the study will conduct shoreline mapping of the Island, and evaluate the impact that hazard land setbacks will have on existing and proposed development, at four separate locations on Savary Island. Findings will be presented at two information meetings on Savary this summer.



Do the dunes exist?

The earliest written record I have found on the dunes is from the Field notes of Surveyor, George Fawcett Drabble. Drabble was the first surveyor, road builder, and magistrate to work in the Gulf of Georgia. In July 1891 Drabble surveyed properties including DL 1375 on Savary for John Green. On July 7, 1891 Drabble wrote: "Worthless Sand...Sand Knolls & bottoms covered with Salla (sic) and stunted red Fir & small bull pines, worthless for farming land."

In his field notes, Drabble sketched the dunes and wrote: "rolling sand hills 70 ft high, the summits of huge sand hills, tops of rolling Sand Hills, bottoms of knolls."

July 7, 1891, George Fawcett Drabble Fonds Notebook 35 Museum at Campbell River

On August 2, 1891 Green applied to purchase the "317-acre District Lot 1375 in the middle of the Island."

The western line Drabble would have surveyed for this acquisition runs through one of the steepest and most intensely undulating areas of Savary's forested dune ecosystem. Given the homesteading interests of the day, it is not surprising that

Griffin auction a great success!

Savary Island Land Trust wishes to express its very sincere appreciation to Tony and Jane Griffin for their generous donation last summer of several marvelous works of art by Tony's late mother, Helen Griffin. The paintings were auctioned at the 2001 Savary Island Tennis Club Annual Fund Raiser and Mixer and the proceeds have helped SILT to finance its continuing objective of preserving and protecting natural areas for all Islanders. Helen first came to the island in 1947 and quickly made it one of her favourite subjects to paint. She created hundreds of wonderful paintings depicting many scenes and people from all over the island. Her love for Savary continues through her family's generosity for which we are all very grateful.



Ocean glimpsed through salal and fir covered dunes from the Dune Ridge Trail.

Drabble cursed the sand and the sand hills. Today we know the salal and pine forest he noted is an uncommon plant community, and many of the red Fir stunted by wind and weather conditions have grown in odd contortions and matured with time.

The next historic reference comes from R.S. Sherman, Great Uncle to life time Savary Islander, Daryl Duke. Sherman first visited Savary in 1892. In an article published in Museum and Art Notes 1931, he wrote:

The interior of the island is undulating or level. In places

well-defined benches descend to the sea on the west side. In many places, especially on the eastern of (as it is popularly known) the southern shore, are ancient dunes, now well covered with a permanent vegetation. Smaller dunes, also well covered, are found on the west or north-west shore. In parts of the interior are depressions and elevations, generally parallel with the existing shore line, which, so far as I can determine, must have been formed by winds in ancient days. Both hollows and slopes are now heavily forested with trees ranging from a hundred to five hundred years old.

R.S. Sherman "The Ecology of Savary Island" published in Museum and Art Notes Vol. 6, no.1 1931.

Invest IN THE PRESERVATION OF Savary

Help preserve natural areas and biological diversity for present and future generations.

PLEASE FILL OUT CONTACT INFORMATION

Name _____ Email _____

Address _____ City _____ Prov. _____

Postal Code _____ Tel. _____ Fax _____

Savary Address _____ Tel: _____

| DONATIONS | MEMBERSHIP |
|--|---|
| <input type="checkbox"/> <i>Yes</i> , I would like to contribute to the preservation of land on Savary Island. I am enclosing a cheque for my tax deductible donation of: <input type="checkbox"/> \$100 <input type="checkbox"/> \$500 <input type="checkbox"/> \$1,000 <input type="checkbox"/> \$2,500 <input type="checkbox"/> Other _____ | <input type="checkbox"/> <i>Yes</i> , I would like to become a member of the Savary Island Land Trust Society. Annual dues <input type="checkbox"/> regular \$25 <input type="checkbox"/> Family \$40 |

Make cheque(s) out to: Savary Island Land Trust Society.

SEND YOUR FORM AND PAYMENT TO:

SILT: Savary Island Land Trust Society, Box 141, Lund, B.C. V0N 2G0

Savary Maps

Get your illustrated *Savary Maps* by mail

Full colour posters and laminated placemats available of beautiful illustrated Savary Island maps. The animal and plant drawings reproduced in this newsletter are from the map.

Fill in the order form and enclose a cheque to:
 SILT c/o Anna Linsley, 1837 Matthews Ave., Vancouver, BC V6J 2T4.

My name: _____ Phone/FAX: _____

Address: _____

Email: _____

| Please Circle your choice | | |
|---------------------------|-------|---|
| 1 Poster | \$20. | 4 Placemats & 1 Poster \$50. |
| Placemats (each) | \$10. | 6 Placemats \$50. |
| 2 Placemats & 1 Poster | \$35. | Please include shipping and handling |
| 4 Placemats | \$40. | \$10. within North America |
| | | \$15. outside North America |

Please forward posters and placemats to:

Name: _____

Address: _____

Prov./State: _____ Country: _____ Postal/Zip Code _____

Please copy this form for additional orders.

Placemats and posters are also available at stores on the Island.