



Islands Trust

# **SALT SPRING ISLAND VACANT CROWN LAND PROFILES**

**October 4, 2006**

**Trust Area Services  
Islands Trust**

**SALT SPRING ISLAND VACANT CROWN LAND PROFILES**  
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# **INTRODUCTION**

## **Background**

In 1999, the Vancouver Island Interagency Management Committee coordinated the provincial government Public Lands Strategy. The purpose of the Public Lands Strategy was 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;
- 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 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).

The Public Lands Strategy Technical Report included technical data from provincial government inventories, 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 and a collation of existing data for each parcel. 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**

Islands Trust Council initiated the Islands Trust Crown Land Study in 2001. The process included the development of the Islands Trust Crown Land Principles for decision making about Crown land, a framework for a Protocol Agreement between the Islands Trust and the Province and revised Vacant Crown Land Profiles for each major island. As part of the Crown Land Study process, Islands Trust will provide the Islands Trust Crown Land Principles to the communities (Appendix I) and will receive input on the Profiles from each island community.

The Hornby, Denman, Lasqueti and Galiano Islands Vacant Crown Land Profiles are complete and posted on the Islands Trust web site ([www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)). The draft Salt Spring Island Vacant Crown Land Profiles are also posted on the website.

## **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.

## **Framework of the Vacant Crown Land Profiles**

The Vacant Crown Land Profiles provide detailed information for each of the vacant Crown land parcels on the island. The Profiles provide the name, location, legal description, size, and geographic relationship to other public lands. The profiles also detail biophysical, land use and resource use information as follows:

- biophysical (physiography, geology, surface drainage, groundwater, soils, native vegetation, terrestrial wildlife and habitat and aquatic habitat and fish),
- land use (Official Community Plan designation, zoning, existing uses, surrounding land use and land use interests), and
- resource use (agriculture, forestry, fisheries, recreational, and mineral resources water supply, community infrastructure, aesthetics and heritage resources).

## **Salt Spring Island Crown Land Context**

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

# **PARCEL A – CAPE KEPPLE AND MOUNT TUAM**

## **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

## **Location and Setting**

- Parcel A is located at the south end of the island fronting on the Marine Conservation Area in Satellite Channel. (Map No. 2) (Islands Trust 2001)

## **Legal Descriptions and Parcel Sizes**

- The legal description is the remainder of Lots 1, 2 and 3, Plan 1812.
- The size is 64.56 ha.

## **Geographic Relationship to Other Public Land**

- The parcel is isolated from settlement and the road systems of the island. (Islands Trust 2001)
- The parcel is part of a larger conservation interest in Satellite Channel. The property borders on the Ecological Reserve, and the Cyril Cunningham Nature Reserve. (Islands Trust 2001)

## **Biophysical Description**

### **Physiography**

- The dominant slope is over 45%.
- There are portions of the parcels that are steep. (Islands Trust 2001)
- The elevation ranges from 1- 237 m. (Map No. 3)

### **Geology**

- Parcel A is underlain by the Fourth Lake (majority) and Comox formations. (Map No. 4)
- Geologically important sites have not been recorded.

### **Surface Drainage**

- Provincial TRIM data has identified water features such as creeks or streams. (Map No. 3)

### **Groundwater**

- Parcel A is a potential recharge area according to provincial data.
- Parcel A has no proven groundwater source or is a very unlikely groundwater source.

### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities on the majority of Parcel A as non-productive. (Map No. 5)
- The soil on portions of Parcel A are classified as Brigantine, Musgrave, and Mexicana. (Map No. 6)
- Parcel A is bedrock with less than 30 cm soil cover or poor to non-existent drainage through soil saturation according to provincial data.

### **Native Vegetation**

- Parcel A has Garry Oak stands, unique vegetation, and wildlife habitat. (Islands Trust 2001)
- There are two threshold communities: Douglas-fir/Garry Oak/Oniongrass and Garry Oak/California Brome. According to the site record for the Georgia Basin Ecosystem Initiative, two rare plant occurrences were found on the Mount Tuam hillside as well as Garry oak/ long stolonated sedge/ common camas community. These were not verified on the visit but may occur

on these Mount Tuam Crown lands as well. The Garry oak grasslands tend to grade into the Douglas fir forest which dominates the western half of the parcel. (Johnson, Mark 2001)

- The Islands Trust Ecosystem mapping identifies Woodland and Mature Forest on Parcel A. (Islands Trust, 2003) (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified Second Growth Forest and Terrestrial Herbaceous 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 Lands Strategy Provincial Working Group as "threshold communities." Threshold plant communities have been recorded for Parcel A. (Provincial/Islands Trust Working Group, 2000)
- The parcel has the highest value for site diversity. Site Diversity is a measure of the complexity of the parcel based on physical and ecological considerations such as ecosystem variety, slope, topography and aspect. Professional judgement, local knowledge and information reviews were used to determine the rating.
- The presence of a red listed plant species and a red or blue feature type plant have been identified on Parcel A.

### **Terrestrial Wildlife and Habitat**

- According to the site record for the Georgia Basin Ecosystem Initiative, two rare butterfly occurrences were found on the Mount Tuam hillside. These were not verified on the visit but may occur on this Mount Tuam Crown land. (Johnson, Mark 2001)
- The Conservation Data Centre has identified two species of rare butterflies: Propertius Duskywing and Zerene Fritillaries. (Islands Trust 2001)
- The red-listed yellow montane violet and scalepod have been identified on site. (Islands Trust 2001)
- Provincial data identifies that there is a wildlife habitat feature present and a red or blue listed animal species is present on Parcel A.

### **Aquatic Habitat and Fish**

- Parcel A has no identified resource potential.

## **Land Use**

### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel A as Parks and Recreation. (Map No. 9)
- There is a portion of Parcel A designated as Development Permit Area 6 for unstable slopes and soil erosion hazards.

### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel A as Parks and Reserves. (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 Rural, Rural Uplands, Parks and Reserves, and Shoreline.

### **Land Use Interests**

- B.C. Parks has expressed interest in Parcel A.
- Parcel A is a UREP/ Ecoreserve and there is an ocean side ecoreserve.

- There is a Map Reserve in favour of BC Parks and it is anticipated to be included in Cape Keppel Marine Park. Authorization has been given to the BC Marine Trail Association to install portable outhouses for boaters use of the site. (Islands Trust 2001)

## **Resource Use**

### **Agriculture Resources and Potential**

- Parcel A is not 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 A has a size of proposed management unit of less than 101 ha - 400 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 medium site productivity.
  - Parcel A is considered physically operable.
  - Parcel A has moderate 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 no existing forestry investment and there has no expression of interest for the parcel regarding forestry.

### **Fisheries Resources and Potential**

- Parcel A has no identified resource potential.

### **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 mineral development such as quarries.
  - There are no known mineral resources identified for Parcel A. Known mineral resources are rated based on the presence of the following energy and mineral parameters: showings, prospects, developed prospects, producers and past producers. (Provincial/Islands Trust Working Group, 2000)
  - Parcel has a high 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. 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)
- Parcel A has no water works present.

### **Community Infrastructure**

- There is no existing septic field or sewer services, but there is the potential for such services.
- There is an existing public road access through Parcel A. The road access is rough. (Islands Trust Nov 2000)
- Parcel A has good potential for utilities, such as phone and or electrical services.
- Parcel A has no communication site.

### **Recreational Resources and Potential**

- This parcel has recreational value with regards to hiking and kayaking. (Islands Trust Nov 2000).
- The parcel is traversed by Mountain Road and authorization has been given to the BC Marine Trail Association to install portable outhouses for boaters use of the site. (Islands Trust 2001)
- Parcel A was rated based on a variety of provincial government criteria related to recreational use potential as follows:
  - The parcel has steep slopes that are accessible by road and has landing sites close by.
  - There is the potential for ocean kayaking, as a portion of the parcel is on the waterfront.
  - The parcel has steep slopes with no 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.

### **Aesthetic Resources**

- Parcel A has a highly visible slope with superior views, Garry Oak stands, unique vegetation, and wildlife habitat. (Islands Trust 2001)

### **Heritage Resources**

- There is an identified archaeological site according to provincial data.

## **PARCEL B – SATELLITE CHANNEL (SOUTH)**

### **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

### **Location and Setting**

- Parcel B is a waterfront parcel located at the south end of Salt Spring along Satellite Channel. (Map No. 2)

### **Legal Description and Parcel Size**

- The legal description is Plan 1812, Lot 6 (Sections 33 and 37), Lot 7 (Sections 36 and 37) and Lot 8 (Sections 36 and 37).
- The size is 182.21 ha.

### **Relationship to Island and Other Public Lands**

- The parcel is extremely steep and isolated, accessible only from a steep bank at the water. BC Parks holds a map reserve on the property.

### **Biophysical Description**

#### **Physiography**

- The dominant slope of Parcel B is over 45%.
- The parcel has elevations that range from 1 – 394 m. (Map No. 3)

#### **Geology**

- Parcel B is underlain by the Quarternary (majority) and a small portion by Fourth Lake formation. (Map No. 4)
- Geologically important sites have not been recorded.

#### **Surface Drainage**

- The Provincial TRIM data has identified creeks on Parcel B. (Map No. 3)
- Several Creeks run across this bench portion of the parcel. (Johnson, Mark 2001)

#### **Groundwater**

- According to provincial data, Parcel B is a potential recharge area.
- Parcel B has no proven groundwater source or is a very unlikely groundwater source.

#### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel B as non productive. (Map No. 5)
- The soil on portions of Parcel B are classified as Musgrave, Mexicana, Qualicum, Rock and Trincomali. (Map No. 6)
- Parcel B is well drained according to provincial data.

#### **Native Vegetation**

- The top apex-like corner of this parcel had a stand of the Garry Oak/ California Brome community on steep grassy slopes which continued to the northeast and northwest into private lands. Also a narrow band of the Douglas fir/ Garry oak/ oniongrass community was found below the Garry oak/ California Brome. (Johnson, Mark 2001)
- The upper third of the parcel is a steep pastoral meadow running down to a bench of alder groves and arbutus thickets. Several Creeks run across this bench and cut deep troughs in the



ascending hillsides of arbutus and second growth fir. The rest of the property is a blend of deciduous and evergreen broadleaf forest mixed with fir and cedar. (Johnson, Mark 2001)

- The Islands Trust Ecosystem mapping identifies Young Forest, Woodland and Riparian on Parcel B. (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified Second Growth Forest and Terrestrial Herbaceous within this parcel. (Map No. 8)
- Threshold plant communities have been recorded for Parcel B including a community of Garry oak/California brome. (Provincial/Islands Trust Working Group, 2000)
- The presence of a red listed plant species have not been recorded on Parcel B.
- Parcel B is high in site diversity.

#### **Terrestrial Wildlife and Habitat**

- Provincial data identifies that a wildlife habitat feature is present on Parcel B.
- The presence of a red or blue listed animal species has not been identified on Parcel B.

#### **Aquatic Habitat and Fish**

- Parcel B has no identified resource potential.

### **Land Use**

#### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel B as Parks and Recreation. (Map No. 9).
- The majority of Parcel B is designated as Development Permit Area 3 for shoreline and Development Permit Area 6 for unstable slopes and soil erosion hazards.

#### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel B as Parks and Reserves. (Map No. 10)

#### **Existing Land Uses**

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

#### **Surrounding Land Use Zoning Designations:**

- Parcel B borders land that is zoned as Rural, Forestry, and Rural Uplands, and Shoreline.

#### **Land Use Interests**

- B.C. Parks has expressed interest in Parcel B.
- A portion of Parcel B has an inland coastal strip UREP/Ecoreserve and an ocean side UREP/Ecoreserve.

### **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 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 50-100 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 moderate harvesting constraints.
- Parcel B has poor legal access.
- Parcel B 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 B.

### **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 high 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.

### **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 no potential for sewage services on Parcel B.
- There is an existing rough access road to the parcel. (Islands Trust Nov, 2000)
- 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 parcel does not have accessible steep slopes or a nearby landing site which means that there is no potential for rock climbing or hang gliding.
  - There is potential to land an ocean kayak.
  - 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 hiking and trail riding.
  - There is no sport fishing potential.
- The beach is used for walking and it is possible to land a kayak. (Islands Trust Nov, 2000)

### **Aesthetic Resources**

- Parcel B has a highly visible slope with superior views, Garry Oak stands, unique vegetation, and wildlife habitat. (Islands Trust 2001)

### **Heritage Resources**

- There are no known archaeological resources or sites on Parcel B.

## **PARCEL C – SATELLITE CHANNEL (NORTH)**

*Note: The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

### **Location and Setting**

- Parcel C is further north than Parcel B and is a waterfront parcel located at the south end of Salt Spring Island along Satellite Channel. (Map No. 2)

### **Legal Description and Parcel Size**

- The legal descriptions are Lots 14, 15 and 16 District Lot 36, Plan 1812.
- The size is 42.61 ha.

### **Relationship to Island and Other Public Lands**

- The parcel is extremely steep and isolated, accessible only from a steep bank at the water.

### **Biophysical Description**

#### **Physiography**

- The dominant slope of Parcel C is over 45%.
- The dominant elevation range for Parcel C is 80 – 158 m. (Map No. 3)

#### **Geology**

- Parcel C is underlain by the Fourth Lake (majority) and Quarternary formations. (Map No. 4)
- Geologically important sites have not been recorded on Parcel C.

#### **Surface Drainage**

- The Provincial TRIM data has identified creeks on Parcel C. (Map No. 3)
- Several creeks descend in the more western portions. (Johnson, Mark 2001)

#### **Groundwater**

- Parcel C is identified as having the potential for recharge area according to provincial data.
- Parcel C has no proven groundwater source or is a unlikely groundwater source.

#### **Soils**

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

#### **Native Vegetation**

- The Islands Trust Ecosystem mapping identifies the majority of Parcel C as Young Forest, Woodland and Riparian. (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. (Provincial/Islands Trust Working Group, 2000)
- The presence of a red listed plant species has not been recorded.
- Parcel C is low in site diversity.

- This is a very rugged amalgam of second growth Douglas-fir forest. The upper third is very steep, almost impenetrable forest or arbutus saplings with the odd fir in the few clearings. The bottom two thirds is still dominated by arbutus of varying sizes but the more open series of descending rock outcroppings has created more space for fir to thrive with tall, convoluted oak scattered in the canopy. (Johnson, Mark 2001)

#### **Terrestrial Wildlife and Habitat**

- Specific wildlife habitat features have been recorded.
- The presence of a red listed animal species has not been recorded.

#### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel C.

### **Land Use**

#### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel C as Parks and Recreation. (Map No. 9).
- There is a portion of Parcel C designated as Development Permit Area 3 for shoreline and a small portion designated as Development Permit Area 6 for unstable slopes and soil erosion hazards.

#### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel C as Parks and Reserves. (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, Rural Uplands, Forestry, and Shoreline.

#### **Land Use Interests**

- BC Parks has a map reserve on the property.
- A portion of Parcel C has an ocean side UREP/Ecoreserve.

### **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 medium site productivity.
  - Parcel C is considered physically operable.
  - Parcel C has moderate harvesting constraints.
  - Parcel C has poor 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 high 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.

### **Community Infrastructure**

- There is no potential for a sewer system.
- There is an existing rough road access to Parcel C.
- Parcel C has good potential for 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.
  - 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.
- The Capital Regional District Master Plan identifies a regional trail vision that connects the waterfront property to Mill Farm. (Islands Trust Nov, 2000)

### **Aesthetic Resources**

- Parcel C has a highly visible slope with superior views, Garry Oak stands, unique vegetation, and wildlife habitat. (Islands Trust 2001)

### **Heritage Resources**

- There is a Coast Salish Midden on the site and a historic skid road through the Parcel C. (Islands Trust, 2001)
- There is a known provincial historical feature on Parcel C.

## **PARCEL D – MUSGRAVE CROWN LANDS**

### **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

### **Location and Setting**

- Parcel D is located on the waterfront north of the previous parcels on Satellite Channel. (Map No. 2)

### **Legal Description and Parcel Size**

- The legal descriptions are Section 45 and 46 , Lots A and B, Plan 13816
- The size is 34.05 ha.

### **Relationship to Island and Other Public Lands**

- BC Parks has a map reserve on this property for an Ecological Reserve. (Islands Trust 2001)
- This is one of the more accessible crown lands with Musgrave Road dipping into its northern border. It is comprised of a central bench which slopes steeply to the ocean on the southwest and rises gradually to the road above. (Johnson, Mark 2001)

### **Biophysical Description**

#### **Physiography**

- The dominant slope of Parcel D is 20 – 30 %.
- The dominant elevation range for Parcel D is 80 – 158 m. (Map No. 3)

#### **Geology**

- The majority of Parcel D is underlain by the Fourth Lake formation. (Map No. 4)
- Geologically important sites have not been recorded.

#### **Surface Drainage**

- The Provincial TRIM data has not identified any water features on Parcel D. (Map No. 3)

#### **Groundwater**

- Parcel D is identified as being a potential recharge area according to provincial data.
- Parcel D has no proven groundwater source or is a very unlikely groundwater source.

#### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel D non-productive with a portion of the property identified as only permanent pasture or forage. (Map No. 5)
- The soil on portions of Parcel D are classified as Beddis, Fairbridge, and Musgrave. (Map No. 6)
- Parcel D is well drained according to provincial data.

#### **Native Vegetation**

- There is a Garry oak covenant on an adjacent property. (Islands Trust Nov 2000)
- The Capital Region District Parks Department have identified eleven features of regional significance. (Islands Trust 2001)
- The parcel was logged about 50-70 years ago and has been grazed by sheep. Nevertheless, there are threshold communities of Douglas-fir/Garry oak/oniongrass and Douglas-fir/salal. There is a significant waterfall on the site and shoreline has important intertidal beach with diverse wildlife considered regionally important. (Islands Trust 2001)

- The Islands Trust Ecosystem mapping identifies the majority of Parcel D as Mature Young Forest. (Islands Trust, 2003) (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified portions of the parcel as Older Forest and as Second Growth Forest. (Map No. 8)
- The Sensitive Ecosystem Inventory record a coastal bluff running about one half the shoreline length. Covering this bluff and running up the hill is a linear portion of the Douglas-fir / Garry oak/ oniongrass ecosystem. The oak finally disappears further up the slopes where it is crowded out by arbutus and fir. The forest is very open-canopied and mossy and has an older feel to it. The Ecosystem Inventory also records a finger of old growth in the north east portion of the parcel. Many of these trees look like old growth and can be seen from the road. (Johnson, Mark 2001)
- Threshold plant communities have been recorded.
- Parcel D does not have the presence of a red listed plant species recorded.
- Parcel D is high in site diversity.

#### **Terrestrial Wildlife and Habitat**

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

#### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel D.

### **Land Use**

#### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel D as Parks and Recreation. (Map No. 9).
- There is a portion of Parcel D designated as Development Permit Area 3 for Shoreline Protection.

#### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel D as Parks and Reserves. (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 Residential, Rural, and Shoreline.

#### **Land Use Interests**

- The Capital Regional District Parks has expressed interest in the parcel (Capital Regional District Parks, 2006) and specifically in relation to Mill Hill Regional Park (Islands Trust, 2001)
- The Capital Regional District is interested in this parcel due to the connectivity with adjacent properties. (Islands Trust Nov 2000)
- Parcel D is a UREP/Ecoreserve.

### **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 moderate harvesting constraints.
- Parcel D has good 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 high 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.

### **Community Infrastructure**

- 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. There is a road access via Musgrave Landing into the parcel. (Islands Trust 2001)
- Parcel D has good potential for 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 potential for ocean kayaking, as a portion of the parcel is on the ocean.
  - Parcel D does not have accessible steep slopes and a near by landing site
  - 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.

### **Aesthetic Resources**

### **Heritage Resources**

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



# **PARCEL E – HOPE HILL**

## **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

## **Location and Setting**

- Parcel E is a land locked parcel in the interior of the southern portion of Salt Spring Island.

## **Legal Description and Parcel Size**

- The legal description is the North ½ & N ½ of SW ¼ Section 43.
- The size of Parcel E is 173.4 ha.

## **Relationship to Island and Other Public Lands**

- The Capital Regional District Parks has applied to the Province to have this parcel transferred to it for Regional Park.

## **Biophysical Description**

### **Physiography**

- The dominant slope of Parcel E is 30 – 45 %.
- The dominant elevation range for Parcel E is 473 – 552 m and has elevations ranging as high as 552 – 630 m. (Map No. 3)

### **Geology**

- The majority of Parcel E is underlain by the Mount Hall formation and a small portion by McLaughlin Ridge. (Map No. 4)
- Geologically important sites have not been recorded on Parcel E.

### **Surface Drainage**

- The Provincial TRIM data has identified several creeks on Parcel E. (Map No. 3)
- A portion of the parcel is located in the Fulford Creek watershed. (Islands Trust Nov., 2000)

### **Groundwater**

- Parcel E is identified as being a potential recharge area according to provincial data.
- Parcel E has no proven water supply or is an unlikely groundwater source.

### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel E as natural grazing, only permanent pasture or forage and non-productive. (Map No. 5)
- The soil on portions of Parcel E is classified as Crofton, Musgrave, Rock and a small portion as Metchosin. (Map No. 6)
- Parcel E is well drained according to provincial data.

### **Native Vegetation**

- The Islands Trust Ecosystem mapping identifies the majority of Parcel E as Young Forest, Mature Forest, and Herbaceous. (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 E.
- The presence of a red listed plant species has been recorded on Parcel E. The red listed plant community is Douglas-fir/lodgepole pine/ grey rock-moss.

- Parcel E is high in site diversity.
- A portion of the parcel has the only area with Western white pine stands. (Islands Trust Nov, 2000)
- This property contains some of the most beautiful and extensive examples of the Douglas-fir/lodgepole pine / grey rock-moss plant community. There are numerous mossy knolls throughout this parcel dominated by mosses and firs with intervening lowland and draws of second growth fir and hemlock. It is in the high aspects of the lower outcroppings in the south quarter which have the older trees and appear to be unlogged. This area is park-like, thickly carpeted with grey rock-moss complex (Johnson, Mark 2001)

#### **Terrestrial Wildlife and Habitat**

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

#### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel E.

### **Land Use**

#### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel E as Parks and Recreation. (Map No. 9)
- There is a portion of Parcel E designated as Development Permit Area 6 for unstable slopes and soil erosion hazards and a small portion designated Development Permit Area 4 lakes, streams and wetlands.

#### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel E as Parks and Reserves. (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 Forestry and Rural Uplands.

#### **Land Use Interests**

- The Capital Regional District Parks has expressed interest in the parcel (Capital Regional District Parks, 2006)
- There is a notation of interest for planning purposes on the site.
- The parcel was divided into two parcels with a license of occupation on Lot A until August 16, 2002.

### **Resource Use**

#### **Agriculture Resources and Potential**

- No portion of Parcel E is located within the Agricultural Land Reserve (ALR) according from the Agricultural Land Commission. (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 101-400 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 moderate harvesting constraints.
- Parcel E has good legal access. The site is traversed by a road easement and several old logging roads.
- Parcel E has some existing forestry investment and there have been repeated enquiries for the parcel regarding forestry.

### **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.
  - Parcel E has high potential for mineral resources
  - Parcel E has high 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 a known interest in investing in mining and established mineral resources on site.

### **Water Supply**

- Parcel E is not within a formally recognized community water supply area.
- There are no water works present on Parcel E.

### **Community Infrastructure**

- There are no existing sewage services and no potential on Parcel E.
- There is an existing road access to Parcel E.
- Parcel E has no potential for utilities.
- Parcel E has the potential for a communication site. A portion of the parcel has the capability for a communication tower. (Islands Trust Nov., 2000)

### **Recreational Resources and Potential**

- 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.
  - Parcel E has a large area that is relatively flat and is without steep slopes.
  - Parcel E has existing trails, logging roads or utility corridors and opportunities for hiking.
  - There is no sport fishing potential.

### **Aesthetic Resources**

### **Heritage Resources**

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

# **PARCEL F – MOUNT BRUCE**

## **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

## **Location and Setting**

- Parcel F is located on Mount Bruce in the central portion of Salt Spring Island.

## **Legal Description and Parcel Size**

- The legal description is the north ½ and southeast ¼ of Section 49.
- The size is 176.82 ha.

## **Relationship to Island and Other Public Lands**

- Parcel F is part of a broader conservation effort of the south and west Salt Spring Conservation Partnership. The land is linked to the Ecological Reserve by Mount Russell Regional Park to the north and is adjacent to Mill Farm Regional Park to the southwest. (Islands Trust 2001)
- Parcel F is an important part of the Capital Regional District Park's intent to preserve a large scenic, highly visible, and biologically important area of the island. (Islands Trust 2001)
- Mount Bruce was a Provincial Park. (Islands Trust Nov 2000)

## **Biophysical Description**

### **Physiography**

- The dominant slope of Parcel F is 20 – 30 %.
- The elevation ranges for Parcel F from 316 – 709 m. (Map No. 3)

### **Geology**

- Portions of Parcel F are underlain by the McLaughlin Ridge (majority), Fourth Lake, and Mount Hall formations. (Map No. 4)
- Geologically important sites have not been recorded.

### **Surface Drainage**

- The Provincial TRIM data has identified water features such as creeks or streams. (Map No. 3)
- This is one of the few Crown lands with land level enough to create a wetland. (Johnson, Mark 2001)

### **Groundwater**

- Parcel F is identified as being a potential recharge area according to provincial data.
- Parcel F has no proven water supply or is an unlikely groundwater source.

### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel F as non-productive with small portions of the parcel classified as only permanent pasture or forage. (Map No. 5)
- The soil on portions of Parcel F are classified as Metchosin, Crofton, Musgrave, and Rock. (Map No. 6)
- Parcel F is well drained according to provincial data.

### **Native Vegetation**

- The western half is dotted with open outcroppings of grey rock-moss complex mingled with grassy areas. Intervening pockets of soil support second growth fir and older trees. The

Racomitrium dominated outcroppings are continuous with the Mill Farm Regional Park to the west. (Johnson Mark, 2001 and Islands Trust, 2001)

- There is a threshold community of Douglas-fir/Garry oak/oniongrass on the site. (Islands Trust 2001)
- The Islands Trust Ecosystem mapping identifies the majority of Parcel F as Woodland, Mature Forest with a portion of the parcel identified as herbaceous. (Islands Trust, 2003) (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has not identified any sensitive ecosystems within this parcel. (Map No. 8).
- Threshold plant communities have been recorded for Parcel F. (Provincial/Islands Trust Working Group, 2000)
- Parcel F has the presence of a red or blue listed plant species recorded.
- Parcel F is low in site diversity.

### **Terrestrial Wildlife and Habitat**

- There are feral sheep, deer, pileated woodpeckers, mountain bluebirds, nighthawks and bald eagles recorded on the site. (Islands Trust 2001)
- 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.

### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel F.

## **Land Use**

### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel F as Parks and Recreation (Map No. 9).
- There is a small portion of Parcel F designated as Development Permit Area 6 for unstable slopes and soil erosion hazards.

### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel F as Parks and Reserves. (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 Forestry, Rural Uplands and Parks and Reserves.

### **Land Use Interests**

- The Capital Regional District Parks has expressed interest in the parcel (Capital Regional District Parks, 2006) and applied in 1990 to have this parcel transferred to it for Regional Park. (Islands Trust, 2001)
- BC Parks has expressed interest in Parcel F.

## **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 101 – 400 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 high site productivity.
- Parcel F is considered physically operable, using established timber harvesting technology.
- Parcel F has moderate harvesting constraints.
- Parcel F has good legal access.
- Parcel F has some existing forestry investment and there has been repeated enquiries regarding forestry.

### **Fisheries Resources and Potential**

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

### **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 high 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 water works present on Parcel F.

### **Community Infrastructure**

- There are no existing sewage services and there is no 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 the potential for a communication site. The parcel is adjacent to a number of communications facilities. (Islands Trust 2001)

### **Recreational Resources and Potential**

- 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 on the majority of the parcel means that there is no potential for rock climbing; however, one portion of the parcel covers a take off site for hang gliding. (Islands Trust 2001)
  - 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.

### **Aesthetic Resources**

- Provides excellent hiking on established trails and offers spectacular views to the east and south toward Mount Baker and other Gulf Islands. (Local Trustee Comments, 2006)

### **Heritage Resources**

- here is a known archeological/historical feature on Parcel F.

# **PARCEL G – FORD LAKE**

## **Note:**

- ***The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.***

## **Location and Setting**

- Parcel G is adjacent to local Parks and Recreation parcel of Fulford Ridge. (Islands Trust No., 2000)

- 

## **Legal Description and Parcel Size**

- The legal description is the Northern portion of the Southeast ¼ of Section 70.
- The size is 35.73 ha.

## **Relationship to Island and Other Public Lands**

- Since 1990 the Capital Regional District has submitted an application to transfer the land for community park purposes. It backs onto a community park near the quarter section owned by Ducks Unlimited that includes Ford Lake.
- The Ford Lake Crown lands are a part of a long term program to protect an important watershed area. Currently, there is connectivity between the parcels for wildlife and wildfowl.

## **Biophysical Description**

### **Physiography**

- The dominant slope of Parcel G is 20 – 30 %.
- The dominant elevation range for Parcel G is 159-316 m. (Map No. 3)

### **Geology**

- The majority of Parcel G is underlain by the Salt Spring Intrusive. (Map No. 4)
- A Geologically important site has not been recorded on Parcel G.

### **Surface Drainage**

- The Provincial TRIM data does not identify any water features on Parcel G. (Map No. 3)

### **Groundwater**

- Parcel G is not a potential recharge area according to provincial data.
- Parcel G has no proven water supply or is an unlikely groundwater source.

### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel G as natural grazing and a reduced range of crops caused by limiting factors. (Map No. 5)
- The soil on the majority of Parcel E is classified as Rumsley and Rock. (Map No. 6)
- Parcel E is well drained according to provincial data.

### **Native Vegetation**

- The Islands Trust Ecosystem mapping identifies the majority of Parcel G as Young Forest with a portion of Herbaceous. (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified Terrestrial Herbaceous within this parcel. (Map No. 8).
- A Threshold plant community of grand fir/dull Oregon-grape a wet forest land type has been recorded for Parcel G.
- The presence of a red listed plant species has not been recorded on Parcel G.

- Parcel G is low in site diversity.
- The southern half consists of high knolls dominated by grey rock-moss complex with a few scattered older fir, oak and arbutus. (Islands Trust, 2001)
- A plot was taken of the Douglas-fir/ Garry oak/ oniongrass community in the northwest corner with numerous remnants discovered on the outcroppings visited while traversing the parcel from west to east. The southern half of this parcel consists of high, mounding knolls dominated by grey rock-moss complex with a few scattered older fir, oak and arbutus. The intervening draws were well forested with second growth Douglas-fir. The whole northwest corner was wetter and quite dense with a well developed second growth fir forest. There is also an impressive Grand fir/ dull Oregon-grape running down the northeastern boarder. (Johnson, Mark 2001)

#### **Terrestrial Wildlife and Habitat**

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

#### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel G.

### **Land Use**

#### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel G as Parks and Recreation. (Map No. 9)

#### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel G as Parks and Reserves. (Map No. 10)

#### **Existing Land Uses**

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

#### **Surrounding Land Use Zoning Designations:**

- Parcel G borders land that is zoned as Rural, Rural Upland, and Parks and Recreation.

#### **Land Use Interests**

- The Capital Regional District Parks has expressed interest in the parcel (Capital Regional District Parks, 2006)

### **Resource Use**

#### **Agriculture Resources and Potential**

- No portion of Parcel G 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 G has a size of proposed management unit of less than 50 ha.
  - The age of the larger dominant trees Parcel G 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 G has medium site productivity.
  - Parcel G is considered physically operable, using established timber harvesting technology.
  - Parcel G has moderate harvesting constraints.



- Parcel G has poor legal access.
- Parcel G has had no existing forestry investment and there have been no enquiries for the parcel regarding forestry.
- There are low lands with well forested second growth Douglas-fir. The whole northwest corner is wetter with dense second growth Douglas-fir. (Islands Trust, 2001)

### **Fisheries Resources and Potential**

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

### **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 G has no existing development.
  - Parcel G has high potential for mineral resources
  - Parcel G has high potential for metallic minerals.
  - There is a high potential for industrial minerals.
  - Parcel G is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
  - Parcel G has no known investments in mining and established mineral resources on site.

### **Water Supply**

- Parcel G is not within a formally recognized community water supply area.
- There are no water works present on Parcel G.

### **Community Infrastructure**

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

### **Recreational Resources and Potential**

- Parcel G 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.
  - Parcel G has opportunities for hiking.
  - There is no sport fishing potential.

### **Aesthetic Resources**

- Offers views of Mount Maxwell, Burgoyne Bay and the Fulford Valley and a good pedestrian trail connecting Salt Spring Island Conservancy land with the community park. (Local Trustee Comments, 2006)

### **Heritage Resources**

- There is no known archeological/historical feature on Parcel G.

## **PARCEL H – CUSHEON LAKE**

### **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

### **Location and Setting**

- Parcel H is adjacent to the western shore of Cusheon Lake.

### **Legal Description and Parcel Size**

- The legal description is Plan 185487 portion of the Southeast ¼ of Section 86.
- The size is 17.84 ha.

### **Relationship to Island and Other Public Lands**

- Parcel H is the only un-cleared land adjacent to the lake. (Islands Trust 2001)
- This parcel was not originally Crown land. It was given to the Island to hold in trust for the community by a forest company in the 1960's. In the late 1980's a proposal was presented to Crown lands for a reserve. (Islands Trust Nov 2000)
- This parcel commonly referred to as Parcel D was given by the Powell River Company on March 24 1958 as stated in the indenture signed by Powell River Company and Her Majesty the Queen in right of the Province of British Columbia as represented by the Honorable, the Minister of Recreation and Conservation. Since Salt Spring Island was unable to hold land until 1990 when the Islands Trust Fund was formed, the province has held the land on behalf of Salt Spring Island. In 2003, the Capital Regional District agreed in principle to hold title of the land. The Trust Fund Board agreed in principle to hold a covenant on the land together with a second local group to be either the Salt Spring Island Conservancy or Salt Spring Island Water Preservation Society. As stated in the Salt Spring Island Official Community Plan, the management priority for this parcel is to be watershed protection. This application was held back due to First Nation Land Claims. (Community Submission, 2006)
- On April 20 1990 The Regional Director for Ministry of Crown Lands of BC (File 0327064) considers it advisable in the public interest to replace Map Reserve #74103 with a Notation of Interest # 901028 over the entire Cusheon Lake Watershed. A Notation of Interest 901028 was established over the Crown Land to record the interest of Ministry of Environment in the area due to its importance for Watershed Management for a period not to exceed 5 years. Applications for Crown Land in the above area are to be referred to Ministry of Environment. Water Management Branch for comment and consideration in the adjudication of such applications effective May 1 1990. On April 30, 2003 the Ministry of Environment made an application on behalf of the Cusheon Lake Stewardship for Map Reserve (File 1412126). The Ministry response was that the Notation of Interest was already on file so the application was denied but the new expiry date was changed to December 31, 9999. (Community Submission, 2006)

### **Biophysical Description**

#### **Physiography**

- The dominant slope of Parcel H is 20 – 30 %.
- The dominant elevation range for Parcel H is 80 – 158 m. (Map No. 3)

#### **Geology**

- Portions of Parcel H are underlain by the Comox, Haslam and Quarternary formations. (Map No. 4)
- Geologically important sites have not been recorded.

### **Surface Drainage**

- The Provincial TRIM data identifies water features on Parcel H such as lakes and wetlands. (Map No. 3)
- This parcel includes a shallow water wetland on the eastern border. (Islands Trust 2001)
- A seasonal creek flows from the south (Kitchen Road Area ) into the riparian fringe on the Eastern Border. There is also a riparian fringe at the Northern border at the south end of the bay which has a crucial role also as a nutrient sink. (Community Submission 2006)

### **Groundwater**

- Parcel H is a potential recharge area according to provincial data.
- This parcel is an important community watershed, green space, and wetlands that is recommended highly for conservation. (Johnson, Mark 2001)
- Parcel H has no proven water supply or is an unlikely groundwater source.

### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel H as natural grazing. (Map No. 5)
- The soil on portions of Parcel H are classified as Mexicana, Trincomali, Crofton and Metchosin. (Map No. 6)
- Parcel H is imperfectly drained according to provincial data.

### **Native Vegetation**

- This parcel was found to be gently sloping, healthy forest of second growth fir with patches of alder in the southeast. There is a beautiful shallow water wetland and an accompanying riparian fringe on the eastern boarder. This parcel is an important community green space and recommend highly for conservation. (Johnson, Mark 2001)
- This parcel includes a riparian fringe on the eastern border. (Islands Trust 2001)
- The Islands Trust Ecosystem mapping identifies the majority of Parcel H as Rural. (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has not identified any sensitive ecosystems within this parcel. (Map No. 8).
- A Threshold plant community has not been recorded.
- The presence of a red or blue listed plant species has not been recorded.
- Parcel H is low in site diversity.

### **Terrestrial Wildlife and Habitat**

- This parcel is a migration path for Rough-skinned Newt and Long-toed salamanders. (Islands Trust Nov 2000)
- It is an important watershed and wetland for wildlife. (Islands Trust 2001)
- Specific wildlife habitat features have been recorded on Parcel H.
- The presence of a red or blue listed animal species has not been recorded on Parcel H.

### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel H.

## **Land Use**

### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel H as Watershed and Islet Residential. (Map No. 9)
- There is a small portion of Parcel H designated as Development Permit Area 6 for unstable slopes and soil erosion hazards and a portion designated Development Permit Area 4 lakes, streams and wetlands.

### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel H as Parks and Reserves. (Map No. 10)

### **Existing Land Uses**

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

### **Surrounding Land Use Zoning Designations:**

- Parcel H borders land that is zoned as Rural Watershed and Shoreline.

### **Land Use Interests**

- The Capital Regional District Parks has expressed interest in the parcel (Capital Regional District Parks, 2006)
- Islands Trust Fund in 1990 requested a notation that it had an interest in the property. (Islands Trust 2001)
- Recommend that this parcel be used for conservation. It is the only piece of undeveloped land around the lake and, with water quality being of the utmost importance, we feel that it should remain undeveloped. (Community Submission, 2006)

## **Resource Use**

### **Agriculture Resources and Potential**

- No portion of Parcel H 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 H has a size of proposed management unit of less than 50 ha.
  - The age of the larger dominant trees Parcel H 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 H has medium site productivity.
  - Parcel H has high harvesting constraints.
  - Parcel H has poor legal access.
  - Parcel H has had no existing forestry investment and there have been no enquiries for the parcel regarding forestry.

### **Fisheries Resources and Potential**

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

### **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 H has no existing development.
  - Parcel H has no known mineral resources
  - Parcel H has low potential for metallic minerals.
  - There is a high potential for industrial minerals.
  - Parcel H is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
  - Parcel H has no known investments in mining and established mineral resources on site.

### **Water Supply**

- Parcel H is not within a formally recognized community water supply area, however, it is an important water supply area for the community. (Islands Trust 2001)

- The Beddis water system is used by local water licensed uses – not all licensed users. The water quality is degrading and there should be no more development on the lake. (Islands Trust Nov 2000)
- Parcel H serves as a catchment and recharge system for a potable water source used by approximately 175 people including the Beddis Waterworks clients and lake side land owners. (Community Comments, 2000)
- Parcel H should be preserved in its natural state, as it serves as an important part of the watershed of Cusheon Lake. The lake is a source of drinking water for many residents and for the Beddis Waterworks. The lake has very marginal water quality and in September of 1999 the algae growth was so severe that the health unit prohibited any use of the after for a couple of weeks. (Ministry of Environment 2000)
- There are no water works present on Parcel H according to provincial data.

### **Community Infrastructure**

- There are no existing sewage services but there is potential on Parcel H.
- There is existing road access to Parcel H.
- There is a 732 Right of Way (now called an easement by the Land Titles Office) registered on this parcel. The easement was created to provide road access to certain parcels, which had been sold by the late William Bulman during his lifetime, and to facilitate the sale of the remaining land in that vicinity. (Community Submission, 2006)
- Parcel H has good potential for utilities.
- Parcel H has no potential for a communication site.

### **Recreational Resources and Potential**

- Parcel H 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.
  - Parcel H has only one trail that was a old logging skid road and it is only accessible from the Western boundary and goes onto private land at the Eastern Boundary. Any other trails are just deer trails. Historically the Salt Spring Island Trail and Nature Club and other groups have avoided using this area due to its importance in watershed protection. (Community Submission, 2006)

There is no sport fishing potential.

### **Aesthetic Resources**

- An important buffer for Cusheon Lake with limited pedestrian trail access. (Local Trustee Comments, 2006)

### **Heritage Resources**

- There is no known archeological/historical feature on Parcel H.

# **PARCEL I – ISABELLA**

## **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

## **Location and Setting**

- A portion of the Parcel I is adjacent to Parcel A Mount Keppel Crown land and the other portion is on the waterfront overlooking Isabella islets.

## **Legal Description and Parcel Size**

- The legal description is the southeast portion of the northwest ¼ of Section 32.
- The size is 164 ha.

## **Relationship to Island and Other Public Lands**

- The parcel is adjacent to Cyril Cunningham Nature Reserve, Parcel A vacant Crown land parcel and the Ecological Reserve. (Local Trustee Comments, 2001)

## **Biophysical Description**

### **Physiography**

- The dominant slope of Parcel I is 20 – 30 %.
- The elevation range for Parcel I is 1 – 552 m. (Map No. 3)

### **Geology**

- The majority of Parcel I is underlain by the Forth Lake, Comox and Mount Hall formations. (Map No. 4)
- Geologically important sites have not been recorded on Parcel I.

### **Surface Drainage**

- The Provincial TRIM data does not identify any water features on Parcel I. (Map No. 3)

### **Groundwater**

- Parcel I has no apparent potential as a recharge area according to provincial data.
- Parcel I has no proven water supply or is an unlikely groundwater source.

### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel I as non-productive. (Map No. 5)
- The soil on the majority of Parcel I is classified as Musgrave and Rock with a small portion of the parcel classified as Qualicum. (Map No. 6)
- Parcel I has Bedrock with less than 30 cm soil cover or poor to non existence drainage through soil saturation according to provincial data.

### **Native Vegetation**

- The Islands Trust Ecosystem mapping identifies the majority of Parcel I as Woodland and Mature Forest with a small portion identified as Herbaceous. (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands identifies Terrestrial Herbaceous, Woodland and a small portion of the parcel as Older Forest. (Map No. 8).
- A Threshold plant community has been recorded for Parcel I. The threshold community Douglas-fir/salal covers about a third of this parcel and is one of the few older stands left on the island. (Islands Trust, 2001)

- A remnant of the Douglas-fir/ Garry oak / oniongrass community was found on the crest of the coastal bluff. There is a Douglas-fir/ salal community that covers about one third of the property. It wraps around the bluff down to the ocean and is easily seen from Mountain Road which traverses through it. This is one of the fewer older stands left on the island and is charted on the Sensitive Ecosystem Inventory map. (Johnson Mark 2001)
- The presence of a red or blue listed plant species has not been recorded on Parcel I.
- Parcel I is high in site diversity.

#### **Terrestrial Wildlife and Habitat**

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

#### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel I.

### **Land Use**

#### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel I as Ecological Reserve and Parks and Recreation. (Map No. 9)
- There is a of Parcel I designated as Development Permit Area 6 for unstable slopes and soil erosion hazards.

#### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel I as Parks and Reserves. (Map No. 10)

#### **Existing Land Uses**

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

#### **Surrounding Land Use Zoning Designations:**

- Parcel I borders land that is zoned as Rural, Parks and Reserves and Shoreline.

#### **Land Use Interests**

- Islands Trust Fund in 1990 requested a notation that it had an interest in the property. (Islands Trust 2001)
- The Capital Regional District Parks applied to the Province to have this parcel transferred for a Regional Park. (Islands Trust 2001)
- Parcel I should be part of the Ecoreserve. (Islands Trust Nov 2000).
- The south east portion of Parcel I is an UREP/ Ecoreserve.

### **Resource Use**

#### **Agriculture Resources and Potential**

- No portion of Parcel I 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 I has a size of proposed management unit of less than 50 ha.
  - The age of the larger dominant trees Parcel I 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 I has medium site productivity.

- Parcel I is considered physically operable, using established timber harvesting technology.
- Parcel I has moderate harvesting constraints.
- Parcel I has poor legal access.
- Parcel I has had no existing forestry investment and there have been no enquiries for the parcel regarding forestry.

#### **Fisheries Resources and Potential**

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

#### **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 I has no existing development.
  - Parcel I has no known mineral resources
  - Parcel I has high potential for metallic minerals.
  - There is a high potential for industrial minerals.
  - Parcel I is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
  - Parcel I has no known investments in mining and established mineral resources on site.

#### **Water Supply**

- Parcel I is not within a formally recognized community water supply area
- There are no water works present on Parcel I.

#### **Community Infrastructure**

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

#### **Recreational Resources and Potential**

- Parcel I 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 a potential for ocean kayaking on a portion of the parcel that is on the waterfront.
  - Parcel I has trails for hiking.
  - There is no sport fishing potential.

#### **Aesthetic Resources**

- A coastal bluff can be easily seen from Mountain Road on the parcel. (Islands Trust, 2001)

#### **Heritage Resources**

- There is no known archeological/historical feature on Parcel I.



# **PARCEL J – MOUNT ERSKINE**

## **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

## **Location and Setting**

- Parcel J is the most northerly vacant Crown land parcel in the west central portion of the island comprising two adjacent lots.

## **Legal Description and Parcel Size**

- The legal description is District Lot 28 and the west ½ of District Lot 27.
- The size is 67.20 ha.

## **Relationship to Island and Other Public Lands**

- This parcel is part of the Mount Erskine parcel that was donated and turned over to Crown lands and in 1995-96 the property transferred to the Mount Erskine Nature Reserve. (Islands Trust Nov 2000)
- In 2005, the adjacent forty hectare parcel, including the portion of Mount Erskine, was acquired by the Conservancy and provincial interests.

## **Biophysical Description**

### **Physiography**

- The dominant slope of Parcel J is over 45 %.
- The elevation range for Parcel J is 237 – 552 m. (Map No. 3)

### **Geology**

- Portions of Parcel J are underlain by the Extension and Haslam formations. (Map No. 4)
- Geologically important sites have been recorded on Parcel J such as erosion features or caves.
- There is a cave on this parcel and need to contact First Nations regarding indigenous significance. (Islands Trust Nov 2000)

### **Surface Drainage**

- The Provincial TRIM data does not identify any water features on Parcel J. (Map No. 3)

### **Groundwater**

- Parcel J is a potential recharge area according to provincial data.
- Parcel J has no proven water supply or is an unlikely groundwater source.

### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel J as natural grazing. (Map No. 5)
- The soil on portions of Parcel J are classified as Galiano, Salalakim, Halsam, and Rock. (Map No. 6)
- Parcel J is well drained according to provincial data.

### **Native Vegetation**

- The Islands Trust Ecosystem mapping identifies the majority of Parcel J as Woodland and Mature Forest. (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands identifies Second Growth Forest and Older Forest ecosystems within this parcel. (Map No. 8).

- A Threshold plant community has been recorded for Parcel J.
- There is a large patch of the threshold community Douglas-fir/lodgepole pine/ grey rock-moss on the western slopes. Old gnarled fir trees are spread over the hillside of continuous precipitous rock outcroppings with patches of arbutus/ hairy manzanita (*Arctostaphylos Columbiana*) and the grey rock-moss complex. The surrounding second growth fir forests are well developed and mixed with mossy outcroppings as well as lodgepole pine and scattered veterans. These steeper slopes were not logged. (Johnson, Mark 2001)
- The presence of a red or blue listed plant species have not been recorded on Parcel J.
- Parcel J is high in site diversity.

#### **Terrestrial Wildlife and Habitat**

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

#### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel J.

### **Land Use**

#### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel J as Parks and Recreation. (Map No. 9)
- There is a portion of Parcel J designated as Development Permit Area 6 for unstable slopes and soil erosion hazards and a portion designated as Development Permit Area 5 community well capture zones.

#### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel J as Parks and Reserves. (Map No. 10)

#### **Existing Land Uses**

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

#### **Surrounding Land Use Zoning Designations:**

- Parcel J borders land that is zoned as Forestry Rural Uplands, Rural, and Parks and Reserves.

#### **Land Use Interests**

- Islands Trust Fund wanted to acquire this piece in 1996 and requested the lands be transferred in 1997. (Islands Trust, 2001)

### **Resource Use**

#### **Agriculture Resources and Potential**

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

#### **Forestry Resources and Potential**

- Old, gnarled fir trees are spread over the hillside and the steeper slopes have not been logged. (Islands Trust 2001)
- The Ministry of Forests has identified the following information as part of the Public Lands Strategy Technical Report, 2000:
  - Parcel J has a size of proposed management unit of 50 – 100 ha.
  - The age of the larger dominant trees Parcel J 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 J has medium site productivity.
- Parcel J is considered physically operable, using established timber harvesting technology.
- Parcel J has moderate harvesting constraints.
- Parcel J has no legal access.
- Parcel J has had no existing forestry investment and there have been no enquiries expressing for the parcel regarding forestry.

### **Fisheries Resources and Potential**

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

### **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 J has no existing development.
  - Parcel J has no known mineral resources
  - Parcel J has low potential for metallic minerals.
  - There is a high potential for industrial minerals.
  - Parcel J is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
  - Parcel J has no known investments in mining and established mineral resources on site.

### **Water Supply**

- Parcel J is not within a formally recognized community water supply area,
- There are no water works present on Parcel J.

### **Community Infrastructure**

- There are no existing sewage services and there is potential on Parcel J.
- There is good potential for road access to Parcel J.
- Parcel J has good potential for utilities.
- Parcel J has no potential for a communication site.

### **Recreational Resources and Potential**

- The trail along Collins Road to the peak on Mount Erskine is through Parcel J and is heavily used. (Islands Trust Nov 2000)
- Parcel J was rated based on a variety of provincial government criteria related to recreational use as follows:
  - There are extremely steep rock slopes.
  - There is no potential for ocean kayaking.
  - Parcel J has trails for hiking.
  - There is no sport fishing potential.

### **Aesthetic Resources**

- The hiking trail from Collins Road to Parcel J on Mount Erskine has great views. (Islands Trust Nov 2000)
- The trail now extends to the piece of land jointly owned by the Salt Spring Island Conservancy , Nature Conservancy of Canada and BC Parks. The trail continues south-east over the Parcel and Salt Sprig Island Conservancy land to Toyubee Road. (Local Trustee Comments, 2006)

### **Heritage Resources**

- There is no known archeological/historical feature on Parcel J.

## **PARCEL K – MUSGRAVE LANDING (TWO LOTS)**

### **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

### **Location and Setting**

- Parcel K is comprised the two remaining lots left in the Musgrave landing subdivision in the south-west central portion of the Island.

### **Legal Description and Parcel Size**

- The legal description is as identified in the Strata Plan VOS1453.
- The total size is 0.21 ha.

### **Relationship to Island and Other Public Lands**

- The two lots were both set aside at subdivision because they have rare phantom orchids growing there. The parcel was bought for green space. (Islands Trust Nov 2000)

### **Biophysical Description**

#### **Physiography**

- The dominant slope of Parcel K is 20 – 30 %.
- The dominant elevation range for Parcel K is 1- 80 m. (Map No. 3)

#### **Geology**

- The majority of Parcel K is underlain by the Fourth Lake and Mount Hall formations. (Map No. 4)
- Geologically important sites have not been recorded.

#### **Surface Drainage**

- The Provincial TRIM data does not identify any water features on Parcel K. (Map No. 3)

#### **Groundwater**

- Parcel K is not a potential recharge area according to provincial data.
- Parcel K has no proven water supply or is an unlikely groundwater source.

#### **Soils**

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

#### **Native Vegetation**

- The two lots have rare phantom orchids growing there. (Islands Trust Nov 2000)
- The Islands Trust Ecosystem mapping identifies the majority of Parcel K as Rural. (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).
- A Threshold plant community has not been recorded for Parcel K.
- There is a presence of a red listed plant recorded on Parcel K.
- Parcel K is low in site diversity.

#### **Terrestrial Wildlife and Habitat**

- Specific wildlife habitat features have not been recorded on Parcel K.

- There is a presence of a red or blue listed animal species on Parcel K.

#### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel K.

### **Land Use**

#### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel K as Uplands. (Map No. 9)

#### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel K as Rural Uplands. (Map No. 10)

#### **Existing Land Uses**

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

#### **Surrounding Land Use Zoning Designations:**

- Parcel K borders land that is zoned as Residential.

#### **Land Use Interests**

- The Islands Trust Fund applied in 1984 to acquire the sites in order to adequately protect these Provincially rare orchids.
- Parcel K is an UREP/ Ecoreserve.

### **Resource Use**

#### **Agriculture Resources and Potential**

- No portion of Parcel K 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 K has a size of proposed management unit of less than 50 ha.
  - The age of the larger dominant trees Parcel K 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 K has low site productivity.
  - Parcel K is considered physically operable, using established timber harvesting technology.
  - Parcel K has high harvesting constraints.
  - Parcel K has good legal access.
  - Parcel K has had no existing forestry investment and there have been no enquiries for the parcel regarding forestry.

#### **Fisheries Resources and Potential**

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

#### **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 K has no existing development.
  - Parcel K has high potential for mineral resources
  - Parcel K has high potential for metallic minerals.

- There is a high potential for industrial minerals.
- Parcel K is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
- Parcel K has no known investments in mining and established mineral resources on site.

### **Water Supply**

- Parcel K is not within a formally recognized community water supply area.
- There are no water works present.

### **Community Infrastructure**

- There are no existing sewage services.
- There is good road access to Parcel K.
- Parcel K has good potential for utilities.
- Parcel K has no potential for a communication site.

### **Recreational Resources and Potential**

- Parcel K 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 potential for ocean kayaking on a portion of the parcel.
  - A portion of Parcel K has trails.
  - There is no sport fishing potential.

### **Aesthetic Resources**

- Small reserves with ocean access and limited trail use. (Local Trustee Comments, 2006)

### **Heritage Resources**

- There is no known archeological/historical feature on Parcel K.

# **PARCEL L – MOUNT SULLIVAN**

## **Note:**

- *The information provided is based on the Public Land Strategy Technical Report, 2000, unless specifically referenced.*

## **Location and Setting**

- Parcel L is located in the south-west central portion of Salt Spring Island.

## **Legal Description and Parcel Size**

- The legal description is the southeastern ¼ of Section 65.
- the total size L is 63.50 ha.

## **Relationship to Island and Other Public Lands**

- This parcel is adjoining the Mt. Bruce Crown land and together with the regional parks would create a significant parcel of protected park land. (Islands Trust, 2001)

## **Biophysical Description**

### **Physiography**

- The dominant slope of Parcel L is over 45%.
- The dominant elevation range for Parcel L is 158 - 630 m. (Map No. 3)
- The whole parcel is very steep except for the eastern border which gives excellent views from grassy openings. (Islands Trust, 2001)

### **Geology**

- The majority of Parcel L is underlain by the McLaughlin Ridge formation and a small portion by Fourth Lake. (Map No. 4)
- Geologically important sites have not been recorded on Parcel L.

### **Surface Drainage**

- The Provincial TRIM data does not identify any water features on Parcel L. (Map No. 3)

### **Groundwater**

- Parcel L is not a potential recharge area according to provincial data.
- Parcel L has no proven water supply or is an unlikely groundwater source.

### **Soils**

- The Canadian Land Inventory data classify the agricultural capabilities of Parcel L as non-productive. (Map No. 5)
- The soil on portions of Parcel L are classified as Rock and Musgrave. (Map No. 6)
- Parcel L has Bedrock with less than 30 cm soil cover to non-existent drainage through soil saturation according to provincial data.

### **Native Vegetation**

- The Islands Trust Ecosystem mapping identifies the majority of Parcel L as Woodland with smaller portions of Young and Mature Forests. (Map No. 7)
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has identified a small portion of Older Forest within this parcel. (Map No. 8).
- A Threshold plant community has been recorded for Parcel L.

- There is a large patch of a threshold community of old growth Douglas-fir/lodgepole pine/ grey rock-moss along the north border. In addition there are scatterings of the threshold community Douglas-fir/Garry oak/oniongrass along the open areas. (Islands Trust, 2001)
- There is a presence of a red listed plant species recorded on Parcel L.
- Parcel L is high in plant diversity.
- Remnants of the Douglas-fir/ Garry oak/ oniongrass community were found scattered along the open, sometimes grassy, diagonal central ridges. This parcel has a long linear path of old growth Douglas-fir/ lodgepole pine/ grey rock-moss community which is a continuation of the neighbouring forest. When it hits the steep outcrops of the Crown land the above community prevails but there could be patches of western hemlock/ Douglas-fir/ Oregon beaked-moss further down the hill. This whole parcel is very steep except along the eastern border which is a series of gentler outcroppings with grassy openings and beautiful views; very park-like.(Johnson, Mark 2001)

#### **Terrestrial Wildlife and Habitat**

- Specific wildlife habitat features have not been recorded on Parcel L.
- There is a presence of a red or blue listed plant or animal species on Parcel L.
- Marbled Marlots nesting area has been identified in the adjacent old growth and Mill Farm. (Islands Trust Nov, 2000)

#### **Aquatic Habitat and Fish**

- There are no records regarding aquatic habitat for Parcel L.

### **Land Use**

#### **Official Community Plan Designation:**

- The Salt Spring Island Official Community Plan designates Parcel L as Parks and Recreation. (Map No. 9)

#### **Zoning and Permitted Land Uses:**

- The Salt Spring Island Land Use Bylaw zones Parcel L as Parks and Reserves. (Map No. 10)

#### **Existing Land Uses**

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

#### **Surrounding Land Use Zoning Designations:**

- Parcel L borders land that is zoned as Rural, Rural Uplands and Parks and Reserves.

#### **Land Use Interests**

- The Capital Regional District Parks has expressed interest in the parcel (Capital Regional District Parks, 2006) and would like to acquire this site for addition to the Mt. Sullivan Regional Park Reserve.
- The Islands Trust Fund applied in 1996 and 1997 for this parcel.

### **Resource Use**

#### **Agriculture Resources and Potential**

- No portion of Parcel L 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 L has a size of proposed management unit of 50 – 100 ha.



- The age of the larger dominant trees Parcel L is forest 0- 60 years old.
- The forest cover database (FC1) indicates that the lead species over the entire parcel is Douglas-fir/ cedar.
- Parcel L has low site productivity.
- Parcel L is considered physically operable, using established timber harvesting technology.
- Parcel L has moderate harvesting constraints.
- Parcel L has poor legal access.
- Parcel L has had one enquiry expressing interest for the parcel regarding forestry.
- There is about 24 hectares that show no evidence of logging with Douglas-fir over 250 years old. (Islands Trust, 2001)

#### **Fisheries Resources and Potential**

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

#### **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 L has no existing development.
  - Parcel L has low potential for mineral resources
  - Parcel L has high potential for metallic minerals.
  - There is a high potential for industrial minerals.
  - Parcel L is underlain by sedimentary formations and is identified as having the potential for oil and gas resources.
  - Parcel L has no known investments in mining and established mineral resources on site.

#### **Water Supply**

- Parcel L is not within a formally recognized community water supply area.
- There are no water works present on Parcel L.

#### **Community Infrastructure**

- There is no potential for sewage services on Parcel L.
- There is road access to Parcel L.
- Parcel L has good potential for utilities.
- Parcel L has no potential for a communication site.

#### **Recreational Resources and Potential**

- Parcel L 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.
  - Parcel L has trails, logging roads or utility corridors for hiking.
  - There is no sport fishing potential.

#### **Aesthetic Resources**

- The eastern border of this parcel has a series of gentler outcroppings with grassy openings and beautiful views; very park-like.(Johnson, Mark 2001)

#### **Heritage Resources**

- There is no known archeological/historical feature on Parcel L.

## 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)

**Ecological Reserve** - Ecological reserves are areas selected to preserve representative and special natural ecosystems, plant and animal species, features and phenomena. Scientific research and educational purposes are the principal uses of ecological reserves. Ecological reserves are established for the preservation of representative examples of British Columbia's ecosystems; protection of rare and endangered plants and animals in their natural habitat; preservation of unique, rare or outstanding botanical, zoological or geological phenomena; perpetuation of important genetic resources; and scientific research and educational uses associated with the natural environment. (Ministry of Environment, 2006)

**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)

**Existing Mineral Development** - Existing mineral development refers to aggregate pits, mines and quarries. (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)

**Known Mineral Resources** - Known mineral resources are rated based on the presence of the following energy and mineral parameters: showings (occurrences hosting minor in-situ mineralization), prospects (occurrences documented which warrant further exploration), developed prospects (occurrences progressed to allow a reasonable estimate of the amount of mine able commodities), producers (currently being mined) and past producers. (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)

**Mineral Potential** - The land within each region is ranked with respect to its mineral potential using quantitative analysis. The information used in the ranking system is value of known resources, value of past exploration, value of past production, the number of known mineral occurrences and a subjective probability estimate by industry experts. (Provincial/Islands Trust Working Group, 2000)

**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)

**Road Access** - Road access a rating of the public road access to the parcel and includes the potential or presence of roads to the parcel. (Provincial/Islands Trust Working Group, 2000)

**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 Diversity** - Site Diversity is a measure of the complexity of the parcel based on physical and ecological considerations such as ecosystem variety, slope, topography and aspect. Professional judgement, local knowledge and information reviews were used to determine the rating.

**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.

**Utilities** - Utilities are present if there are existing phone and/or electrical services, or if there is the potential for phone and or electrical services. (Provincial/Islands Trust Working Group, 2000)

**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)

**Wildlife Feature** - These parcels contain raptor nest sites, heron/seabird colonies, seal or sea lion haulouts, streams or lakes as noted in TRIM 1:20,000 mapping. (Provincial/Islands Trust Working Group, 2000)

**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)

**UREP Reserve** - A UREP Reserve is land reserved by the province for the use, recreation and enjoyment of the public. (Ministry of Environment, 2006)

**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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- Technical Report, 2000

**Salt Spring Island LTC, 2001**

Salt Spring Island Local Trust Committee, Official Community  
Plan Bylaw No. 108, September 6, 1995.

**Salt Spring Island LTC, 2001**

Salt Spring Island Local Trust Committee, Land Use Bylaw  
No. 127 March 2000.



## APPENDIX I

### ISLANDS TRUST CROWN LAND STUDY PRINCIPLES

- There is a **societal need** to protect the quantity and quality of potable water for current and future generations over any other potential use of Crown land.
- There is an **ecological need** to utilize a precautionary principle whereby uses other than conservation will not be considered until an ecological inventory has been completed for the sake of identifying and protecting significant ecological sites and species at risk.
- There is a **Provincial need** to retain the current inventory of Crown land in the Trust Area in order to achieve a necessary representation of the seriously under-protected Coastal Douglas Fir and Coastal Western Hemlock biogeoclimatic zones in accordance with the Protected Areas Strategy for all citizens of BC.
- There is a **community need** to retain the current inventory of scarce Crown lands for ecological and recreational purposes to sustain the valued qualities of island communities for residents, property owners, and visitors alike.
- There is a **legislative need** to retain Crown land parcels, in precedence over other Provincial mandates, where these contain values consistent with attaining the legislated object of the Islands Trust.

### LOCAL TRUST COMMITTEE REVIEW OF CROWN LAND PRINCIPLES

Local Trust Committee	Public Land Strategy 2001 Endorsement of Principles	Crown Land Study 2001- 2004 Community Information
Bowen Island Municipality	Referred to Bowen Island Crown Lands Committee for comment	
Denman	Endorsed – June 5, 2002	LTC Meeting March 6, 2003
Executive (Ballanas-Winchelsea)	N/A	
Gabriola	Endorsed – May 16, 2001	
Galiano	Endorsed	LTC meeting January 19, 2005
Gambier	Endorsed – May 13, 2002	
Hornby	Endorsed June 3, 2002	
Lasqueti	Endorsed May 10, 2002	LTC Meeting July 4, 2003
Mayne	N/A	
North Pender	N/A	
Salt Spring	N/A	LTC meeting August 2005
Saturna	Endorsed	
South Pender	N/A	
Thetis (Valdes)	N/A	