



Islands Trust

GALIANO ISLAND VACANT CROWN LAND PROFILES

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**Trust Area Services
Islands Trust**

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INTRODUCTION

Background

In 1999, the Vancouver Island Interagency Management Committee coordinated the Public Lands Strategy to provide comprehensive information about vacant Crown upland in the Trust Area for the use of agencies and the public during land use decisions. Provincial agencies participated in the study of the parcels and in community meetings on each island.

Only unencumbered upland Crown land parcels were included in the process. The Crown Land Registry Service of the Ministry of Environment, Lands, and Parks provided the initial information on the status of the parcels. The Interagency Management Committee clarified and confirmed the work, using individual agency databases, selected title searches, and local on-island knowledge. From this confirmed status, the Committee excluded from the analysis any Crown land parcels that contained the following interests:

- Land Act leases and licenses;
- Ministry of Transportation and Highways gravel reserves;
- Properties owned by Crown Corporations (BCBC., BC Ferries);
- Provincial, Regional, Municipal Parks;
- Parcels included in existing treaty offers;
- Active mineral claims, Crown granted mineral claims;
- Woodlot licenses; and
- Pacific Marine Heritage Legacy acquisitions.

The Provincial/Islands Trust technical working group prepared the Public Lands Strategy Technical Report in 2000. The report developed a technical classification system for the vacant Crown land parcels within the Trust Area. The vacant Crown land was sorted into three categories based on capability and suitability of the parcel: resource management (agriculture, forestry, minerals and energy, water and recreation), conservation, and settlement (primary and secondary attributes and communication sites). Where available technical data from current provincial government inventories was used, including the Sensitive Ecosystem Inventory (SEI) and the Ministry of Forests, Forest Cover Inventory (FCI). These sources were supplemented with the Islands Trust Environmental Information Management System (EIMS) data and existing reports and studies completed by various authors and/or agencies.

The process produced an inventory and maps of vacant Crown land in the Trust Area, a collation of existing data for each parcel and a technical analysis of future land use potential. Following community meetings, the Islands Trust made a commitment to return to island communities with more detailed profiles that incorporated agency information, additional information from published reports and local knowledge presented during the consultation process. This document includes the results of that consultation process.

Islands Trust Crown Land Study

Trust Council initiated the Islands Trust Crown Land Study in 2001. The process included the following:

- Development of the Islands Trust's Principles for Decision Making about Crown Land;
- Development of a Framework for a Protocol Agreement between the Islands Trust and the Province; and
- Development of revised Vacant Crown Land Profiles for each major island.

Islands Trust will receive community input regarding the proposed Principles and the Profiles from each island community. The Hornby, Denman, Lasqueti and Galiano Islands Vacant Crown Land Profiles are now complete and posted on the Islands Trust web site at <http://www.islandstrust.bc.ca/stewardship/cl/crownlandstudy.htm>.

Purpose of the Vacant Crown Land Profiles

The Vacant Crown Land Profiles represent the most complete collation of current knowledge regarding vacant Crown land parcels in the Islands Trust Area. Islands Trust will use the profiles as a starting point for the compilation of more detailed information as it becomes available through further studies.

The information in the profiles, including the maps or referenced material, may not be complete. It identifies features that may require further investigation. In many cases, more detailed inventories and mapping will be required to provide an accurate understanding of the ecological values of a parcel. Islands Trust will update this information when more accurate mapping based on recent air photos is complete.

Galiano Island Crown Land Context

The Galiano Island Land Status – Crown Land and Other Significant Parcels Map identifies other Crown land parcels on Galiano Island that are significant due to their important contribution to the preservation of habitats and ecosystems. The Crown Land Context Map identifies parcels that are not included in the profiles inventory based on the existing interest in the land. (Map 1 Land Status - Crown Lands and Other Significant Parcels)

Only 2.5% of Galiano Island is vacant Crown land. Approximately 50% of the island is privately owned forest land, 14 % protected in various ways and the remainder is for the most part residential. For many years Crown lands on Galiano have been designated "Nature Protection" within our Official Community Plan and Land Use Bylaw. There is a general expectation in the community that these lands will be protected and preserved in a Natural state. (Local Trustee Comments, 2005)

PARCEL A – PEBBLE BEACH

Note:

- *The information provided is based on the Public Lands Strategy Review Process Report, 2000, unless specifically referenced.*

Location and Setting

- Parcel A is located in the central east side of Galiano Island. (Map No. 2) (Islands Trust 2001)

Legal Descriptions and Parcel Sizes

- The legal description of Parcel A is District Lot 60, Galiano Island, Cowichan District.
- The size of Parcel A is 57.17 ha.

Geographic Relationship to Other Public Land

- This parcel is a key property in the effort to provide a protected corridor extending from the eastern shore of Galiano through Bodega Ridge Provincial Park into the Trincomali Channel. It is part of a conservation effort to combine Greig Creek and the Cable Bay property. In 1996, the Minister gave approval-in-principle for the transfer of this parcel to the Islands Trust Fund.
- This property is subject to a Memorandum of Understanding (MOU) signed on January 1, 1998, between the Galiano Conservancy Association, Ministry of Environment, Lands and Parks, the Islands Trust Fund Board and the Nature Conservancy of Canada. The MOU is to work towards the establishment of the “Pebble Beach Reserve”.

Biophysical Description

Physiography

- The dominant slope of Parcel A is less than 20%.
- The elevation of Parcel A ranges from 1- 105 m. (Map No. 3)

Geology

- Parcel A is underlain by the Nanaimo Group – Geoffrey Formations. (Map No. 4)
- Geologically important sites have not been recorded on Parcel A.

Surface Drainage

- Provincial TRIM has not identified any water features such as wetlands or streams on Parcel A, however, the Galiano Conservancy Association 2004 data identifies streams on the parcel. (Map No. 3)
- Community Submission 2000:
 - The year long stream has been considered for salmon enhancement.
 - The year round stream crosses through the south-west corner flowing into Cable Bay.
 - The stream running through a corner of the parcel and across District Lot 63 and on into the sea. The stream runs year long and is fed by a large watershed to the south-west including an extensive wetland/swamp area owned by the Galiano Conservancy Association.

Groundwater

- Parcel A is a potential recharge area according to provincial data.

Soils

- The Canadian Land Inventory data classify the agricultural capabilities on the majority of Parcel A as non-productive. A small portion of the Parcel is classified as reduced range of crops caused by limiting factors. (Map No. 5)

- The soil on the majority of Parcel A is classified as Qualicum. The soil on a small portion of the Parcel is classified as Tidal Flat. (Map No. 6)
- Parcel A is well drained according to provincial data.

Native Vegetation

- The Galiano Conservancy Association Ecosystem mapping identifies Young Forest and Mature Forest on Parcel A. (Galiano Conservancy Association, 2004) (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified second growth forest within this parcel. (Map No. 8)
- The presence of one or more plant communities considered rare on a national or international basis and red listed provincially were regarded by the Public Land Strategy Provincial Working Group as "threshold communities." Threshold plant communities have been recorded for Parcel A. (Provincial/Islands Trust Working Group, 2000)
- The site has the highest value for ecosystem diversity.
- The presence of a red listed plant species has been identified on Parcel A.
- Parcel A is high in plant diversity.
- Parcel A has very rare stands of mature coastal Douglas-fir and some trees are in excess of 360 years old. (Islands Trust, 2000)
- Community Submission 2000:
 - The following rare plant associations have been identified by community members, but not yet confirmed by the Conservation Data Centre: Red Alder/Skunk Cabbage, Douglas-fir/Arbutus; Douglas-fir/Salal, Western Red Cedar/Douglas-fir/Oregon Beaked Moss, and Western Red Cedar/Vanilla Leaf.
 - The parcel has the presence of rare remnant older coastal Douglas-fir.
 - This parcel is a site of very rare coastal Douglas-fir mature old growth forest. Trees in excess of 360 years of age are scattered throughout the parcel.

Terrestrial Wildlife and Habitat

- Provincial data identifies that a wildlife habitat feature and two red or blue listed animal species are present on Parcel A.

Aquatic Habitat and Fish

- Community Submission 2000:
 - The year long stream has been considered for salmon enhancement.

Land Use

Official Community Plan Designation:

- The Galiano Island Official Community Plan designates Parcel A as Nature Protection (NP) and designates a portion of Parcel A as a Development Permit Area for the protection of Riparian Areas. (Map No. 9)

Zoning and Permitted Land Uses:

- The Galiano Island Land Use Bylaw zones Parcel A as Nature Protection (NP). (Map No. 10)

Existing Land Uses

- Parcel A is vacant and contains no existing structures or developments.

Surrounding Land Use Zoning Designations:

- Parcel A borders land that is zoned as Forest 1 (F1), Rural 2 (R2) and Marine Protection (MP)

Land Use Interests

- The Capital Regional District, B.C. Parks and the Islands Trust Fund have expressed interest in Parcel A.

- The Galiano Club owns the 500 acre Bluff Park and has requested at least three times over the last ten years that Parcel A be protected for its natural values and for public recreation use.
- Parcel A should be included in the Pebble Beach Reserve along with District Lot 66 (a Galiano Conservancy/Islands Trust Fund project). (Galiano Parks and Recreation Commission Comments, 2005)
- Community Submission 2000:
 - The people of Galiano Island have long been interested in preserving this District Lot.
 - There has been a long standing interest by the Galiano public to protect this District Lot for public recreation and use such as through a UREP map reserves.

Resource Use

Agriculture Resources and Potential

- Parcel A is not located within the Agricultural Land Reserve (ALR). (Map No. 11)

Forestry Resources and Potential

- Conservation values and forestry values reflected the older forest type and the presence of mature Coastal Douglas-fir some in excess of 360 years old.
- The Ministry of Forests has identified the following information as part of the Public Lands Strategy Technical Report, 2000:
 - Parcel A has a size of proposed management unit of less than 50 ha -100 ha.
 - The age of the larger dominant trees in Parcel A is 60-100 years.
 - The forest cover database indicates that the lead species over the entire parcel is Douglas-fir/ Cedar.
 - The forest cover data base also provides a rating for site productivity, which reflects the capability of the land for growing timber. According to this inventory, Parcel A is rated as having high site productivity.
 - Parcel A is considered physically operable.
 - Parcel A has high harvesting constraints. Constraints include factors that would limit the economic viability of timber harvesting (such as access), or non-forestry values that would have to be taken into account (such as the presence of environmentally sensitive areas, public recreation use and visual quality concerns).
 - Parcel A has poor legal access.
 - Parcel A has some existing forestry investment and there has been one expression of interest for the parcel regarding forestry.
 - Parcel A has very rare stands of mature coastal Douglas-fir and some trees are in excess of 360 years old. (Islands Trust, 2000)
- Community Submission 2000:
 - The forest cover on this parcel became a safe haven for birds and other wildlife as the east coast of Galiano was extensively cut.
 - Parcel A is the last relatively large area on the east coast of Galiano Island, which retains an extensive forest cover of "older" forest.
 - Parcel A contains some of last remaining high productivity forest land on the east side which still retains full forest cover is important as a base line area for that entire area of Galiano.

Fisheries Resources and Potential

- Parcel A has no identified resource potential.
- Community Submission 2000:
 - The year long stream has been considered for salmon enhancement.

Mineral Resources and Potential

- The Ministry of Energy and Mines has identified the following information as part of the Public Lands Strategy process in 2000:
 - Parcel A has no existing development.
 - There are no known mineral resources identified for Parcel A.
 - Parcel has low potential for metallic minerals.
 - There is a high potential for industrial minerals.
 - Parcel A is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
 - Parcel A has no exploration interest present.

Water Supply

- Parcel A is not within a formally recognized community water supply area.
- Parcel A has no water works present.
- Parcel A has been identified as having the potential for water recharge and is a proven or very likely a groundwater source.

Community Infrastructure and Settlement Potential

- There is no existing septic field or sewer services on Parcel A, but there is the potential for such services.
- There is no existing public road access to Parcel A.
- Parcel A has existing utilities.
- Parcel A has no potential for a communication site.

Recreational Resources and Potential

- Parcel A was rated based on a variety of provincial government criteria related to recreational use potential as follows:
 - The absence of cliffs or rock outcrops means that there is no potential for rock climbing or hang gliding.
 - There is the potential for ocean kayaking, as a portion of the parcel is on the waterfront.
 - The parcel is large and relatively flat allowing the potential for survival games /orienteering use.
 - The parcel is suitable for hiking and there are existing trails, logging roads or utility corridors that are suitable for trail riding.
 - There is no sport fishing potential.
- Parcel A is a highly used tourist and recreation area. (Islands Trust, 2000)
- Community Submission 2000:
 - The beach has been used as a favourite swimming spot.
 - Currently one of the most frequent areas for recreation (hiking and beach activity) by residents and tourists alike.

Aesthetic Resources

- Community Submission 2000:
 - This is a glorious beach, much used and beloved by locals and visitors alike.
 - For years the beach has been used as a favourite swimming spot. It has been an ideal place for residents to take visitors.

Heritage Resources

- Parcel A contains two archaeological sites protected under the *Heritage Conservation Act*. There is potential for other unrecorded protected sites to be present (Glaum, Doug 2005)
- The presence of a shell midden with historical importance has been identified on Parcel A. (Islands Trust, 2000)

PARCEL B – GREIG CREEK

Note:

- *The information provided is based on the Public Lands Strategy Review Process Report, 2000, unless specifically referenced.*

Location and Setting

- Parcel B is located along Vineyard Way in the north central part of Galiano Island. (Map No. 2)

Legal Description and Parcel Size

- The legal description is Lot 1, Block 1, Section 4, Galiano Island, Cowichan District, Plan 18194.
- The size of Parcel B is 12.34 ha.

Relationship to Island and Other Public Lands

- The Galiano Conservancy Association owns the ¼ section between Parcel A and Parcel B, and the parcel to the Northwest of Parcel B, Laughlin Lake. Pebble Beach has been a long-term acquisition project for the conservancy and Islands Trust Fund which, added to the other purchased private lands, would create a large connected wetland habitat. (Provincial/Islands Trust Working Group, 2000)
- There is one block of private land between the lake and Bodega Ridge Ecoreserve that would complete the link from sea to sea. This entire block is upland and adjacent to what is anticipated to be the Islands Trust's first Marine Protected Area (MPA) under the Transboundary Agreement with San Juan County. It is the Trincomali Rock Fish Nursery protected by zoning by both the Galiano Island Local Trust Committee and the Salt Spring Local Trust Committee. The MPA covers the water between Galiano Island and Wallace Island a Provincial Marine Park. (Provincial/Islands Trust Working Group, 2000)
- In 1996, the Minister gave approval-in-principle for the transfer of this parcel to the Islands Trust Fund. It is currently subject to the same Memorandum of Understanding (MOU) as Parcel A, signed on January 1, 1998. The MOU is between the Galiano Conservancy Association, Ministry of Environment, Lands and Parks, the Islands Trust Fund Board and the Nature Conservancy of Canada. The MOU is to work towards the establishment of the "Pebble Beach Reserve". (Provincial/Islands Trust Working Group, 2000)
- Community Submission 2000:
 - Parcel B connects to the Pebble Beach Reserve and is adjacent to the Laughlin Lake parcel, which has been purchased by the Galiano Conservancy Association. There is need to have connected green spaces for a healthy forest and healthy bird and wildlife populations.

Biophysical Description

Physiography

- The dominant slope of Parcel B is less than 20%.
- The dominant elevation range for Parcel B is 35 – 105 m with portions of the parcel with elevations up to range of 140 - 174 m. (Map No. 3)

Geology

- Parcel B is underlain by the Nanaimo Group – Gabriola Formation. (Map No. 4)
- Geologically important sites have not been recorded on Parcel B.

Surface Drainage

- The Provincial TRIM data has not identified any water features on Parcel B; however, the Galiano Conservancy Association data identifies streams. (Map No. 3)
- Parcel B contains Greig Creek that is part of the lake system and represents an important wildfowl and wildlife corridor. (Provincial/Islands Trust Working Group, 2000).
- Community Submission 2000:
 - Parcel B has Greig Creek running through it from the northern portion of its western border to the eastern portion of its southern border onto private lands and into Retreat Cove estuary.
 - Parcel B in part of the Greig Creek groundwater region. The region encompasses Laughlin Lake and an un-named creek flowing into Laughlin Lake from behind Bodega Ridge, which is very important for conservation. There is one water license on the creek for conservation purposes.
 - Parcel B contains Greig Creek, a year round salmon bearing stream.

Groundwater

- According to provincial data, Parcel B is a potential recharge area.

Soils

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel B as no productivity and natural grazing. (Map No. 5)
- The soil on the majority of Parcel B as classified as Qualicum. (Map No. 6)
- Parcel B is well drained according to provincial data.

Native Vegetation

- The Galiano Conservancy Association Ecosystem mapping identifies Young Forest and Mature Forest on Parcel B. (Galiano Conservancy Association, 2004) (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified second growth forest within this parcel. (Map No. 8)
- Threshold plant communities have been recorded for Parcel B. (Provincial/Islands Trust Working Group, 2000)
- The presence of a red listed plant species has been identified on Parcel B.
- Parcel B is low in plant diversity.
- Community Submissions 2000:
 - There are reported to be examples of Conservation Data Centre red listed communities of Red Alder/Skunk Cabbage, and western Red Cedar/Douglas-fir/Oregon Beaked Moss.
 - The presence of mature trees in excess of 200 years old have been identified on Parcel B.

Terrestrial Wildlife and Habitat

- Greig Creek is part of the lake system and represents an important wildfowl and wildlife corridor. (Provincial/Islands Trust Working Group, 2000)
- Provincial data identifies that a wildlife habitat feature is present on Parcel B.
- The presence of a red or blue listed animal species has been identified on Parcel B and Blue listed red-legged frogs have been observed although not confirmed by Conservation Data Centre. (Provincial/Islands Trust Working Group, 2000)
- The parcel is important as a wildlife corridor for otter, mink, rare hawks and owls and deer. (Islands Trust, 2000)
- Community Submissions 2000:
 - Parcel B provides habitat for a healthy population of the blue listed red legged frog.

Aquatic Habitat and Fish

- Greig Creek has been undergoing restoration activities including the removal of old logging road crossings, creation of off-channel salmonid habitat, and coho fry and egg release. (Provincial/Islands Trust Working Group, 2000)
- Owners of the property immediately south of this parcel since 1980 attest to the fragility of Greig Creek as it passes through their property to Retreat Cove. The construction of roads upland to the property had a visible effect. The private owners have allowed construction of a small holding pond for salmon in the creek and a portion of garden has been given over to native plant nursery to provide mature plants for the restoration project. The combination of private land stewardship and public land initiatives combine to increase the natural habitat and wildlife/fish corridor values associated with this Crown land parcel. (Provincial/Islands Trust Working Group, 2000)
- Coho fry have been identified in Greig Creek on a portion of the parcel. (Islands Trust, 2000)
- Community Submission 2000:
 - Greig Creek has received extensive funding and volunteer labour for Salmon Enhancement, including release of Coho fry by local school children for three years.
 - Salmon enhancement has been carried out on Greig Creek. Areas of the creek have been cleaned and Galiano Island school children have released salmon here for the last three years.
 - Extensive work has been done to restore aquatic habitat and to re-introduce coho.

Land Use

Official Community Plan Designation:

- The Galiano Island Official Community Plan designates Parcel B as Nature Protection (NP) (Map No. 9) and designates portions of Parcel B as Development Permits Areas for the purposes of the Protection of Riparian Areas and Groundwater Recharge.

Zoning and Permitted Land Uses:

- The Galiano Island Land Use Bylaw zones Parcel B as Nature Protection (NP). (Map No. 10)

Existing Land Uses

- Parcel B is vacant and contains no structures or developments; however, a portion of the parcel is a gravel storage area for the Ministry of Transportation.

Surrounding Land Use Zoning Designations:

- Parcel B borders land that is zoned as Forest 1 (F1) and Rural 2 (R2), and Small Lot Residential (SLR).

Land Use Interests

- The Trust Fund Board have expressed interest in Parcel B.

Resource Use

Agriculture Resources and Potential

- No portion of Parcel B is located within the Agricultural Land Reserve (ALR). (Map No. 11)

Forestry Resources and Potential

- The surrounding forest ecosystem is essential to the success of these enhancements of a fish bearing stream. Portions of the parcel contain rare Coastal Douglas-fir old growth forests with trees over 200 years old identified. (Provincial/Islands Trust Working Group, 2000)

- The Ministry of Forests has identified the following information as part of the Public Lands Strategy Technical Report, 2000:
 - Parcel B has a size of proposed management unit of less than 50 ha.
 - The age of the larger dominant trees Parcel B is forest 60-100 years old.
 - The forest cover database (FC1) indicates that the lead species over the entire parcel is Douglas Fir/ Cedar.
 - Parcel B has medium site productivity.
 - Parcel B is considered physically operable, using established timber harvesting technology.
 - Parcel B has high harvesting constraints.
 - Parcel B has legal access.
 - Parcel B has no existing forestry investment and there has been no expression of interest for the parcel regarding forestry.
 - There are some mature coastal Douglas-fir trees in excess of 200 years old. (Islands Trust, 2000)
 - Community Submission 2000:
 - Parcel B contains mature naturally regenerated forest.
 - Portions of this parcel are representative of the rare coastal Douglas-fir old-growth forest. Trees in excess of 200 years of age are scattered throughout the Greig Creek "Valley".

Fisheries Resources and Potential

- No fisheries resources have been identified by provincial data on Parcel B.
- Greig Creek is a salmon stream and has been used for salmon release by Galiano school children for several years. (Islands Trust November, 2000)
- Community Submission 2000:
 - Coho fry have been found in Greig Creek.
 - Greig Creek has been under going restoration activities including the removal of old logging road crossings, creation of off-channel salmonid habitat and coho fry and egg release. Protection of the surrounding forested ecosystem is essential to the success of these restoration measures.

Mineral Resources and Potential

- The Ministry of Energy and Mines has identified the following information as part of the Public Lands Strategy process in 2000:
 - Parcel B has no existing development.
 - There are no known mineral resources identified for Parcel B.
 - Parcel B has low potential for metallic minerals.
 - There is a high potential for industrial minerals.
 - Parcel B is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
 - Parcel B has no exploration interest present.
- A portion of Parcel B is a gravel storage area for the Ministry of Transportation.

Water Supply

- There are no water works present on Parcel B.
- Parcel B is not in a serviced water district.

Community Infrastructure and Settlement Potential

- There is potential for sewage services on parcel B.
- There are existing road accesses to Parcel B.
- Parcel B has no existing utilities.
- Parcel B has no potential for a communication site.

Recreational Resources and Potential

- Parcel B was rated based on a variety of provincial government criteria related to recreational use as follows.
 - The absence of cliffs or rock outcrops means that there is no potential for rock climbing or hang gliding.
 - There is no potential for ocean kayaking, as the parcel is not on the ocean.
 - Parcel B is small and steep and is not suitable for survival games/orienteering use.
 - There are existing trails, logging roads or utility corridors suitable for trial riding.
 - There is no sport fishing potential.
- There are a number of existing trails through this and the adjacent conservation land. (Islands Trust November, 2000)
- Community Submission 2000:
 - Parcel B is used for recreation including equestrian riding, hiking, and biking.

Aesthetic Resources

- Greig Creek with its beautiful riparian banks, passes through Parcel B. Locals have worked on restoring the habitat of the creek. (Local Trustee Comments, 2005)

Heritage Resources

- Parcel B has the potential to contain unrecorded archaeological sites protected under the *Heritage Conservation Act*. (Glaum, Doug 2005)

PARCEL C – WHALER BAY

Note:

- *The information provided is based on the Public Lands Strategy Review Process Report, 2000, unless specifically referenced.*

Location and Setting

- Parcel C is a wetland located near a grouping of subdivided lots on Whaler Bay at the south end of the island. (Map No. 2)

Legal Description and Parcel Size

- The legal descriptions for Parcel C are:
 - Lot 1, Block 1, Section 4, Galiano island Cowichan District, Plan 1576,
 - Lot 2, Block 1, Section 4, Galiano island Cowichan District, Plan 1576,
 - Lot 1, Block 2, Section 4, Galiano island Cowichan District, Plan 1576,
 - Lot 2, Block 2, Section 4, Galiano island Cowichan District, Plan 1576,
 - Lot 3, Block 2, Section 4, Galiano island Cowichan District, Plan 1576, and
 - Lot 4, Block 2, Section 4, Galiano island Cowichan District, Plan 1576.
- The size of Parcel C is 19.53 ha.

Relationship to Island and Other Public Lands

- The Whaler Bay Crown land is upland of the only estuary facing Georgia Strait in the Trust Area. The well for the adjacent small lot subdivision is about 5 feet from the Crown land boundary making it a community water recharge area. (Provincial/Islands Trust Working Group, 2000)
- There is an adjacent conservation area called Bluff Park providing an ecological corridor between the Strait of Georgia and the Trincomali Channel. It is highly valued as a scenic hiking route connecting Sturdies Bay ferry terminal with the Mount Galiano conservation area, a high point with great scenic value. This is a favorite hike of about 8 hours that locals and hiking clubs from the lower mainland frequently use. (Provincial/Islands Trust Working Group, 2000)

Biophysical Description

Physiography

- The dominant slope of Parcel C is less than 20%.
- The dominant elevation range for Parcel C is 1 – 70 m. (Map No. 3)

Geology

- A portion of Parcel C is underlain by the Nanaimo Group Gabriola Formation and the other portion by the Nanaimo Group Spray Formation. (Map No. 4)
- Geologically important sites have not been recorded on Parcel C.

Surface Drainage

- The Provincial TRIM data has not identified any water features on Parcel C, however, Galiano Conservancy Association data identify streams. (Map No. 3)
- This parcel is a site of a sensitive year round wetland ecosystem providing essential habitat for migratory and resident waterfowl and many species of wildlife throughout the year. A small seasonal creek runs from this wetland into Whaler Bay. (Provincial/Islands Trust Working Group, 2000)
- Parcel C is a wetland, water catchment area and a migration corridor. (Local Trust Committee, 1994)

- The Galiano Club owns the 500 acre Bluff Park and has requested at least three times over the last ten years that this parcel be protected for its natural values and for public recreation use. It was at one time a UREP. (Provincial/Islands Trust Working Group, 2000)
- The President of Section 7 Water Works Ltd. has expressed deep concern that this parcel be kept in its natural state as an important watershed for 16 users on the water system. Their well is within 50 feet of the border of Parcel C. Any development would put the water system users at risk. He points out that the top parts of the block are swamp wetland and any consideration of opening up road easements through this group of parcels would have serious consequences for pollution and water flows. (Provincial/Islands Trust Working Group, 2000)
- A wetland exists in the upper elevation of the parcel and is used as water supply for adjacent properties. (Islands Trust Nov 2000):
- Parcel C is considered vital to the local water system in the adjacent subdivision. (Islands Trust, 2000)
- Community Submission 2000:
 - Parcel C is a vital recharge area to south Galiano Island. The adjacent subdivision relies on this water for their wells.
 - Parcel C is located in the South Galiano groundwater region.
 - Parcel C contains a wetland and a stream draining into Whaler Bay.
 - The wetland area on Parcel C is headwaters for a Creek, which drains into Whaler Bay estuary providing much of the freshwater essential to creating the less salty conditions which characterize the unique habitat provided by estuaries.

Groundwater

- Parcel C is identified as having the potential for recharge area according to provincial data.
- Community Submission 2000:
- Parcel C consists of land rising steeply from the Whaler Bay estuary to a more level area containing a large wetland complex, which collects water for groundwater recharge in the South Galiano groundwater recharge area. This area is considered vital to the local water system in the adjacent subdivision.

Soils

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel C as natural grazing. (Map No. 5)
- The soil on the majority of Parcel C as classified as Qualicum. (Map No. 6)
- Parcel C is well drained according to provincial data.

Native Vegetation

- The Galiano Conservancy Association Ecosystem mapping identifies the majority of Parcel C as Young Forest and Mature Forest with small portions of the parcel identified as riparian. (Galiano Conservancy Association, 2004) (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified second growth forest within this parcel (Map No. 8).
- Threshold plant communities have not been recorded for Parcel C. (Provincial/Islands Trust Working Group, 2000)
- The presence of a red listed plant species has not been recorded on Parcel C.
- Parcel C is low in plant diversity.

Terrestrial Wildlife and Habitat

- Specific wildlife habitat features have not been recorded on Parcel C.
- The presence of a red listed animal species has not been recorded on Parcel C.
- Parcel C is the location of a sensitive year-round wetland ecosystem providing essential habitat for migratory and resident waterfowl and many species of wildlife through out the year.

Aquatic Habitat and Fish

- A small seasonal creek runs from this wetland to Whaler Bay. (Islands Trust, Nov 2000)
- The foreshore of Parcel C is very important. (Islands Trust, Nov 2000)

Land Use

Official Community Plan Designation:

- The Galiano Island Official Community Plan designates Parcel C as Nature Protection (NP) (Map No. 9) and designates a small portion of the parcel as a Development Permit Area for the protection of Riparian Areas.

Zoning and Permitted Land Uses:

- The Galiano Island Land Use Bylaw zones Parcel C as Nature Protection (NP). (Map No. 10)

Existing Land Uses

- Parcel C is vacant and contains no structures or developments.

Surrounding Land Use Zoning Designations:

- Parcel C borders land that is zoned as Rural Residential (RR) Nature Protection (NP), and Village Residential 2 (VR2).

Land Use Interests

- The Galiano Club and the Parks Commission have expressed interest in this parcel (Islands Trust Nov 2000)
- A portion of the Parcel C lands between Bluffs Park and Whaler Bay should be included in Bluffs Park, that is managed by the Galiano Club. (Galiano Parks and Recreation Commission Comments , 2005)
- Community Submission 2000:
 - The Galiano Club, a non-profit community society with charitable status wrote to the ministry to encourage protection of these lands for their natural values for public use and recreation.

Resource Use

Agriculture Resources and Potential

- No portion of Parcel C is located within the Agricultural Land Reserve (ALR). (Map No. 11)

Forestry Resources and Potential

- The Ministry of Forests has identified the following information as part of the Public Lands Strategy Technical Report, 2000:
 - Parcel C has a size of proposed management unit of less than 50 ha.
 - The age of the larger dominant trees Parcel C is forest 60-100 years old.
 - The forest cover database (FC1) indicates that the lead species over the entire parcel is Douglas-fir/ Cedar.
 - Parcel C as having high site productivity.
 - Parcel C is considered physically operable, using established timber harvesting technology.
 - Parcel C has high harvesting constraints.
 - Parcel C has good legal access.
 - Parcel C has no existing forestry investment and there has been no expression of interest for the parcel regarding forestry.

Fisheries Resources and Potential

- No fisheries resources have been identified by provincial data on Parcel C.

Mineral Resources and Potential

- The Ministry of Energy and Mines has identified the following information as part of the Public Lands Strategy process in 2000:
 - Parcel C has no existing development.
 - There is no known mineral resources identified for Parcel C.
 - Parcel C has low potential for metallic minerals.
 - There is a high potential for industrial minerals.
 - Parcel C is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
 - Parcel C has no exploration interest present.

Water Supply

- Parcel C is not within a formally recognized community water supply area.
- There are no water works present on Parcel C.
- According to provincial data Parcel C has a proven source or is a likely groundwater source.

Community Infrastructure and Settlement Potential

- There is no existing sewer system but there may be potential for sewage services on Parcel C.
- There is an existing road access to Parcel C.
- Parcel C has existing utilities.
- Parcel C has no potential for a communication site.

Recreational Resources and Potential

- Parcel C was rated based on a variety of provincial government criteria related to recreation use as follows:
 - The absence of cliffs or rock outcrops means that there is no potential for rock climbing or hang gliding.
 - There is no potential for ocean kayaking, as the parcel is not on the ocean.
 - Parcel C is too small and steep for survival games/orienteering use.
 - Parcel C has trails or opportunities for hiking.
 - Parcel C has existing hiking opportunities and existing trails, logging roads or utility corridors suitable for trail riding.
 - There is no sport fishing potential.
- There are trails for hiking on Parcel C (Islands Trust, 2000), such as the trail that passes through this parcel linking Bluff Park to Whaler Bay. (Islands Trust November, 2000)
- There is a segment of Sturdies Bay Trail that passes through Parcel C parallel to Sturdies Bay Road. The trail was built and is maintained by the Galiano Parks and Recreation Commission and is well used by the community and visitors. (Local Trustee Comments, 2005)
- Community Submission 2000:
 - This is very near to the ferry discharge point at Sturdies Bay – hiker’s heaven.
 - Part of this land is in Bluff Park and these lands should be retained to form part of the Park, which would connect Whaler Bay to Trincomali Channel.
 - Parcel C is ideal for recreation s such as hiking, birding and nature walks.
 - Parcel C is highly valued for recreation as it provides a scenic hiking route between the Sturdies Bay area (ferry terminal) and Bluff Park.

Aesthetic Resources

- Community Submission 2000:
 - Parcel C has a forest trail connecting Sturdies Bay Road to Bluff Park. Many tourists to the Island walk from the ferry terminal and enjoy this trail or a day hike. Residents and long term visitors to the Island also use the trail regularly.

Heritage Resources

- Parcel C has the potential to contain unrecorded archaeological sites protected under the *Heritage Conservation Act*. (Glaum, Doug 2005)
- There is a known historical feature on Parcel C.

PARCEL D – FINLAY LAKE

Note:

- **The information provided is based on the Public Lands Strategy Review Process Report, 2000, unless specifically referenced.**

Location and Setting

- Parcel D is a wetland located near the south-east portion of the island. Parcel D includes three Crown land parcels. (Map No. 2)

Legal Description and Parcel Size

- The legal descriptions for Parcel d are:
 - Lot 2, Block 9, District Lots 4 and 5, Galiano Island Cowichan District, Plan 1974,
 - Lot 3, Block 9, District Lot 4, Galiano island Cowichan District, Plan 1974, and
 - Lot 4, Block 9, District Lot 4, Galiano island Cowichan District, Plan 1974.
- The size of Parcel D is 20.39 ha.

Relationship to Island and Other Public Lands

- The adjoining residential area relies on this wetland for recharge. An adjacent land owner has covenanted the adjacent Finlay Lake privately owned parcel and has indicated preliminary plans to donate additional lands adjacent and east of the Crown lands for conservation purposes. This would fully protect the important lake and surrounding wetland for habitat and domestic water supply. (Provincial/Islands Trust Working Group, 2000)
- The Rod and Gun Club shooting range is adjacent to the parcel. (Provincial/Islands Trust Working Group, 2000)

Biophysical Description

Physiography

- The dominant slope of Parcel D is less than 20%.
- The dominant elevation range for Parcel D is 35 – 70 m. (Map No. 3)

Geology

- The majority of Parcel D is underlain by the Nanaimo Group - Gabriola Formation and a small portion by the Nanaimo Group Spray Formation. (Map No. 4)
- Geologically important sites have not been recorded on Parcel D.

Surface Drainage

- The Provincial TRIM data has not identified any water features on Parcel D; however the Galiano Conservancy Association data identifies streams. (Map No. 3);
- The following are community comments received by Island Trust at a public meeting held on Galiano Island on November 27, 2000:
 - Parcel D is a wet spring fed wetland or bog with very poor drainage.
 - The lake on parcel D is man made.
 - The only drainage area on Parcel D is up on the ridge next to the Rod and Gun property.
 - Some properties in the area draw on the wetland portion of Parcel D for irrigation purposes.
 - The adjacent F1 zoned parcel (DL 14) has been clear cut. (Islands Trust November, 2000)
- This parcel contains one of the three lakes on Galiano Island. (Islands Trust, 2000)
- Community Submission 2000:
 - Finlay Lake provides water to wells in the area and provides an important fresh water source for south Galiano.
 - Parcel D is located in the Finlay Lake groundwater region.

- Finlay Lake on Parcel D is ecologically unique and is one of the largest bodies of freshwater on Galiano Island.
- Parcel D lies adjacent to and include part of Finlay lake and its associated wetlands. This lake was formed in the first half of the 20th century by the damming of a natural spring to provide water storage. This large lake has provided through the years not only domestic water for many neighbours with water licenses but also a large body of freshwater for wildlife of all kinds.

Groundwater

- Parcel D is identified as being a potential recharge area according to provincial data.
- Parcel D is an important recharge area for wells in the adjacent residential area. (Provincial/Islands Trust Working Group, 2000)
- Community Submission 2000:
- This is an important recharge lake for wells in surrounding areas.

Soils

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel D as natural grazing. (Map No. 5)
- The soil on the majority of Parcel D as classified as Qualicum. (Map No. 6)
- Parcel D is well drained according to provincial data.

Native Vegetation

- The Galiano Conservancy Association Ecosystem mapping identifies the majority of Parcel D as Young Forest and Mature Forest with a small portion of the parcel identified as Lacustrine. (Galiano Conservancy Association, 2004) (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified second growth forest within this parcel as well as a small portion of the parcel is identified as wetland. (Map No. 8).
- Threshold plant communities have not been recorded for Parcel D and no comprehensive inventory has taken place to date. (Provincial/Islands Trust Working Group, 2000)
- Parcel D has the presence of a red listed plant species recorded.
- Parcel D is high in plant diversity.

Terrestrial Wildlife and Habitat

- Specific wildlife habitat features have not been recorded on Parcel D.
- The presence of a red or blue listed animal species has been recorded on Parcel D.
- The Finlay Lake parcel is habitat for owls (maybe barred or spotted owl). (Islands Trust November, 2000)
- Community Submission 2000:
 - Parcel D is the only source of fresh water for the eagles nesting on Lot 14 as well as deer and other wildlife including the owls which nest on the adjacent land.
 - A blue listed red-legged frog has been observed on the parcel.
 - Parcel D contains a rare on Galiano wetland/lake ecosystem providing essential habitat for migratory and resident waterfowl as well as other wildlife species on the island.
 - Being only one of the four larger bodies of fresh water on Galiano, Finlay Lake is a very important fresh water source for eagles who need a protected area for washing salt from their bodies and then drying their feathers, but also a safe area for teaching their young fishing and other life skills. Numerous bird species make great use of this lake and the surrounding forest habitat for feeding, nesting, and raising young.

Aquatic Habitat and Fish

- Being only one of the four larger bodies of fresh water on Galiano, Finlay Lake is a very important fresh water source for eagles. (Islands Trust November, 2000)
- There are no provincial records regarding aquatic habitat for Parcel D.

Land Use

Official Community Plan Designation:

- The Galiano Island Official Community Plan designates Parcel D as Nature Protection (NP). (Map No. 9).

Zoning and Permitted Land Uses:

- The Galiano Island Land Use Bylaw zones Parcel D as Nature Protection (NP). (Map No. 10)

Existing Land Uses

- Parcel D is vacant and contains no structures or developments.

Surrounding Land Use Zoning Designations:

- Parcel D borders land that is zoned as Forest 1 (F1), Rural 3 (R3) and Rural 2 (R2), Agriculture (AG), and Small Lot Residential (SLR).

Land Use Interests

- The Islands Trust Fund has expressed interest in Parcel D.
- A portion of the Parcel D land between Ellis Road and Finlay Lake should become a neighbourhood park/reserve under the Parks and Recreation Commission. (Galiano Parks and Recreation Commission Comments , 2005)

Resource Use

Agriculture Resources and Potential

- No portion of Parcel D is located within the Agricultural Land Reserve (ALR). (Map No. 11)

Forestry Resources and Potential

- The Ministry of Forests has identified the following information as part of the Public Lands Strategy Technical Report, 2000:
 - Parcel D has a size of proposed management unit of less than 50 ha.
 - The age of the larger dominant trees Parcel D is forest 60-100 years old.
 - The forest cover database (FC1) indicates that the lead species over the entire parcel is Douglas-fir/ Cedar.
 - Parcel D has medium site productivity.
 - Parcel D is considered physically operable, using established timber harvesting technology.
 - Parcel D has high harvesting constraints.
 - Parcel D has poor legal access.
 - Parcel D has no existing forestry investment and there has been no expression of interest for the parcel regarding forestry.

Fisheries Resources and Potential

- No fisheries resources have been identified by provincial data on Parcel D.

Mineral Resources and Potential

- The Ministry of Energy and Mines has identified the following information as part of the Public Lands Strategy process in 2000:
 - Parcel D has no existing development.
 - There is no known mineral resources identified for Parcel D.
 - Parcel D has low potential for metallic minerals.
 - There is a high potential for industrial minerals.
 - Parcel D is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
 - Parcel D has no exploration interest present.

Water Supply

- Parcel D is not within a formally recognized community water supply area.
- There are no water works present on Parcel D.
- Parcel D has been identified as having a proven source or very likely groundwater source.

Community Infrastructure and Settlement Potential

- There are no existing sewage services, but there is potential for sewage services on Parcel D.
- There is an existing road access to Parcel D.
- Parcel D has existing utilities.
- Parcel D has no potential for a communication site.

Recreational Resources and Potential

- Parcel D was rated based on a variety of provincial government criteria related to recreational use as follows:
 - The absence of cliffs or rock outcrops means that there is no potential for rock climbing or hang gliding.
 - There is no potential for ocean kayaking, as the parcel is not on the ocean.
 - Parcel D is too small and steep for survival games/orienteering use.
 - Parcel D has trails and opportunities for hiking.
 - Parcel D has existing trail, logging roads or utility corridors suitable for trail riding.
 - There is no sport fishing potential.
- There are a number of trails in the area around the parcel and on the parcel itself. (Islands Trust November, 2000)
- Community Submission 2000:
 - Parcel D is used regularly for hiking.

Aesthetic Resources

- Community Submission 2000:
 - Parcel D is used regularly for nature walks to look at bird and plant life.
 - This Parcel is within walking distance from the Sturdies Bay ferry so it is an ideal tourist attraction.
 - This is a man made lake with trees and tree stumps sticking up at frequent intervals.

Heritage Resources

- There is a known archaeological/historical feature on Parcel D, protected by the *Heritage Conservation Act*. Site boundaries have not been defined. (Glaum, Doug 2005)

PARCEL E – NORTH OF ECORESERVE

Note:

- *The information provided is based on the Public Lands Strategy Review Process Report, 2000, unless specifically referenced.*

Location and Setting

- Parcel E lies to the northeast and immediately adjacent to the Ecoreserve which is a wetland. Parcel E and F surround the Ecoreserve #128.

Legal Description and Parcel Size

- The legal description is the Northeast corner of District Lot 84, Galiano Island, Cowichan District.
- The size of Parcel E is 6.09 ha.

Relationship to Island and Other Public Lands

- There is much local interest in adding this parcel along with Parcel F to the Ecoreserve. They would provide buffers to the bog which is one of the few fresh water areas on Galiano and is very important for groundwater recharge. (Provincial/Islands Trust Working Group, 2000)
- Parcel E is the elevated land directly above the Ecoreserve of Shaw Bog and there is a direct relationship between this parcel and the Reserve. (Islands Trust November, 2000)
- Community Submission 2000:
 - Parcel E should form part of the Ecoreserve wetlands and or a buffer area around the Reserve.
 - Parcel E provides a valuable buffer area adjacent to the very rare and sensitive Shaw's Bog Ecoreserve (#128).

Biophysical Description

Physiography

- The dominant slope of Parcel E is less than 20%.
- The dominant elevation range for Parcel E is 70 – 140 m. (Map No. 3)

Geology

- The majority of Parcel E is underlain by the Nanaimo Group - Gabriola Formation. (Map No. 4)
- Geologically important sites have not been recorded on Parcel E.

Surface Drainage

- The Provincial TRIM data nor the Galiano Conservancy Association data have identified any water features on Parcel E. (Map No. 3)
- A stream flows from the south-east corner of Parcel E and flows into the Ecoreserve and there are sticklebacks and cutthroat trout in that stream. (Islands Trust November, 2000)
- Community Submission 2000:
 - The bog and the surrounding wetlands form the headwaters of Jack Creek which then runs through Parcel F near its western border for a distance before running through private lands and onto Shaw's Landing estuary.

Groundwater

- Parcel E is identified as being a potential recharge area according to provincial data.
- Community Submission 2000:
- The bog provides a large reservoir of fresh water and an important function for groundwater recharge.

Soils

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel E as non-productive. (Map No. 5)
- The soil on the majority of Parcel E is classified as Qualicum. (Map No. 6)
- Parcel E is well drained according to provincial data.

Native Vegetation

- The Galiano Conservancy Association Ecosystem mapping identifies the majority of Parcel E as Mature Forest. (Galiano Conservancy Association, 2004) (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified second growth forest within this parcel. (Map No. 8).
- Threshold plant communities have not been recorded for Parcel E and no comprehensive inventory has taken place to date. (Provincial/Islands Trust Working Group, 2000)
- Parcel E has the presence of a red listed plant species has not been recorded.
- Parcel E is low in plant diversity.
- The following regionally rare plants have been identified on Parcel E locally, but have not been confirmed by the Conservation Data Centre: Bog-rosemary, Chamisso's cotton grass, Sundew, Arctic starflower, Beakrush and Reed. (Islands Trust, 2000)
- Community Submission 2000:
 - Parcel E contains wetlands and extensive older forest that are an invaluable wildlife habitat reserve.

Terrestrial Wildlife and Habitat

- Specific wildlife habitat features have not been recorded on Parcel E.
- The presence of a red or blue listed animal species has been recorded on Parcel E.

Aquatic Habitat and Fish

- There are no records regarding aquatic habitat for Parcel E.
- Community Submission 2000:
 - Coho fry have been released into Jack Creek and Stickleback have been found there.

Land Use

Official Community Plan Designation:

- The Galiano Island Official Community Plan designates Parcel E as Nature Protection (NP). (Map No. 9)

Zoning and Permitted Land Uses:

- The Galiano Island Land Use Bylaw zones Parcel E as Nature Protection (NP). (Map No. 10)

Existing Land Uses

- Parcel E is vacant and contains no structures or developments.

Surrounding Land Use Zoning Designations:

- Parcel E borders land that is zoned as Forest 1 (F1), Forest Land Reserve (FLR), and Nature protection (NP).

Land Use Interests

- The Ministry of Water, Land, and Air Protection - Parks Division has expressed interest in Parcel E.
- There has been discussion in the community for a decade of adding Parcels E and F to the Ecoreserve. (Islands Trust November, 2000)

- All of Parcel E should be included within the Shaw Lake ecological reserve (with provision for public footpaths on upland areas). (Galiano Parks and Recreation Commission Comments , 2005)

Resource Use

Agriculture Resources and Potential

- No portion of Parcel E is located within the Agricultural Land Reserve (ALR). (Map No. 11)

Forestry Resources and Potential

- The Ministry of Forests has identified the following information as part of the Public Lands Strategy Technical Report, 2000:
 - Parcel E has a size of proposed management unit of less than 50 ha.
 - The age of the larger dominant trees Parcel E is forest 60-100 years old.
 - The forest cover database (FC1) indicates that the lead species over the entire parcel is Douglas-fir/ Cedar.
 - Parcel E has medium site productivity.
 - Parcel E is considered physically operable, using established timber harvesting technology.
 - Parcel E has high harvesting constraints.
 - Parcel E has no legal access.
 - Parcel E has no existing forestry investment and there has been no expression of interest for the parcel regarding forestry.
- Community Submission 2000:
 - Parcel E contains older forest.
 - Parcel E is characteristic of a mature coastal Douglas-fir forest.

Fisheries Resources and Potential

- No fisheries resources have been identified by provincial data on Parcel E.

Mineral Resources and Potential

- The Ministry of Energy and Mines has identified the following information as part of the Public Lands Strategy process in 2000.
 - Parcel E has no existing development.
 - There is no known mineral resources identified for Parcel E.
 - Parcel E has low potential for metallic minerals.
 - There is a high potential for industrial minerals.
 - Parcel E is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
 - Parcel E has no exploration interest present.

Water Supply

- Parcel E is not within a formally recognized community water supply area.
- There are no water works present on Parcel E.
- Parcel E has no proven water supply or is an unlikely groundwater source.

Community Infrastructure and Settlement Potential

- There are no existing sewage services, but there is potential for sewage services on Parcel E.
- There is no existing road access to Parcel E, but there is potential for access.
- Parcel E has the potential for utilities.
- Parcel E has no potential for a communication site.

Recreational Resources and Potential

- The area has a trail system developed over the past 20 years. It is used for horseback riding, hiking, and mountain bike riding on a regular basis. (Provincial/Islands Trust Working Group, 2000)
- Parcel E was rated based on a variety of provincial government criteria related to recreational use as follows:
 - The absence of cliffs or rock outcrops means that there is no potential for rock climbing or hang gliding.
 - There is no potential for ocean kayaking, as the parcel is not on the ocean.
 - Parcel E is too small and steep for survival games/orienteering use.
 - Parcel E has trails and opportunities for hiking.
 - There is no sport fishing potential.
- Community Submission 2000:
 - Parcel E is used daily for recreation including equestrian riding, hiking, and biking.

Aesthetic Resources

- Community Submission 2000:
 - Parcel E and F are proposed additions to the Ecoreserve and are well used, much visited, and spectacular.

Heritage Resources

- There is a known archeological/historical feature on Parcel E.

PARCEL F – SOUTH OF ECORESERVE

Note:

- *The information provided is based on the Public Lands Strategy Review Process Report, 2000, unless specifically referenced.*

Location and Setting

- Parcel F lies to the south/south-west of the Ecoreserve and is a remnant parcel immediately adjacent to the Ecoreserve which is a wetland.
- Parcels E and F surround the Ecoreserve #128.

Legal Description and Parcel Size

- The legal description is the Southwest corner of District Lot 84, Galiano Island, Cowichan District.
- The size of Parcel F is 31.05 ha.

Relationship to Island and Other Public Lands

- There is much local interest in adding this parcel along with Parcel E to the Ecoreserve. They would provide buffers to the bog which is one of the few fresh water areas on Galiano and is very important for groundwater recharge. (Provincial/Islands Trust Working Group, 2000)
- Community Submission 2000:
 - Parcel F provides a valuable buffer area adjacent to the very rare and sensitive Shaw's Bog Ecoreserve (#128).

Biophysical Description

Physiography

- The dominant slope of Parcel F is less than 20%.
- The dominant elevation range for Parcel F is 70 – 105 m. (Map No. 3)

Geology

- The majority of Parcel F is underlain by the Nanaimo Group - Gabriola Formation. (Map No. 4)
- Geologically important sites have not been recorded on Parcel F.

Surface Drainage

- The Provincial TRIM data has not identified any water features on Parcel F; however, the Galiano Conservancy Association data identify streams. (Map No. 3)
- Community Submission 2000:
 - Parcel F contains a large portion of the outflow of Shaw's Bog.
 - Parcel F contains the major tributary to Shaw's Bog, and the tributary's headwater wetland.

Groundwater

- Parcel F is identified as being a potential recharge area according to provincial data.

Soils

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel F as non-productive. (Map No. 5)
- The soil on the majority of Parcel F is classified as Galiano with a portion of the parcel classified as Saturna. (Map No. 6)
- Parcel F is imperfectly drained according to provincial data.

Native Vegetation

- The Galiano Conservancy Association Ecosystem mapping identifies the majority of Parcel F as Mature Forest with a small portion of the parcel identified as wetland. (Galiano Conservancy Association, 2004) (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified second growth forest within this parcel. (Map No. 8).
- Threshold plant communities have not been recorded for Parcel F and no comprehensive inventory has taken place to date. (Provincial/Islands Trust Working Group, 2000)
- Parcel F has the presence of a blue listed plant species recorded.
- Parcel F is high in plant diversity.
- The following regionally rare plants have been identified on Parcel F locally, but have not been confirmed by the Conservation Data Centre: Bog-rosemary, Chamisso's Cotton Grass, Sundew, Arctic Starflower, Beakrush and Reed. (Islands Trust, 2000)

Terrestrial Wildlife and Habitat

- Specific wildlife habitat features have been recorded on Parcel F.
- The presence of a red or blue listed animal species has been recorded on Parcel F.
- Community Submission 2000:
 - The blue listed red legged frog has been observed on the parcel.

Aquatic Habitat and Fish

- There are no records regarding aquatic habitat for Parcel F.
- Community Submission 2000:
 - The portion of Jack Creek falling within Parcel F is home to resident cutthroat trout populations and resident Three-Spined Stickleback populations.

Land Use

Official Community Plan Designation:

- The Galiano Island Official Community Plan designates Parcel F as Nature Protection (NP) (Map No. 9) and a portion of the parcel is designated in a Development Permit Area for Riparian Areas.

Zoning and Permitted Land Uses:

- The Galiano Island Land Use Bylaw zones Parcel F as Nature Protection (NP). (Map No. 10)

Existing Land Uses

- Parcel F is vacant and contains no structures or developments.

Surrounding Land Use Zoning Designations:

- Parcel F borders land that is zoned as Forest 1 (F1), Forest Land Reserve (FLR), Nature Protection, and Emergency Health Services (EHS).

Land Use Interests

- The Ministry of Water, Land, and Air Protection - Parks Division has expressed interest in Parcel F.
- There have been discussions in the community for a decade of adding Parcels E and F to the Ecoreserve. (Islands Trust November, 2000)
- All of Parcel F should be included within the Shaw Lake ecological reserve (with provision for public footpaths on upland areas). (Galiano Parks and Recreation Commission Comments , 2005)

Resource Use

Agriculture Resources and Potential

- No portion of Parcel F is located within the Agricultural Land Reserve (ALR). (Map No. 11)

Forestry Resources and Potential

- The Ministry of Forests has identified the following information as part of the Public Lands Strategy Technical Report, 2000:
 - Parcel F has a size of proposed management unit of less than 50 ha.
 - The age of the larger dominant trees Parcel F is forest 60-100 years old.
 - The forest cover database (FC1) indicates that the lead species over the entire parcel is Douglas Fir/ Cedar.
 - Parcel F has medium site productivity.
 - Parcel F is considered physically operable, using established timber harvesting technology.
 - Parcel F has high harvesting constraints.
 - Parcel F has good legal access.
 - Parcel F has some existing forestry investment and there has been no expression of interest for the parcel regarding forestry.
- Community Submission 2000:
 - Parcel F contains older forest.
 - Portions of the parcel are characteristic of a mature coastal Douglas-fir forest.

Fisheries Resources and Potential

- No fisheries resources have been identified by provincial data on Parcel F.
- Community Submission 2000:
 - Parcel F has a stream running from the south-east corner of DL 84 and that feeds into east end of Shaw Lake.
 - There is also a stream running south west end of Shaw's Lake that feeds into Shaw's Landing as part of Trincomali Channel Marine Protected Area. This stream has been stocked with coho but recently survey shows cutthroat trout and three Spine stickleback.

Mineral Resources and Potential

- The Ministry of Energy and Mines has identified the following information as part of the Public Lands Strategy process in 2000:
 - Parcel F has no existing development.
 - There is no known mineral resources identified for Parcel E.
 - Parcel F has low potential for metallic minerals.
 - There is a high potential for industrial minerals.
 - Parcel F is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
 - Parcel F has no exploration interest present.

Water Supply

- Parcel F is not within a formally recognized community water supply area.
- There are no water works present on Parcel F.
- Parcel F has no proven water supply or is an unlikely groundwater source.

Community Infrastructure and Settlement Potential

- There are no existing sewage services, but there is potential for sewage services on Parcel F.
- There is an existing road access to Parcel F.
- Parcel F has the potential for utilities.
- Parcel F has no potential for a communication site.

Recreational Resources and Potential

- The area has a trail system developed over the past 20 years. It is used for horseback riding, hiking and mountain bike riding on a regular basis. (Provincial/Islands Trust Working Group, 2000)
- Parcel F was rated based on a variety of provincial government criteria related to recreational use as follows:
 - The absence of cliffs or rock outcrops means that there is no potential for rock climbing or hang gliding.
 - There is no potential for ocean kayaking, as the parcel is not on the ocean.
 - Parcel F is a large relatively flat area that may have the potential for survival games/orienteering use.
 - Parcel F has trails and opportunities for hiking.
 - There is no sport fishing potential.
- Community Submission 2000:
 - Parcel F is used daily for recreation including equestrian riding, hiking, and biking.

Aesthetic Resources

- Community Submission 2000:
 - Parcel E and F are proposed additions to the Ecoreserve and are well used, much visited and spectacular.

Heritage Resources

- There is a known archeological/historical feature on Parcel F

GLOSSARY

Age – The forestry parameters and attributes definitions include age to mean the stand age in years of the larger “dominant” trees, as indicated by forest cover database or other site information. (Provincial/Islands Trust Working Group, 2000)

ARIS – ARIS is the term used to identify mineral exploration assessment reports filed by the exploration and mining industry since 1947. These reports provide information on geological, geophysical, geochemical, drilling, and other exploration- related investment activities. (Provincial/Islands Trust Working Group, 2000)

Blue Listed – Blue Listed Species are those indigenous species or subspecies considered provincially vulnerable. (Canadian Wildlife Service, 2000)

Cliffs - The Islands Trust Ecosystem Mapping Class of Cliff ecosystems are steep, vertical, or overhanging rock faces where sparse vegetation may occur in crevices or on ledges. (Islands Trust, 2003)

Coastal Bluff - An ecosystem type containing grasses and herbaceous vegetation associated with the shoreline; includes rocky islets and herbaceous communities forming in vernal pools and seepage areas. (Canadian Wildlife Service, 1998)

Community Water Supply – Community water supply areas are areas where there is some formal recognition of the use of the land for community water supply purposes. Normally these areas include portions of watersheds associated with communities of water users formed under the provincial legislation (*Local Government Act, Water Act, Water Utilities Act, and Forest Practices Code Act*). (Provincial/Islands Trust Working Group, 2000)

Drainage – Drainage is a measure of the permeability of the dominant soils on the parcel to be well drained, imperfectly drained or bed rock with less than 30 cm soil cover or poor to non-existent drainage through soil saturation. (Provincial/Islands Trust Working Group, 2000)

Expressed Interest - The forestry parameters and attributes definitions include expressed interest to refer to whether or not there has been a client of Ministry of Forests initiated interest, which may lead to forest management activities or tenure possibilities. The information will come from status for existing tenure, or local (district) knowledge for enquiries. (Provincial/Islands Trust Working Group, 2000)

Existing Investments - The forestry parameters and attributes definitions include existing investments to refer to a statement of whether or not public funds have been extended on forest management on public land. Information is to come from local (district) records and local knowledge. (Provincial/Islands Trust Working Group, 2000)

Harvest Constraints - The forestry parameters and attributes definitions include harvest constraints to refer to an assessment of the factors that would influence the viability of a harvesting operation. These include any factors that may reduce the availability of net timber harvesting land base, or impose an exceptional cost of operation on a given area. Constraints may be visual quality concerns, public recreational usage, presence of environmentally sensitive areas, riparian reserves, etc. Some constraints may be evident for the forest cover database, others may require local (district) knowledge. (Provincial/Islands Trust Working Group, 2000)

Herbaceous - The Islands Trust Ecosystem Mapping Class of Herbaceous ecosystems are non-forested ecosystems with less than 10% tree cover. They are typically found in areas of shallow soils and bedrock near shorelines and at the summit of hills and mountains. (Islands Trust, 2003)

Industrial Minerals – Industrial minerals, including stone and rocks, are defined as those naturally occurring materials used to build structures or supply products that are useful to society. Industrial minerals exclude the ores of metals, gems, and art objects. Industrial minerals also include abrasives such as corundum and garnet. (Provincial/Islands Trust Working Group, 2000)

Lacustrine - The Islands Trust Ecosystem Mapping Class of Lacustrine ecosystems are freshwater ecosystems where total vegetated coverage of the total surface area is less than 5%. (Islands Trust, 2003)

Leading Species - The forestry parameters and attributes definitions include leading species to mean the leading forest cover as indicated by forest cover database (FC1) or other site information. (Provincial/Islands Trust Working Group, 2000)

Legal Access - The forestry parameters and attributes definitions include legal access to refer to the proximity to other traversable public land or public access points, for purposes of extracting timber. (Provincial/Islands Trust Working Group, 2000)

Littoral - The Islands Trust Ecosystem Mapping Class of Littoral ecosystems are marine influenced ecosystems where total vegetated coverage of the total surface areas is less than 5%. (Islands Trust, 2003)

Mature Forest - The Islands Trust Ecosystem Mapping Class of Mature Forest ecosystems are characterized by establishment of shade-tolerant trees after the last disturbance (80-250 years old). The under story can be well developed as the canopy begins to open up but in Douglas-fir forests the under story is typically dry with few woody shrubs, forbs and grasses. (Islands Trust, 2003)

Metallic Minerals - Metallic minerals are types of minerals represented by gold, silver, copper, iron, lead and tin. (Oxford Concise Dictionary)

Oil and Gas Potential – There is oil and gas potential identified when there is the potential for the presence of a sedimentary basin that could host undiscovered oil and gas resources. The data classifies the potential as either a present potential, or an absence of potential, for oil and gas (Provincial/Islands Trust Working Group, 2000)

Old Growth Forest - The age and structure of old- growth forest vary considerably by forest type. On the pacific coast of North America, old growth characteristics begin to appear in unmanaged forests at 175-250 years of age. (Conservation Data Centre, 1998)

Older Forest – Older Forest ecosystems are conifer dominated forests with an average tree age of 100 years or greater. (Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands 1993-1997- Volume 2 - Conservation Manual, Technical Report Series No. 345, Canadian Wildlife Service, Pacific and Yukon Region, 2000)

Old Forest – The Islands Trust Ecosystem Mapping Class of Old Forest is Old Growth Forest ecosystems, which are structurally complex stands comprised mainly of shade-tolerant and regenerating tree species (>250 years old). The under story can include snags, coarse woody debris, in all stages of decomposition and a fully developed moss layer. (Islands Trust, 2003)

Older Second Growth Forest – Older second growth forests are coniferous dominated stands with an average tree age between 60-100 years. (Conservation Data Centre, 1998)

Physically Operable - The forestry parameters and attributes definitions include physical operability to mean operability as the demonstration of how physically possible it may be to harvest timber from a site, using established technology. (Provincial/Islands Trust Working Group, 2000)

Provincially vulnerable - Indigenous species that are not threatened but are particularly at risk because of low or declining numbers. These species are considered “blue listed” by the B.C. Conservation Data Centre. (Conservation Data Centre, 2000)

Recharge Areas – Potential recharge areas are areas where a combination of slope, aspect, soils and surficial material are suitable for the storage and collection of groundwater. (Provincial/Islands Trust Working Group, 2000)

Recreation Use – Recreation use can be low, medium or high impact as follows:

- **Low Impact** – Low impact recreation use are activities with minimal disturbance to the land or activities where the participant has a low degree of tolerance to disturbance of land, such as hang gliding or kayaking.
- **Medium Impact** - Medium impact recreation use are activities that may cause temporary disturbance or higher than minimal physical impact to the land. These uses may include facilities that have a low/moderate and/or temporary impact on the land such as hiking.
- **High Impact** – High impact recreation use is high use recreation, such as survival games/orienteering, rock climbing or trail riding, with permanent and/or severe disturbance to land and/or possible major facilities (parking, toilets, pavement, buildings) and recreational activity where participants have high tolerance to disturbed land. (Provincial/Islands Trust Working Group, 2000)

Red listed – Threatened and endangered species are considered “red listed” by the B.C. Conservation Data Centre. The Conservation Data Centre defines “red listed” as indicating the presence of provincially endangered species on a parcel. (Conservation Data Centre, 2000)

Riparian – The Islands Trust Ecosystem Mapping Class of Riparian ecosystems occur adjacent to lakes, streams, gullies, canyons and rivers and may vary in width. (Islands Trust, 2003)

Sewerage - Sewerage is a rating of the potential or presence of septic field or sewerage services on the parcel. Determined through analysis of soil depth and technical team knowledge of sewerage services present or nearby the parcel. (Provincial/Islands Trust Working Group, 2000)

Site Productivity - The Ministry of Forests forest cover database (FC1) provides a rating for site productivity, which reflects the capability of the land for growing timber. According to this inventory. (Provincial/Islands Trust Working Group, 2000)

Size of Management Unit - The forestry parameters and attributes definitions include the size of the management unit to mean the gross size of the parcel or proposed managed unit in hectares. (Provincial/Islands Trust Working Group, 2000)

Threatened and endangered species - An indigenous species of flora or fauna that is likely to become endangered if the factors affecting its vulnerability do not become reversed. Threatened and endangered species are referred to as “red listed” by the B.C. Conservation Data Centre. (Conservation Data Centre, 2000)

Threshold Community – The presence of one or more plant communities considered rare on a national or international basis and red listed provincially within a biogeoclimatic subzone are regarded by the Public Land Strategy Provincial Working Group as "threshold communities".(Provincial/Islands Trust Working Group, 2000)

Trial Riding – Trail riding is defined as a high impact recreation use that requires existing trails, logging roads or utility corridors. (Provincial/Islands Trust Working Group, 2000)

UN – UN refers to islets that are undesignated and identified with a number in the Islands Trust Lesser Islands Atlas.

Vernal pool – A temporary body of freshwater that is filled by spring rains and snow melt, only to dry up during the hot summer months. Many vernal pools are filled again by autumn rains, and may persist throughout the winter. They are typically small and shallow. (Conservation Data Centre, 1998)

Vulnerable / Sensitive Species - Indigenous species that are not threatened but are particularly at risk because of low or declining numbers. The species are identified as “blue listed” by the B.C. Conservation Data Centre. (Conservation Data Centre, 2000)

Waterworks – Waterworks are present if there is a presence of licensed physical structures for the storage or movement of water. (Provincial/Islands Trust Working Group, 2000)

Water Supply – Water supply is a measure of the potential for a potable groundwater source and/or the presence of a community water system. Water supply is measured as either in a serviced water district, having a proven source or very likely groundwater source or having no proven or unlikely as a groundwater source. (Provincial/Islands Trust Working Group, 2000)

Wetland - An area of land inundated by surface water and groundwater frequently enough to support a prevalence of vegetation and aquatic life that require saturated or seasonally saturated soil conditions for growth and reproduction. (Conservation Data Centre, 1998)

Wetland - Islands Trust Ecosystem Mapping Class of Wetland ecosystems are characterized by daily, seasonal or year-round water at or above the surface. (Islands Trust, 2003)

Woodland - The Islands Trust Ecosystem Mapping Class of Woodland ecosystems are open stands of deciduous forest, composed of pure or mixed stands of Garry oak or mixed stand of arbutus and Douglas fir. Mature big-leaf maple can also be found in sites designated as woodland. Woodlands may include non-forested openings, often with shallow soils and bedrock outcroppings. (Islands Trust, 2003)

Young Forest - The Islands Trust Ecosystem Mapping Class of Young Forest are ecosystems with coniferous dominated stands with an age range that varies between 0 and 80 years old. (Islands Trust, 2003)

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