

Regular Meeting Addendum

Date: November 26, 2020
Time: 10:30 am
Location: Electronic Meeting

	Pages
7. APPLICATIONS AND REFERRALS	11:45 AM - 12:45 PM
7.1. GB-RZ-2020.1 - Gabriola Housing Society - Staff Report	
7.1.1. <i>Letter dated November 23, 2020 from Gabriola Housing Society (GHS)</i>	<i>2 - 5</i>
11. NEW BUSINESS	1:40 PM - 2:00 PM
11.3. <i>2020 Forest Conservation Outreach Campaign Completion - Briefing for information</i>	<i>6 - 13</i>



November 23, 2020

Hello Gabriola Local Trust Committee –

REQUEST:

On behalf of the Gabriola Housing Society (GHS), I urge you to make the following decisions at the LTC meeting on November 26, 2020:

1. Give First (or First and Second) Reading for proposed Bylaw 308 (Housing Agreement) as presented.
2. Request a copy of the approved provincial water licence for the water supply intended to support the proposed development prior to adoption of the proposed Bylaws 306 & 307 instead of prior to the Public Hearing, an alternate proposed by IT staff.
3. Proceed with the Community Information Meeting & Public Hearing on December 10, 2020 for proposed Bylaws 306 and 307.

REASONS:

1. Reading of proposed Housing Agreement:

The November 26, 2020 Staff Report states: *“At this time, legal counsel has advised staff to present the draft housing agreement to the LTC to determine whether the LTC is willing to accept the draft housing agreement as it is presented, or to revise it. Further revisions to the draft housing agreement would involve further discussions with legal counsel.”* (November 26, 2020 agenda package, p.28)

We believe that stating a specific number of Affordable Market Units in the Housing Agreement could prevent GHS from being chosen by certain funders. In the current COVID-19 context for the BC government, there is no guarantee of securing funding for all 24 units in the Paisley Place project from the 2021 BC Housing Community Housing Fund (CHF). It is possible GHS will need other funders as well (such as CMHC), who have somewhat different models of income mix. These funders will be contributing millions of dollars to the project and have province-wide or nation-wide criteria that have to be followed. To happen at all, the Paisley Place project needs reasonably broad parameters regarding the Affordable Market homes in the Housing Agreement.

In addition, when finalizing the Housing Agreement, should a specific maximum number or percentage of Affordable Market Units be added to the Housing Agreement, then any such change can be directed by the LTC and occur after 1st and 2nd Reading and before or after the Public Hearing.

Note that the current BC Housing CHF model is 20% Deep Subsidy homes (fixed rents based on low-income programs), 50% Rent-Geared-to-Income homes (fixed rents at 30% of income using Housing Income Limits) and 30% Affordable Market homes (rents start at 30% of income, then increase annually).



2. Timing of provision of Water Licence to the LTC

We have been assured that on November 24, 2020 we will receive a thorough technical review of our application for a Water Licence from the Ministry of Forests, Lands, Natural Resources Operations and Rural Development (FLNRORD). We will forward this review immediately to you, so you have it in advance of the November 26th LTC meeting.

Since January 2020, GHS has been diligently working to secure a required Water Licence under the auspices of the BC Water Sustainability Act. The evaluation process conducted by FLNRORD includes a technical review by qualified specialists, referrals, and assessment of whether other groundwater users will be negatively impacted. The evaluation process includes a consideration of FITFIR (First-In-Time, First-In-Right) principles. The Water Licence process is established to protect existing water users.

A Water Licence is a legal requirement and GHS agrees that the Water Licence must be in place prior to final reading of Bylaw 306 & 307 but is not necessary prior to the Public Hearing. GHS either receives a Water Licence, with any required conditions, or it does not. As described above, we have provided ample evidence to demonstrate that the proposed Water Licence amount requested is sufficient for the proposed land use.

If GHS fails to secure the proposed Water Licence for 15,552 L/per day then we know the rezoning process would need a new Public Hearing. GHS chooses to take the risk of possibly needing a second Public Hearing (for which we will cover the cost) rather than delay the December 10th Public Hearing, because that would significantly weaken our funding application in January 2021.

GHS does not support a review by the IT Freshwater Specialist before the December 10th Public Hearing, of the November 9, 2020 updates in the Water Management Plan from GHS and the November 17, 2020 letter (date of letter on LTC website) from A. Hodson and A. Deggan to the LTC.

Updates in the Water Management Plan, November 9, 2020

At the October 22, 2020 LTC meeting, there were no stated queries or concerns about the Draft Water Management Plan submitted on October 6, 2020. In good faith an update was provided on November 9, 2020 with only two updates related to monitoring program specifics and water system engineering design. The details of the Water Management Plan, which will definitely be amended after the Public Hearing and before and after construction, should not be Public Hearing issue. Thus, the updates do not need a review by the IT Freshwater Specialist before a Public Hearing; the LTC could receive comments, if required, from Mr. Shulba after the Public Hearing.

We have submitted a Water Management Plan so the Islands Trust can have confidence GHS will, through its property operations, provide appropriate water management. We expect to modify the Plan over time as more information is obtained including Water Licence details. Other authorizations, such as from Island Health, can only occur *after* a rezoning has been completed and would be included in the Plan.

First update: On the advice of Mr. Dakin we have removed monitoring of the former observation well for five years (suggested by Mr. Shulba). The pump test we conducted demonstrated that the project well has no measurable interference with the observation well. Monitoring both the project well and the school well will provide all the required information on water volumes, water



levels and drawdown patterns. Indeed, monitoring the observation well will only indicate the ongoing interference between the school well and observation well. We are committed to implementing an appropriate monitoring program.

Second update: We included a report from MSR Solutions (the engineering company we hired to design the water treatment and storage systems as best practice and highlighted by Mr. Shulba's referral comments on August 21, 2020). The storage system is required to ensure that over short periods of times (hours, days, high demand month) there is sufficient water for the tenants and that GHS does not exceed the proposed Water Licence amount. These are detailed civil engineering and design issues within the jurisdiction of other approval authorities.

Letter from A. Hodson and A. Deggan, sent to the LTC on November 17, 2020

The Staff Report cites "... concerns expressed by community members regarding impacts to surrounding water users" (November 26, 2020 agenda package, p.25).

The letter writers are concerned the Paisley Place development will affect impact water availability and quality in the neighbourhood. We would offer a few clarifying comments:

- The letter is addressed to Front Counter BC, the public interface into the water licensing application system tasked with implementing the Water Sustainability Act and BC's management of groundwater resources, including application of the "First-in-time, first-in-right" (FITFIR) principle.
- Mr. Dakin, the author of the Elanco Enterprises reports for both Paisley Place and the Sitka Grove development is a well-respected and eminently qualified professional: A Senior Groundwater Engineer, a Fellow of Engineers Canada and a Professional Engineer.
- Mr. Dakin's Paisley Place reports have already been reviewed by Mr. Shulba, a Professional Engineer and the Islands Trust Freshwater Specialist, who found no fault with the work.
- Mr. Dakin's work is currently undergoing review by similarly qualified specialists at the Province who are tasked with ensuring that the proposed Paisley Place extraction is sustainable and does impact existing groundwater users.
- There is misunderstanding of the groundwater dynamics in the neighbourhood:
 - a. The provincial observation well shows very consistent year after year winter water levels demonstrating an overall health and stability of the larger system.
 - b. Mr. Dakin's work demonstrates it is localized summer drawdowns that need to be considered, which **have been** considered in the proposed maximum sustainable yield.
 - c. Mr. Dakin's work for GHS has demonstrated that there is large underground rock blockage that does not allow much, if any, groundwater to flow from the Paisley Place west towards Lockinvar and beyond; the poor well performance of some of the wells along Lockinvar are thus related to the limited fractures and localized recharge dynamics.



Other concerns expressed in the letter were regarding the amount and types of water that will be used by the Paisley Place project. We want to provide some clarifications:

- No reference is provided as to which federal entity provides these numbers.
- As indicated within the Water Management Plan we are working with experts to ensure we have sufficient water for the tenants. Based on the experience of those experts 160 litres per day per person is a reasonable estimate of average water use from GHS tenants. This is based on the published average indoor water consumption in the Capital Regional District (167 L per day) and the fact that the tenants will likely be less than average water users: Gabriola Islanders who are water-conscious. At an estimated maximum occupancy of 65 people *and* with the inclusion of greywater harvesting, we expect to have enough water for 262 L per person per day for indoor water uses. As documented by the Water Management Plan we will focus in the dry summer period on tenant education of water conservation practices, monitoring of water use and limiting outdoor water use as required.
- Mr. Dakin has completed three detailed reports (December 30, 2019, February 28 and August 6, 2020) that include a *conservatively* calculated sustainable extraction of groundwater.
- GHS will not be collecting rainwater in cisterns; cisterns will be used for storage of greywater and potable water. To augment any well shortfall, GHS is planning a greywater system as explained in the Water Management Plan.

3. Proceed with the Community Information Meeting and Public Hearing on December 10, 2020 for proposed Bylaws 306 & 307

We would emphasize that having necessary rezoning nearly completed when we apply in early January 2021 for the BC government's Community Housing Fund is extremely important if we are to have a chance of being chosen for the limited available funding. *If GHS is not selected in 2021 by BC Housing and perhaps other government agencies for funding, GHS will not have the money to build this greatly needed affordable rental housing project.*

Thank-you for your attention to this letter.

Cordially,

Nancy Hetherington Peirce,
President, Gabriola Housing Society



BRIEFING

To: Local Trust Committees and Bowen Island Municipality **For the Meeting of:** November 26, 2020

From: Islands Trust Conservancy **Date Prepared:** November 12, 2020

SUBJECT: 2020 Forest Conservation Outreach Campaign Completion

PURPOSE: To inform the Local Trust Committees and Bowen Island Municipality of the completion of Islands Trust Conservancy's 2020 forest conservation outreach campaign.

BACKGROUND: In January 2020 Islands Trust Conservancy staff initiated an outreach campaign to encourage voluntary forest conservation and stewardship on private lands in the Islands Trust Area. This campaign was a response to part of Trust Council Resolution 2019-24, which directed staff to:

- create a strong communications program that will support Islands Trust Conservancy conservation initiatives for Coastal Douglas-fir protection as well as support the land use planning process, with a special focus on communicating the role of Development Permit Areas as a tool for Coastal Douglas-fir protection that permits development; and
- bring recommendations for how the Natural Areas Property Tax Exemption Program (NAPTEP) can be tailored to highlight and prioritize contiguous tracks of the Coastal Douglas-fir zone in the outreach, communications, and approval of NAPTEP covenants by the Islands Trust Conservancy.

The campaign also helps to address objective 1.5 of the Islands Trust Conservancy Regional Conservation Plan, which is to seek opportunities to provide information to landholders to support voluntary conservation initiatives.

Forest conservation outreach packages were developed by ITC staff in consultation with Islands Trust Directors of Trust Area Services and Local Planning Services, and included the following:

1. Personalized cover letter from the Covenant Management & Outreach Specialist
2. Customized forest ecosystem information sheets: Coastal Douglas-fir forest information and mapping for Gulf Islands LTAs, and Coastal Western Hemlock forest information and mapping for Gambier LTA and Bowen Island Municipality
3. Forest Conservation Checklist
4. NAPTEP rack card

The 2020 forest conservation outreach campaign focused on landholders with over five hectares of old-growth or mature forest on their property. Mapping identified 348 properties as meeting this criteria, with over 400 associated landholders (households). The following is a breakdown of packages mailed, by local trust area/municipality:

Local Trust Area/ Municipality	Outreach Package Recipients
Ballenas-Winchelsea	0
Bowen	29
Denman	23

Gabriola	19
Galiano	11
Gambier	49
Hornby	5
Lasqueti	171
Mayne	11
North Pender	10
Salt Spring	44
Saturna	14
South Pender	4
Thetis	13
Total	403

Outreach packages were mailed to these landholders on August 13th and 18th. Copies of the forest ecosystem information sheets are also available for download by staff, trustees, and the general public through the Islands Trust website at www.islandstrust.bc.ca/islands/island-ecosystems/.

The immediate response from outreach package recipients has been positive, and to date has included two NAPTEP covenant inquiries and two forest stewardship discussions.

ATTACHMENT(S):

1. Cover letter template
2. Sample Coastal Douglas-fir Forests information sheet
3. Sample Coastal Western Hemlock Forests information sheet
4. Forest Conservation Checklist

FOLLOW-UP: A small number of paper copies of the forest ecosystem information sheets will be distributed to each island in late November, either to the Islands Trust Office/Municipal Office, LTC office, where available, or to the local conservancy, as appropriate.

The Covenant Management & Outreach Specialist will track responses to the forest conservation outreach letter in Islands Trust Conservancy's contact management database, connect respondents with other ITC specialists as needed, and assess the overall response to the campaign to inform future outreach activities.

Prepared By: Jemma Green, Covenant Management & Outreach Specialist

Reviewed By/Date: Kate Emmings, A/Manager / November 23, 2020

August 12, 2020

[first name] [last name]

[address]

[address]

Dear [first name],

I invite you to take action to care for rare and endangered forests on your land.

Did you know that the forest that characterizes our region, the same forest that grows in **your backyard**, is a globally rare and endangered Coastal Douglas-fir ecosystem? In Canada, Coastal Douglas-fir ecosystems are found only on the southwest coast of BC, where mature and old-growth forests are most at risk. Despite the global significance and community benefits of Coastal Douglas-fir ecosystems, **only 10% are protected**. Most of what remains is found on private land, including yours.

Much stands to be lost if remaining mature and old-growth forests disappear. These forests support high biodiversity, including the **highest number of species-at-risk** in BC. Trees like Douglas-fir, cedar and arbutus dominate the canopy, sheltering unique shrubs, ferns, mosses and other plants that provide habitat for wildlife—such as owls, songbirds, reptiles, and amphibians—and act as a protective buffer for streams that support fish. Coastal Douglas-fir forests also provide a number of services that our communities depend on: water purification, removal of greenhouse gasses from the air, slope stabilization, and flood prevention.

In 2019, the Islands Trust and the Islands Trust Conservancy committed to protecting the health of Coastal Douglas-fir forests. I am writing to you and more than 350 other island landowners with significant Coastal Douglas-fir forests to let you know the importance of the forests on your land, and to offer support to help you protect Coastal Douglas-fir forests where you live. You can start by taking **simple measures to care for your land**, such as leaving standing dead trees for wildlife, removing invasive species, or gardening with native plants. The enclosed checklist can help you take meaningful actions to protect your forest.

Forest protection has never been more important. By caring for your forest, you can provide vital habitat to species under stress and support ecosystem services, some of which could **ease the impacts of a changing climate** on your community. For 30 years, the Islands Trust Conservancy has helped islanders protect their land and has been a trusted source of information about caring for nature. If you are interested in learning about how you can care for and protect your forests, or about land conservation in general, contact me at jgreen@islandstrust.bc.ca or by phone at 250-405-5182. If you would like to receive e-mail notices from the Islands Trust Conservancy you can subscribe at www.islandstrustconservancy.ca/subscription.

Sincerely,



Jemma Green
Covenant Management & Outreach Specialist

Encl.

Coastal Douglas-fir Forests

What are Coastal Douglas-fir Ecosystems?

The Coastal Douglas-fir (CDF) zone describes a unique set of ecosystems found only on southeast Vancouver Island, the Gulf Islands, and the southwest coast of BC. CDF ecosystems are rare and highly endangered. These ecosystems include Douglas-fir forests, as well as Garry oak woodlands, wetlands, estuaries, and other unique communities of plant, animal, and fungi found nowhere else in the world.

Why are CDF Ecosystems Important?

CDF ecosystems have:

- The highest diversity of plant species in BC
- The highest diversity of overwintering bird species in Canada
- The highest density of species at risk in BC, including 24 globally imperiled species

Yet 98% of the 45 ecological communities in the CDF zone are at risk of being lost.

In addition to supporting biodiversity, CDF forests benefit our communities by:

- Mitigating climate change by capturing and storing carbon from the atmosphere
- Supporting cultural and spiritual values of First Nations that have lived in the region since time immemorial
- Reducing pollution by removing dust, pollen, and smoke from the air
- Controlling and filtering stormwater runoff into lakes and streams, which protects drinking water and reduces flood risk
- Supporting resilient food systems by providing habitat for native pollinators
- Increasing property values
- Providing recreational opportunities and spaces for relaxation

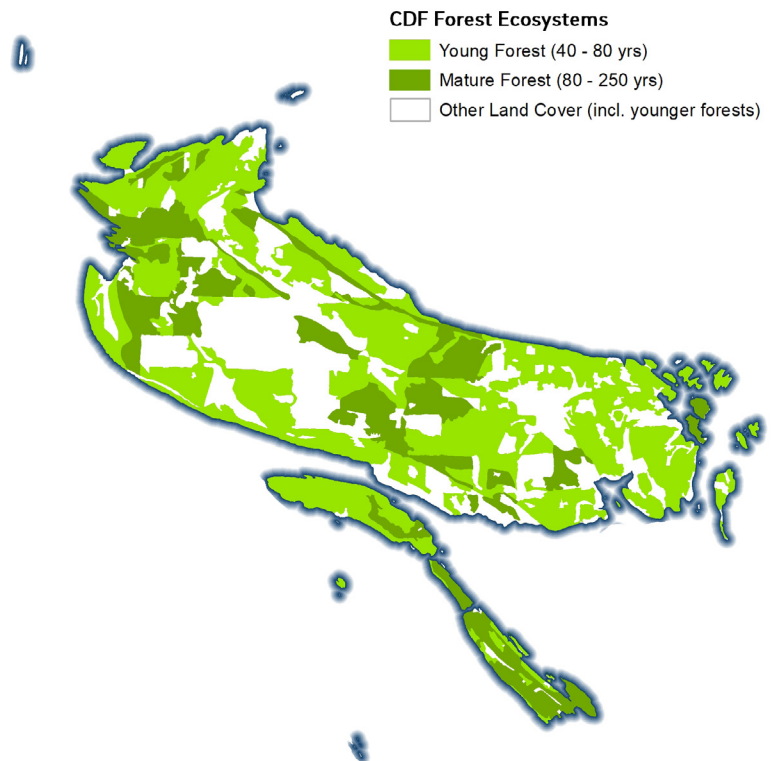
This resource was developed by:



Photos by Kristine Mayes except lichen photo by Ken Lertzman, header and footer photos by Alex Harris for Raincoast. Map produced by Islands Trust.



LICHEN, PILEATED WOODPECKER



Why are CDF Forests at Risk?

Since European settlement, almost half of the historically forested land in the CDF zone has been lost due to land uses such as forestry and development. Most old-growth forests have been replaced by second-growth forests that are not as biodiverse or resilient. Remaining CDF forests are in a hotspot of urban and rural development, and under increasing pressure from a growing population.

Climate change will have significant impacts on CDF forests as intensifying summer droughts stress trees. Islander observations indicate that climate change has already impacted western redcedar and other species. It is likely that drought is the primary cause of increased stress, but work needs to be done to understand these changes and adapt conservation of CDF habitats.

CDF forests and associated ecosystems are among the most endangered in Canada, yet only 11% of land in this zone is protected. Eighty percent of the land in the CDF zone is privately owned, highlighting the importance of voluntary conservation actions by individuals to protect what's left.



DOUGLAS-FIR CONES

Only 11% of land in the CDF zone is under some form of protection

What You Can Do

Become a land steward:

- ☐ Protect living trees
- ☐ Leave large patches of natural forest intact
- ☐ Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife
- ☐ Restrict vehicle and livestock access into forests
- ☐ Control invasive species, like ivy, holly, daphne, and broom
- ☐ Keep cats indoors as much as possible
- ☐ Garden with native species
- ☐ Keep forest health in mind while managing fire risk. Focus on fire-proofing your home and planting a buffer of fire-resistant native plants like salal and Oregon-grape. Help protect your community by protecting older forests: their high moisture-holding capacity makes them a natural fire break.
- ☐ Become a citizen scientist — add your observations to a growing global database using the iNaturalist app, or keep a nature journal

Consider how your community can protect forests through Environmental Development Permit Areas and conservation guidelines in your Official Community Plan and Land Use Bylaw.

Permanently protect your land with conservation covenant.

A covenant is a voluntary, legal agreement between you and a conservancy that protects your land from development — not just while you own and live on the land, but even after your property is sold or transferred to new owners. Covenants registered through the Islands Trust's **Natural Areas Protection Tax Exemption Program (NAPTEP)** are eligible for a 65% reduction in property taxes on the portion of land protected.

Create a nature reserve through a donation of land to a conservancy or parks agency. If you donate land with significant ecological value, you may be eligible for additional tax benefits through the federal [Ecological Gifts Program](#).

Opportunity Fund grants can help cover costs associated with protecting land. Contact Islands Trust Conservancy to learn more at 250-405-5186 or itcmail@islandstrust.bc.ca

Resources

For information on conservation covenants, land donations, and stewardship programs, contact:

Islands Trust Conservancy: visit islandstrustconservancy.ca, email itcmail@islandstrust.bc.ca, or phone 250-405-5186

Gabriola Land & Trails Trust: visit galtt.ca or email info@galtt.ca

For information on CDF ecosystems at risk, contact:

Coastal Douglas-fir Conservation Partnership: visit cdfcp.ca or email info@cdfcp.ca

For information about Raincoast Conservation Foundation's Gulf Islands Forest Project, visit: raincoast.org/gulf-islands

GAMBIER ISLAND LOCAL TRUST AREA

Coastal Western Hemlock Forests

What are Coastal Western Hemlock Ecosystems?

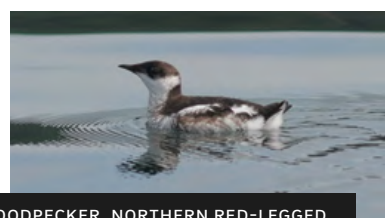
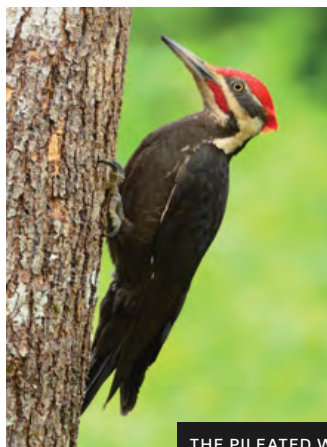
The Coastal Western Hemlock (CWH) zone describes a unique set of ecosystems that stretch along the north Pacific coast of North America, encompassing most of coastal BC. The wet, temperate rainforests that characterize the CWH zone are still widespread in BC; however, a number of rare CWH ecosystems adapted to the dry, Mediterranean conditions found in and around the Salish Sea are under threat and under-protected.

Why are CWH Forests Important?

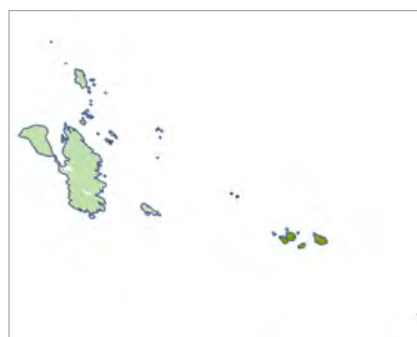
Extending from sea level to 1000 metres, the CWH zone may support the greatest diversity and abundance of wildlife habitat in BC. Large, old-growth trees provide critical habitat for species-at-risk like the Marbled Murrelet and Northern Goshawk. Snags provide nesting and foraging habitat for birds and small mammals. Fallen trees support amphibians, fungi and mosses, and act as nurse logs for seedlings. Root systems control and filter rainwater runoff into streams, protecting salmon habitat.

In addition to supporting biodiversity, CWH forests benefit our communities by:

- Providing cultural and spiritual places for First Nations that have lived in the region since time immemorial
- Mitigating climate change by capturing and storing carbon from the atmosphere
- Capturing rainwater and controlling and filtering runoff into lakes and streams, protecting drinking water and mitigating risk of flooding and drought
- Reducing pollution by removing dust, pollen, and smoke from the air
- Increasing property values
- Providing recreational opportunities and spaces for relaxation



THE PILEATED WOODPECKER, NORTHERN RED-LEGGED FROG, AND MARBLED MURRELET ARE AMONG THE MANY SPECIES THAT DEPEND ON CWH FORESTS



Western islands



Eastern islands

CWH Forest Ecosystems

- Young forest (40–80 yrs)
- Mature forest (80–250 yrs)
- Old forest (over 250 yrs)
- Other land cover
- Coastal Douglas-fir forests



ISLANDS TRUST CONSERVANCY

Learn more at islandstrustconservancy.ca

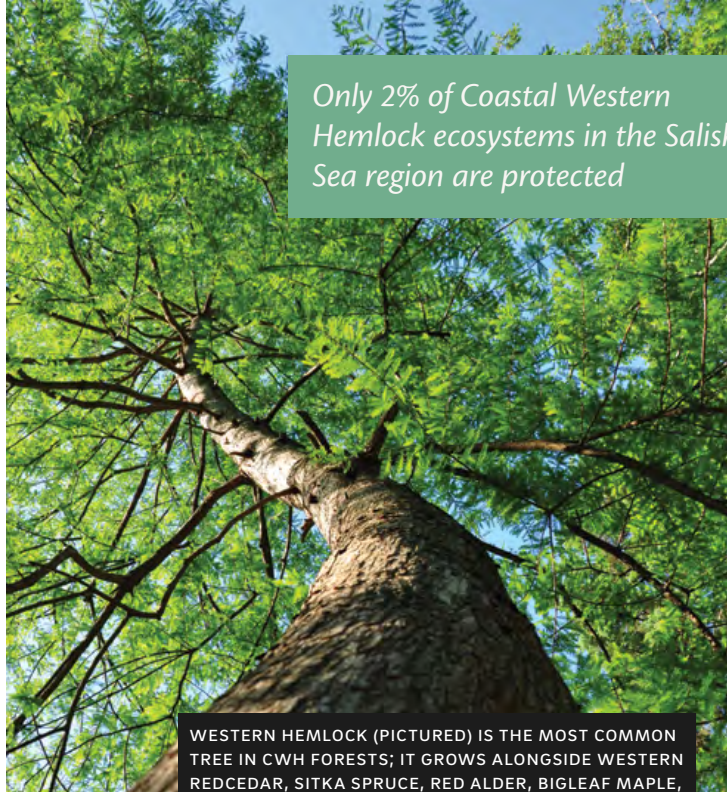
Pileated woodpecker, frog and tree photos by Kristine Mayes; Marbled Murrelet photo by U.S. Department of Agriculture, licensed under CC BY 2.0. Map produced by Islands Trust.

Why are CWH Forests at Risk?

As a result of past logging and development, 13 unique CWH ecosystems are at risk. While unsustainable logging remains one of the greatest threats to forests, the rarest CWH ecosystems occur in the Lower Mainland, Sunshine Coast, Howe Sound islands, and eastern Vancouver Island, where they also face widespread urban and rural development and other pressures from a growing human population. Climate change is expected to add to impacts on CWH forests. Intensifying summer drought will stress trees (as already seen in western redcedar die-offs), which will have cascading effects throughout the forest ecosystem.

The CWH ecosystems of the Salish Sea are among the rarest and most threatened in BC. Two thirds of historic forests in this region have been logged in the last 120 years while another 25% have been permanently converted to other land uses. Only 2% of CWH ecosystems in the Salish Sea region are protected, highlighting the urgent need to conserve remaining mature and old-growth forests.

Only 2% of Coastal Western Hemlock ecosystems in the Salish Sea region are protected



WESTERN HEMLOCK (PICTURED) IS THE MOST COMMON TREE IN CWH FORESTS; IT GROWS ALONGSIDE WESTERN REDCEDAR, SITKA SPRUCE, RED ALDER, BIGLEAF MAPLE, GRAND FIR, SHORE PINE, DOUGLAS-FIR, AND ARBUTUS

What You Can Do

Become a forest steward:

- ☐ Protect living trees and large patches of natural forest
- ☐ Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife
- ☐ Restrict vehicle and livestock access into forests
- ☐ Control invasive species, like ivy, holly, daphne, and broom
- ☐ Keep cats indoors as much as possible
- ☐ Garden with native species
- ☐ Keep forest health in mind while managing fire risk. Focus on fire-proofing your home and planting a buffer of fire-resistant native plants like salal and Oregon grape. Help protect your community by protecting older forests: their high moisture-holding capacity makes them a natural fire break.
- ☐ Become a citizen scientist—add your observations to a growing global database using the iNaturalist app, or keep a nature journal

Consider how your community can protect forests through Environmental Development Permit Areas and conservation guidelines in your Official Community Plan and Land Use Bylaw.

Permanently protect land with conservation covenant.

A covenant is a voluntary, legal agreement between you and a conservancy that protects land from development—not just while you live on the land, but also for future caretakers of the land. Covenants registered through the Islands Trust's **Natural Areas Protection Tax Exemption Program (NAPTEP)** are eligible for a 65% reduction in property taxes on the portion of land protected.

Create a nature reserve through a donation of land to a conservancy or parks agency. If you donate land with significant ecological value, you may be eligible for additional tax benefits through the federal Ecological Gifts Program.

Opportunity Fund grants can help cover costs associated with protecting land. Contact Islands Trust Conservancy to learn more at 250-405-5186 or itcmail@islandstrust.bc.ca.

For information on conservation covenants, land donations, and stewardship programs, contact:

Islands Trust Conservancy

islandstrustconservancy.ca
itcmail@islandstrust.bc.ca
250-405-5186

Gambier Island Conservancy

gambierc.ca (New website coming soon: gambierislandconservancy.ca)
gambierconservancy@gmail.com

This resource is adapted from material developed by Islands Trust Conservancy in collaboration with the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership and Raincoast Conservation Foundation.

Forest Conservation Checklist

Level of commitment	Impact	Action
Low  High	Moderate to high, immediate	Become a land steward: ☐ Protect living trees ☐ Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife ☐ Become a citizen scientist—add your observations to a growing global database using the iNaturalist app, or keep a nature journal ☐ Garden with native species ☐ Keep cats indoors as much as possible ☐ Control invasive species, like ivy, holly, daphne and broom ☐ Restrict vehicle and livestock access into forests ☐ Remember that fire is a natural and important part of forest ecosystems. Protect your home from fire through FireSmart home maintenance and by creating a 10-metre protective buffer of fire-resistant native plants. Help protect your community from fire by protecting old-growth forests: their high moisture-holding capacity makes them a natural fire break. ☐ Leave large patches of natural forests intact
Moderate	Potentially high, medium-term	Consider how your community can protect forests through inclusion of Environmental Development Permit Areas and conservation guidelines in your Official Community Plan.
High	High, long-term	Permanently protect your land with conservation covenant. A covenant is a voluntary, legal agreement between you and a Conservancy that protects your land from development not just while you own and live on the land, but even after your property is sold or transferred to new owners. Covenants registered through the Natural Area Protection Tax Exemption Program (NAPTEP) are eligible for a 65% reduction in property taxes on the portion of land protected.
High	High, long-term	Donate land to the Islands Trust Conservancy or another conservation agency. The land will be permanently cared for and protected to achieve your conservation vision. If you donate land with significant ecological value, you may be eligible for additional capital gains tax exemptions through the federal Ecological Gifts Program.