



Galiano Island Local Trust Committee

Regular Meeting Agenda

Date: April 12, 2021
Time: 12:30 pm
Location: Electronic Meeting

	Pages
1. CALL TO ORDER	12:30 PM - 12:50 PM
2. RISE AND REPORT – In-Camera Meeting March 1, 2021	
3. APPROVAL OF AGENDA	
4. TRUSTEE REPORT	
5. CHAIR'S REPORT	
6. TOWN HALL AND QUESTIONS	12:50 PM - 1:10 PM
7. COMMUNITY INFORMATION MEETING	
None	
8. PUBLIC HEARING	
None	
9. MINUTES	1:10 PM - 1:20 PM
9.1. Local Trust Committee Minutes Dated March 1, 2021 (for Adoption)	4 - 11
9.2. Local Trust Committee Bylaw No. 275 Public Hearing Record Dated February 1, 2021 (For Receipt)	12 - 13
9.3. Section 26 Resolutions Without Meeting Report - None	
9.4. Advisory Planning Commission Minutes - None	
10. BUSINESS ARISING FROM MINUTES	
10.1. Follow-up Action List Dated April 2021	14 - 15
11. DELEGATIONS	1:20 PM - 1:40 PM
11.1. Galiano Affordable Living Initiative Society (GALI) re Rezoning Application	16 - 17

12.	CORRESPONDENCE		
			<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>
13.	MEETING BREAK - COMMUNITY UPDATE	1:40 PM - 1:50 PM	
14.	APPLICATIONS AND REFERRALS	1:50 PM - 2:50 PM	
14.1.	GL-RZ-2014.1 (Crystal Mountain) - Staff Report (attached)		18 - 123
14.2.	GL-ALR-2021.1 (Falk) - Staff Report (attached)		124 - 141
14.3.	GL-DVP-2021.1 (Allen and Norgang) - Staff Report (attached)		142 - 165
15.	LOCAL TRUST COMMITTEE PROJECTS	2:50 PM - 3:50 PM	
15.1.	Ground Water Sustainability Project: Phase 3 - Staff Report (attached)		166 - 172
15.2.	STVR Review Project – Staff Memo (attached)		173 - 181
16.	REPORTS	3:50 PM - 4:00 PM	
16.1.	Work Program Reports (attached)		
16.1.1.	<u>Top Priorities Report Dated April 2021</u>		182 - 182
16.1.2.	<u>Projects List Report Dated April 2021</u>		183 - 185
16.2.	Applications Report Dated April 2021 (attached)		186 - 192
16.3.	Trustee and Local Expense Report Dated February 2021 (attached)		193 - 193
16.4.	Adopted Policies and Standing Resolutions (attached)		194 - 198
16.5.	Local Trust Committee Webpage		
16.6.	Islands Trust Conservancy Report - None		
17.	NEW BUSINESS	4:00 PM - 4:20 PM	
17.1.	Southern Gulf Islands Schedule Enhancement (attached)		199 - 199
17.2.	Community mailout from Richard Dewinetz (attached)		200 - 201
18.	UPCOMING MEETINGS		
18.1.	Next Regular Meeting Scheduled for June 1, 2021, Location: TBD		
19.	TOWN HALL	4:20 PM - 4:40 PM	

20. CLOSED MEETING (Distributed Under Separate Cover)

20.1. Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(a)(d)(f) for the purpose of considering:

- *Adoption of In-Camera Meeting Minutes Dated March 1, 2021*
- *Appointment of APC Members*
- *Bylaw Enforcement*

AND that the recorder and staff attend the meeting.

20.2. Recall to Order

20.3. Rise and Report

21. ADJOURNMENT

4:40 PM - 4:40 PM



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: March 1, 2021
Location: Electronic Meeting

Members Present: Dan Rogers, Chair
Tahirih Rockafella, Local Trustee
Jane Wolverton, Local Trustee

Staff Present: Brad Smith, Island Planner
Robert Kojima, Regional Planning Manager
Shayla Burnham, Planning Assistant (Host)
Carly Bilney, Recorder

Public: There were approximately 28 attendees in the Zoom Webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TRUSTEE REPORT

Trustee Wolverton reported on the following:

- Many emails and inquiries have been received over the past month from community members regarding rezoning, forest lot proposals and other issues;
- A recent planning meeting was held for the Southern Gulf Island forum that aims to share information across jurisdictions to increase collaboration and advocacy efforts; and
- BC Ferries requested that Trustee Wolverton act as stakeholder for community engagement efforts that seek to determine how islanders are affected by the ferry in various ways (e.g. scheduling, cost, etc).

Trustee Rockafella reported on the following:

- Islanders are encouraged to attend the upcoming Trust Council meeting which will focus on the development of potential amendments to the Islands Trust Policy Statement.

4. CHAIR'S REPORT

Chair Rogers reported on the following:

- The upcoming Trust Council meeting will include several delegations, a budget discussion and debate about Trust priorities;
- The Islands Trust has received a number of grants which are reflected in the budget; and
- It is recommended that islanders read the summary from Islands Trust Senior Intergovernmental Policy Advisor, Lisa Wilcox, related to Reconciliation.

5. TOWN HALL AND QUESTIONS

Trustee Wolverton recused herself from the meeting at 12:58 p.m.

The following comments related to application GL-RZ-2019.1 (GIGARHS) were made:

- It was suggested that moving ahead with the housing agreement at this time would be premature;
- Support for further information from the applicants, including a more detailed transportation assessment, a more comprehensive environmental report, as well as water, septic and facility management plans that include costs associated with the ongoing management of the property;
- Some suggested that the community forest contains ideal conditions for extreme fire behaviour;
- It was suggested that the definition of affordable housing used by BC Housing is inconsistent with that which is in the Official Community Plan (OCP);
- Comments were made that the format of the Community Information Meeting (CIM) did not allow for fulsome discussion;
- More needs to be known about costs of the development and whether funding could be better used in an alternate location;
- Support was expressed for the project;
- Comments were made that Georgia View is not far from amenities relative to the rural context; and
- It was noted that the lack of affordable housing on Galiano has a human cost.

Trustee Wolverton returned to the meeting at 1:42pm

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated February 1, 2021 (for Adoption)

The following amendments to the minutes were presented for consideration:

- Page 6 of the February 1, 2021 Local Trust Committee (LTC) Meeting Minutes (page 9 in the agenda package) notes "Discussion was held about how the LTC expenses might be adjusted to more accurately reflect spending." This should say: "Discussion was held about how the LTC *budget* might be adjusted..."

By general consent the minutes were adopted as amended.

8.2 Section 26 Resolutions Without Meeting Report Dated February 2021

Received for information.

8.3 Advisory Planning Commission Minutes - None

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated February 2021

Received for information.

10. DELEGATIONS - None

11. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

12. MEETING BREAK - COMMUNITY UPDATE

A Meeting Break was called between 1:47pm – 2:00pm. Trustee Wolverton recused herself from the meeting at 2:00pm.

13. APPLICATIONS AND REFERRALS

13.1 GL-RZ-2019.2 (GIGARHS) – Staff Memo

Planner Smith reviewed the report related to GL-RZ-2019.2 (GIGARHS).

The following comments were made in discussion between staff, the applicant and LTC:

- The Community Information Meeting (CIM) was well attended with approximately 53 people in attendance;
- The application is generally consistent with the OCP;
- Agency referrals have been sent and several responses have been received, including one from the Galiano Island Fire Rescue – South Department who has no issues with the application but suggests storage tanks for fire protection be on site to mitigate risk during construction;
- The province’s technical water report notes the importance of ensuring the implementation of best practices to minimize the risk of salt water intrusion;
- The LTC could establish covenant conditions that ensure best practices to minimize the risk of salt water intrusion and include a 30-meter vegetation buffer zone and recommendations from ecological assessment report;
- Water management in the water management plan focuses on storage rather than on reducing water demand, well management and water use monitoring;
- A housing agreement is usually drafted as a covenant;

- While definitions of affordable housing by both BC Housing and in the OCP have the same aim, there are distinctions between them;
- The draft agreement will receive input from staff and go through legal review;
- The applicants requested that the bylaws be given first and second readings and a public hearing be scheduled;
- GIGARHS has not yet filed a funding application with BC Housing

Chair Rogers made the following comments:

- The LTC will continue to gather information to determine if there are obstacles to approval that cannot be overcome; so far the LTC has not encountered anything where there is no way forward; One affordable housing project will not solve housing issues on Galiano;
- The Trust has a legislative obligation to the environment and therefore treads carefully on issues that relate to increased density;
- Many things have been asked of the applicant, some of which would not have been asked for an individual landowner who did not require rezoning; and
- The intention of the OCP is to create affordable housing on the island, which is what this project is doing.

Discussion was held about the various assessments and reports received related to the application.

A motion was moved to direct staff to draft a s. 219 covenant to cover off the recommendations from the biologist's environment assessment report, the water management plan, the proposed 30-metre buffer zone, and the salt water intrusion issue identified in the provincial technical memo with an attached site plan and elevation drawings.

Discussion followed and a friendly amendment to the motion was made.

GL-2021-007

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to draft a s. 219 covenant that considers the recommendations of the ecological assessment, a 30-metre tree buffer as shown on the site plan submitted by applicant, the water management plan and hydrogeological assessment recommendations, along with a site plan layout and elevation drawings.

CARRIED

Discussion was held about referrals received by First Nations.

GL-2021-008

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to refer First Nations referral responses to the senior intergovernmental policy advisor for advice on how to respond.

CARRIED

A motion was moved to direct staff to amend the OCP Section 1.6 (b)(i) to note “all additional density greater than that permitted by current zoning shall be in the form of units reserved primarily for occupancy as affordable for seniors or special needs housing.”

Discussion was held and the following comments were made:

- “Primarily” is too loose a term;
- The clause should include reference to an affordable housing association or formula specified by a housing association or a non-profit; and
- The wording should not be overly restrictive as to limit options for capital funding.

A friendly amendment to the motion was made.

GL-2021-009

It was Moved and Seconded,

that the Official Community Plan Bylaw 276 be amended by adding a change to Section 1.6 (b) (i) to read “all additional density greater than that permitted by current zoning shall be in the form of units reserved primarily for occupancy as affordable, seniors or special needs housing as operated on a not for profit basis.

CARRIED

GL-2021-010

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to draft a bylaw authorizing the Local Trust Committee to enter into a housing agreement with the applicant that is based on the proposed terms and conditions described in the March 1, 2021 staff report on application GL-RZ-2019.1 (GIGARHS).

CARRIED

GL-2021-011

It was Moved and Seconded,

that the Galiano Local Trust Committee give first reading to bylaw 276, a bylaw to amend Galiano OCP, bylaw 108 1995, as amended.

CARRIED

GL-2021-012

It was Moved and Seconded,

that the Galiano Local Trust Committee give first reading to bylaw 277, a bylaw to amend Galiano Land Use Bylaw 127 1999.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

Trustee Wolverton returned to the meeting at 3:44 p.m.

14.1 LUB Technical Amendments – Staff Report

Planner Smith reviewed the staff report related to the Land Use Bylaw Technical Amendments.

GL-2021-013

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 278, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2021", be read a first time.

CARRIED

GL-2021-014

It was Moved and Seconded,

that the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directive Policies Checklist and determined that proposed Bylaw No. 278 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2021-015

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to schedule a Public Hearing for Bylaw No. 278 following the completion of agency and First Nations referrals.

CARRIED

GL-2021-016

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to schedule a Community Information Meeting in conjunction with the Public Hearing for Bylaw No. 278.

CARRIED

15. REPORTS

15.1 Work Program Reports

15.1.1 Top Priorities Report Dated February 2021

15.1.2 Projects List Report Dated February 2021

Item 16.1 (2018 APC Affordable Housing Report Review) was considered next as part of a discussion about which project(s) the LTC should pursue. The following comments were made:

- It is important to keep housing on the priority list; and
- Support was expressed for considering an OCP amendment to forestry zoning that would allow for nature protection through a covenant while permitting a dwelling.

GL-2021-017

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to develop a project charter regarding a proposal for adding conservation covenants as an alternative to F1 rezoning and add this item to the Projects List.

CARRIED

15.2 Applications Report Dated February 2021

Received for information.

15.3 Trustee and Local Expense Report Dated December 2020

Received for information.

15.4 Adopted Policies and Standing Resolutions

Received for information.

15.5 Local Trust Committee Webpage

None

15.6 Islands Trust Conservancy Report Dated January 2021

Received for information.

16. NEW BUSINESS

16.1 2018 APC Affordable Housing Report Review

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for April 12, 2021, Location: Zoom

18. TOWN HALL

Trustee Wolverton recused herself from the meeting at 4:24pm.

Town hall was held and the following comments were made regarding GL-RZ-2019.1 (GIGARHS):

- The applicants have applied for subdivision and if rezoning is approved, subdivision would be subsequent to rezoning;
- The location of the proposed affordable housing site is bad because of the increased traffic it will create; and

- The following measures should be taken before the application progresses: installing data loggers to assess fluctuation in water levels in the area, completing an aquifer test during the dry season, retaining a qualified wastewater practitioner, and completing an aquifer test during the dry season.

19. CLOSED MEETING (Distributed Under Separate Cover)

Trustee Wolverton returned to the meeting at 4:42 p.m.

19.1 Motion to Close the Meeting

GL-2021-019

It was Moved and Seconded,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) (d)(i) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated October 5 and November 2, 2020
- Legal Advice

AND that the recorder and staff attend the meeting.

CARRIED

Chair Rogers closed the meeting to the public at 4:43 p.m.

19.2 Recall to Order

None

19.3 Rise and Report

Any reporting will be held at the next LTC meeting.

20. ADJOURNMENT

By general consent the meeting was adjourned at 5:11 pm.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder



**Galiano Island Local Trust Committee
Record of Public Hearing
Bylaw No. 275**

Date: February 1, 2021

Location: Zoom Webinar

Members Present: Dan Rogers Chair
Tahirih Rockafella, Local Trustee
Jane Wolverton, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Brad Smith, Island Planner
Maple Hung, Planning Assistant (Host)
Carly Bilney, Recorder

Others Present: There were approximately 18 members of the public.

7.1 Galiano Island Local Trust Committee Bylaw No. 275 - STVR Project

Chair Rogers called the Public Hearing to order at 12:58 p.m. and acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. He read a statement outlining the content, purpose, and process of the Public Hearing.

Chair Rogers noted that a number of written submissions have been received prior to the meeting.

Planner Smith provided a summary of proposed Bylaw No. 275.

Stephen Rybak opposed the proposed bylaw suggesting it is premature and that a tool ought to be developed to replace Temporary Use Permits (TUP) before they are done away with, or else risk a proliferation of unrestricted Short Term Vacation Rentals (STVRs) on the island.

Erik Meden, located on Porlier Pass Road just north of Clanton Road, opposed the proposed bylaw and agreed that a replacement for the TUP ought to be established. He suggested decisions not be made based on what has happened due to an unprecedented pandemic that has completely altered the real estate market.

Jennifer Margison opposed the proposed bylaw noting the report on the issue is inconclusive as to whether eliminating TUPs will impact the long-term rental market. She suggested eliminating TUPs will drive STVR market underground.

Art Moses expressed support for the proposed bylaw and commented that the use of TUPs to run STVR allows for a commercial enterprise to be run in a residential area.

Jenna Falk, located near Montague Harbour Marina, noted she has been a long-time renter on Galiano and expressed support for the proposed bylaw; she suggested hard decisions made today will open up the long-term housing market in the future.

Susan Angel, located on Georgia View Road, commented that she has applied for a TUP because she would like to have her home occupied while she is unable to be on Galiano; she noted she has no intention of renting it out full-time as she would no longer have access to her home.

Diana Lilly expressed support for the proposed bylaw for reasons already given.

Lori McHattie, located on Sticks Allison Road, commented that she has a TUP and that long-term rentals are as much a business enterprise as STVR.

Chair Rogers called three times for further speakers. He stated that if there are any written submissions, this is the last opportunity to submit them to the Local Trust Committee.

There being no further submissions, Chair Rogers closed the Public Hearing at 1:36 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder

DATE



Follow Up Action Report

Galiano Island

05-Oct-2020

Activity	Responsibility	Dates	Status
1 13.1 GL-RZ-2019.1 (CMS) Amend draft bylaws 256 and 257 to reflect current proposal	Brad Smith Jas Chonk	Target: 19-Mar-2021	Completed
2 13.1 GL-RZ-2019.1 (CMS) Include a definition of tent platforms in draft bylaw 257	Brad Smith	Target: 19-Mar-2021	Completed

01-Feb-2021

Activity	Responsibility	Dates	Status
1 14.1 Review and amend LTC standings resolutions related to STVRS after bylaw 275 amendment finalized	Brad Smith Maple Hung	Target: 21-May-2021	In Progress

01-Mar-2021

Activity	Responsibility	Dates	Status
1 8.1 February 1, 2021 LTC meeting minutes adopted as amended	Maple Hung	Target: 26-Mar-2021	Completed
2 13.1 GL-RZ-2019.1 - Draft s. 219 covenant that considers recommendations of ecological assessment, a 30 m tree buffer, water management plan, hydrogeological assessment recommendations, site plan and elevation drawings.	Brad Smith	Target: 28-May-2021	In Progress



Follow Up Action Report

Galiano Island

01-Mar-2021

Activity	Responsibility	Dates	Status
3 13.1 GL-RZ-2019.1 Clarify FN requirements regarding FN referral responses	Brad Smith Lisa Wilcox	Target: 21-May-2021	In Progress
4 13.1 GL-RZ-2019.1 - amend Bylaw No. 276 to revise wording of 'exclusively' and include reference to not-for-profit in 1.6b(1)	Brad Smith	Target: 26-Mar-2021	Completed
5 13.1 GL-RZ-2019.1 Establish draft bylaw and initiate legal review for housing agreement based on contents within staff report	Brad Smith Jas Chonk	Target: 19-Mar-2021	Completed
6 13.1 GL-RZ-2019.1 Bylaws 276 and 277 given 1st reading, update bylaws in files and on website - BL 276 also needs amending - Brad to do	Brad Smith Jas Chonk	Target: 19-Mar-2021	Completed
7 19.1 Ensure Chair Rogers provides rise and report for March 1, 2021 in-camera meeting at April 12 meeting	Brad Smith Maple Hung	Target: 26-Mar-2021	Completed
8 14.1 LUB Tech amendment Project - LTC given 1st reading - Jas to update Bylaw Initiate referrals - Schedule CIM in conjunction with Public Hearing after referrals are completed	Brad Smith Jas Chonk Maple Hung	Target: 30-Apr-2021	Completed
9 15.1 Develop project charter for conservation covenant option to rezone F1 lots and add to projects list	Brad Smith	Target: 20-May-2021	In Progress
10 19.1 In-camera - Oct 5, Nov 2 2020 minutes adopted as presented	Maple Hung	Target: 26-Mar-2021	Completed
11 19.1 Send APC legal opinion confidentially to impacted APC members following communication between Chairs	Brad Smith Robert Kojima	Target: 19-Mar-2021	Completed

GALIANO AFFORDABLE LIVING INITIATIVE
Delegation (Lauren Magner, Michael Hoebel, Carol Guin)
Galiano Island Local Trust Committee (GILTC)
April 12, 2021

Galiano Green Affordable Rental Housing Proposal

The Galiano Affordable Living Initiative Society (GALI) welcomes the opportunity to present our proposal for a 20-unit affordable rental housing project on the "Galiano Green" property.

Background

GALI was incorporated as a non-profit society in March 2020, with its purpose to *"relieve poverty by building and managing affordable rental housing for low and moderate income residents of Galiano Island."* Galiano's critical need for up to 70 units of affordable rental housing was documented in the CRD's Southern Gulf Islands Housing Needs Assessment (2018).

In June 2020, GALI acquired the undeveloped 10-acre Galiano Green property next to Page Drive, thanks to the generosity of the Galiano Community Housing Association (GCHA), who transferred ownership of the property to GALI for \$10.

The property's land use designation in Galiano's OCP is Community Housing. In 2016 GCHA had received zoning approval for up to 20 homes, subject to a Housing Agreement and covenant, a planned bare land strata subdivision to create individually leased lots, and a phased owner-build model for home construction.

GALI's proposal to the community for Galiano Green is different. We propose construction of 20 affordable rental homes in four multi-unit buildings on the southern portion of the property, as a single-phase project without strata subdivision. This proposal will minimize impact on the forest ecosystem and ensure protection of the wetland along the northern border of the property. It will also minimize any neighbourhood disruption by reducing the length of time that construction activities are underway on the property.

The Galiano Green property is adjacent to Page Drive seniors' housing, and across Georgeson Bay Road from the South Galiano Fire Hall. It is a short walking distance to nearby grocery stores, the pub, the South Galiano Community Hall, the hardware store, and the recycling centre. The Galiano Community School and Galiano Library are also within walking distance.

Steps to date

GALI has partnered with New Commons Development's Small Communities Initiative (<https://newcommons.ca/small-communities/>) to plan the design and secure financing for the proposed Galiano Green project. New Commons Development is an experienced non-profit affordable housing developer with offices in Vancouver and Toronto.

Grants received by GALI from the CMHC's Seed Funding program and from the New Market Funds Society have supported design work and engineering studies for Galiano Green. GALI has also applied to BC Housing's Community Housing Fund for major grant funding for the Galiano Green project.

GALI is working with Mobius Architecture (<http://mobiusarchitecture.ca>), who have designed affordable rental housing projects on Salt Spring Island and the Sunshine Coast. Mobius has created an environmentally sensitive site concept plan for Galiano Green, and an attractive and practical design for 20 energy-efficient homes, consisting of a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units in four buildings. Four of the 1-bedroom units are fully accessible. Unit sizes range from 360 square feet (studio) to 1230 square feet (3-bedroom).

GALI has submitted a comprehensive rezoning application package to the GILTC, including the architect's site and building plans, along with an Environmental Site Assessment report, a Geotechnical report, a Hydrogeological (well) report, a Wastewater design report, and a Water Management Plan prepared by engineering consultants. A draft Housing Agreement is in process.

Galiano Green - water

Water is a very important consideration for the Galiano Green proposal. Fortunately, the property has an excellent well. As stated by hydrogeologist Al Kohut in his report submitted with the GALI rezoning application, *"based on recent testing...the well is more than capable of supplying the estimated demand of the project at 7.99 L/min (2.11 US gpm), with a safety factor >50%"*. The well at Page Drive was monitored during the recent well test at Galiano Green, and at the estimated ongoing demand pumping rate for Galiano Green, the effect on the Page Drive well would be less than 9%.

Application has been made for a provincial water license, a requirement in order for the project to proceed. GALI's application is currently undergoing technical review by provincial officials, and we expect to receive the results of that review shortly.

Efficient use of water is a priority in planning for Galiano Green. Water-saving fixtures such as low flush toilets, low flow faucets, and low flow shower heads will be installed in the units, and high efficiency water-saving washing machines will be installed in the shared laundry facility. Approximately 30,000 gallons of potable water will be stored on site as a reserve, and for fire protection. In addition, rooftop rainwater will be separately captured and stored to provide water for garden irrigation and other non-potable uses.

Galiano Green - vision

Our vision for Galiano Green is of a "village" community within our greater Galiano Island community, created by providing comfortable, affordable and secure homes for singles, couples, families, and seniors with moderate to low incomes.

Galiano Green - rent structure

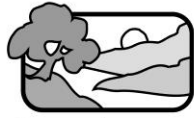
Once constructed, Galiano Green affordable rental housing will be owned and managed by GALI. If we are successful in receiving funding from BC Housing, the rent structure will follow the BC Housing formula of 20% of the units with deep subsidy rents, 50% with rent-g geared-to-income, and 30% rented at affordable market rates (indexed to be equal to, or lower than, average rates in the private market).

Tenants will be selected based on the criteria outlined in the Housing Agreement with the Islands Trust, and according to the Operating Agreement with BC Housing. Priority will be given to current Galiano residents and members of Galiano First Nations communities who are in need of affordable housing.

Community consultation

In the spring of 2020, GALI began reaching out to neighbours directly, and to the community through the Active Page and social media, to outline the vision for Galiano Green and to gather feedback. Going forward, we will continue to share information and updates via our website (www.gali.ca), social media, print articles, and mail outs. We will also reach out specifically to the First Nations members of the community to seek their advice and support. Guided tours of the property will be offered, once Covid restrictions allow.

Community members are invited to forward their questions and suggestions to GALI through our website's contact form, or by emailing galihousing@gmail.com, or by directly contacting any of GALI's board members (Lisa Gauvreau, Michael Hoebel, Lauren Magner, Colleen Doty, Barb Grehan, George Harris, Joanne Randle, Geoff Inverarity, Carol Guin, Théa Battle).



File No.: GL-RZ-2014.1 (Crystal Mountain)

DATE OF MEETING: April 12, 2021

TO: Galiano Island Local Trust Committee

FROM: Brad Smith, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager
Kate Emmings, Manager, Islands Trust Conservancy

SUBJECT: Rezoning Application – Updated Draft Bylaw No. 256 and 257
Applicant: Crystal Mountain Society (CMS)
Location: District Lot (DL) Lot 90 Lot 9 and DL 88 & 89 Lot A, North Galiano Island

RECOMMENDATION

1. That the Galiano Island Local Trust Committee receive draft Bylaws No. 256 and No. 257 for information and for use in public engagement on application GL-RZ-2014.1 (Crystal Mountain).
2. That the Galiano Island Local Trust Committee direct staff to schedule a Community Information Meeting electronically on application GL-RZ-2014.1 (Crystal Mountain).
3. That the Galiano Island Local Trust Committee direct staff to refer application GL-RZ-2014.1 (Crystal Mountain) and draft Bylaws No. 256 and 257 to the Galiano Island Advisory Planning Commission for comment.

REPORT SUMMARY

The purpose of this report is to present amended draft Bylaws No. 256 and 257 to the Galiano Island Local Trust Committee (LTC), to provide an update on progress by the Crystal Mountain Society (CMS) on various outstanding issues, and to suggest recommended next steps for LTC consideration.

The above recommendations are supported as:

- At the October 5, 2021 LTC meeting, LTC directed staff to update draft Bylaw No. 256 and 257 to reflect the revised October 2020 CMS proposal;
- Receiving amended draft bylaws will allow for additional community consultation and referral to potentially affected agencies and First Nations prior to consideration of first reading;
- APC has reviewed a previous rezoning proposal but the contents of the proposal and draft bylaws have changed considerably since then;
- There has not been a CIM to date on this application; and,

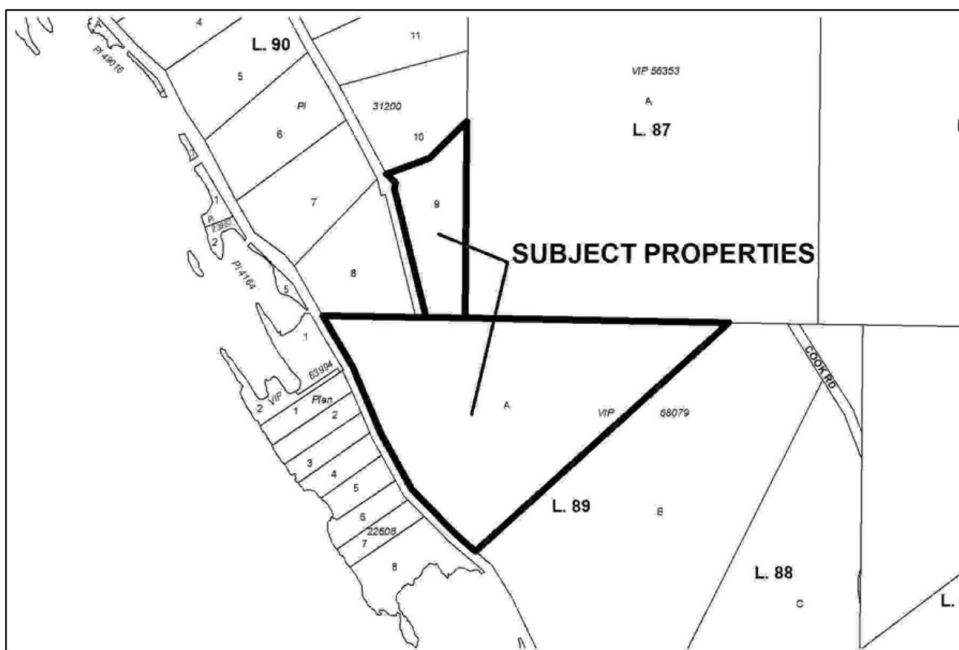


- The applicant is addressing the outstanding issues with the proposal and is prepared to present their updated plans to the community.

BACKGROUND

This application is to rezone two subject properties (DL Lot 90 Lot 9 and DL 88 & 89 Lot A) on the north end of Galiano Island in order to permit a **spiritual education** land use (Figure 1). Lot 9 is currently zoned Rural 2 (R2) and Lot A is zoned Forest 1 (F1). The rezoning application has been open since 2014.

Figure 1. Subject property map



At the October 2, LTC meeting LTC directed staff to amend draft Bylaws No. 256 and 257 to reflect the updated CMS proposal, which is based on a 75/25% split with the 75% portion going to the Islands Trust Conservancy (ITC). Staff are now seeking feedback from LTC on the draft bylaws and direction with respect to next steps in the application process.

Further background to this application, including previous staff reports, is available on the Islands Trust website: <http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications/current-application-documents/>

ANALYSIS

Bylaw 256

If adopted as written, Bylaw No. 256 would result in:

- The creation of a new health and wellness section of the OCP with policies specific to spiritual education;



- A 6.14 hectare portion of the two subject properties that are currently designated **Rural** (Lot 9) and **Forestry** (Lot A) in the OCP to be re-designated as **Spiritual Education**; and,
- The remainder of the two subject parcels to be designated as **Nature Protection**.

For ease of reference, both a clean version of amended draft Bylaw No. 256 and a version with track changes is provided in Attachment 1.

Bylaw 257

If adopted as written, Bylaw No. 256 would result in:

- A 6.14 hectare portion of the two subject properties that are currently zoned **Rural 2** (Lot 9) and **Forest 1** (DL 88&89 Lot A) in the LUB to be re-zoned to a new zone - **Spiritual Education 1**;
- The remainder of the two subject parcels to be zoned to **Nature Protection**;
- The only uses permitted in the F1 zone are timber production and harvesting and accessory forest uses and residential in the Rural 2 zone. Rezoning to SE1 would allow for the spiritual education retreat and associated land uses on the 6.14 hectare portion retained by CMS;
- Cooking facilities would not be permitted in sleeping huts, just in the two communal kitchens;
- New or updated definitions of *spiritual education retreat*, *sleeping hut* and *tent platform* are included;
- The caretaker dwelling, sleeping huts and all other structures would be restricted to what is currently proposed in the draft bylaw;
- Maximum building height would be 9 metres for the accessory dwelling and 5 metres for all other structures, standard setbacks of 7.5 metres (front/rear) and 6.0 metres (interior/exterior side lot) would apply; and
- Plan 2 is updated to reflect amended boundaries for proposed Area A and Area B.

For ease of reference, both a clean version of amended draft Bylaw No. 257 and a version with track changes is provided in Attachment 2.

March 2021 CMS Proposal Amendments

An updated site plan is provided in Figure 2. A higher resolution pdf version is included as Attachment 3.

As stated by the applicant:

Crystal Mountain has prepared a site plan that considers maximum protection and minimum impact to ecological values on the land given the following critical development criteria to achieve the Society's spiritual education goals:

1. *Ensure limited, long-term spiritual education use in the upper ridge location where the elements of privacy required for this use can be adequately achieved.*
2. *Ensure facilities to accommodate multi-day, overnight, spiritual education use for up to 28 participants. Accommodations, as much as possible, should be arranged in manner that provides visual and auditory solitude / privacy for participants.*
3. *Ensure access to viewpoints and view corridors for spiritual education participants.*
4. *Provide facilities to accommodate a caretaker of the land and administrative management of Crystal Mountain Society programs.*
5. *Ensure access to spiritual education use areas from public roads.*



6. *Ensure Emergency Access across Lot A that serves to connect Devina Drive with Porlier Pass Road.*
7. *Utilize 'buildable' areas specified by the Geotechnical survey completed for Lot A.*

Given these parameters, CMS has developed a subdivision lot configuration using the following ecological criteria:

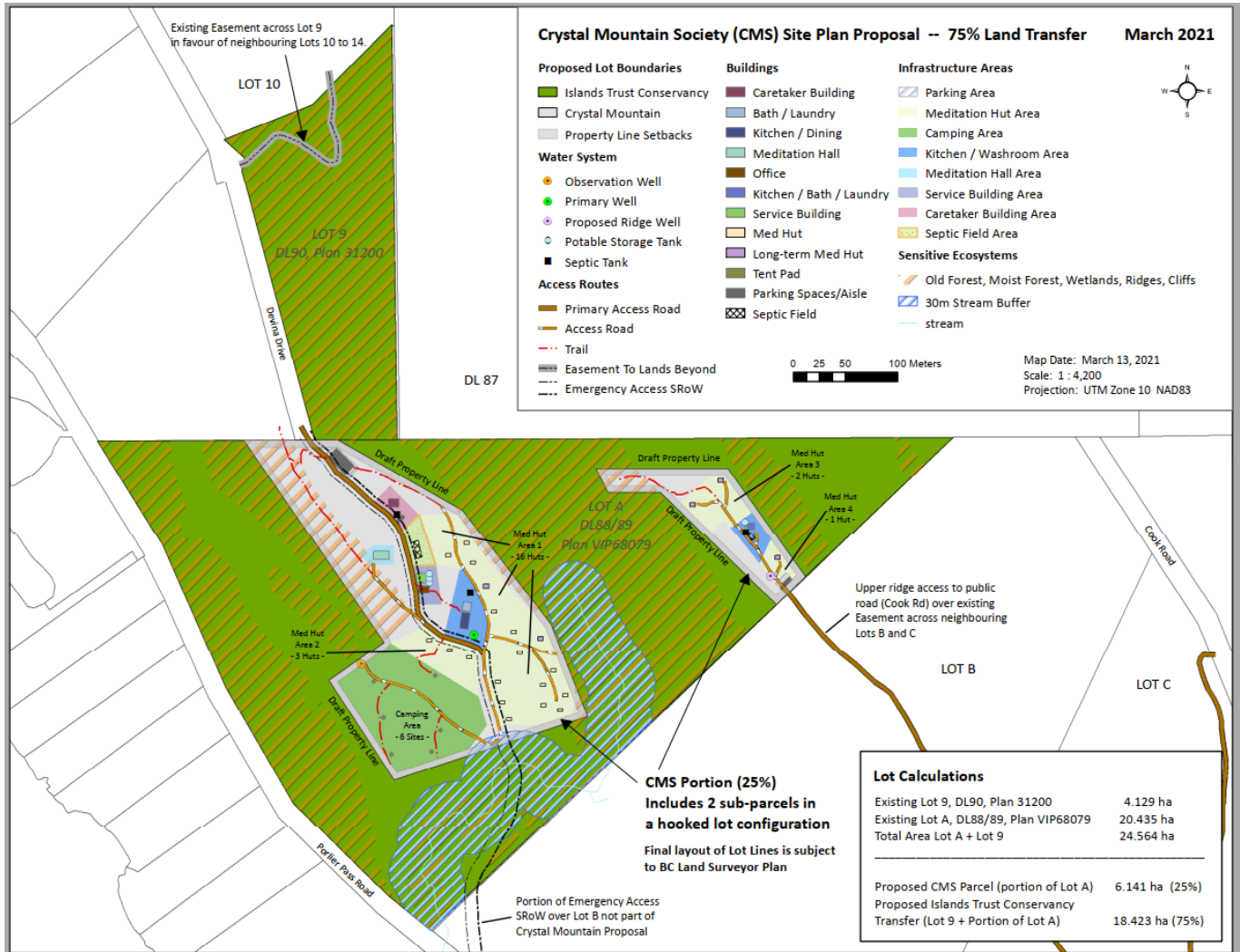
- Protect a minimum 30m riparian buffer either side of the seasonal stream channel except for where the requested Emergency Access necessarily crosses the stream.
- Protect all wetlands.
- Protect moist forest areas including all CDFmm/06 ecological communities.
- Protect shallow soiled, ridge, cliff and steep southwest facing slope that include Provincially red listed CDFmm/02 Douglas-fir / Arbutus and CDFmm/01 Douglas-fir – dull Oregon grape ecological communities.
- Protect areas characterized by mature forest (80+ years of age)
- Focus development in areas where ecological values have been compromised due to historical land-use and of higher resilience to disturbance:
 - Areas that were clear-cut in in the mid-1990's
 - Logging roads and compacted landings
 - Areas impacted from the construction of Devina Drive (spoil areas).
 - Ecosystems that are common and well represented locally and provincially.
 - Areas characterized by soils that are well drained and are less susceptible to compaction from disturbance (drier, deeper, sands and gravels)

General changes from the site plan presented to LTC on October 5, 2020 include:

- Rerouting of emergency access route back to original existing roadway
- Adjustment of Area A to better fit geotechnical survey line and further minimize habitat impacts
- Adjustment of upper lot (Area B) position to reduce easement issues – also draws property line further back from ridge edge along most of parcel to improve safety
- Adjustment of hut and tent platform locations throughout both hooked parcels to better meet operational needs and minimize habitat impacts.



Figure 2. Updated Site Plan, March 2021



An updated list of structures is provided in Table 1. There are now a total of 22 single-occupancy sleeping huts and 6 single occupancy seasonable tent platforms in the proposal. This is a reduction of two seasonal tent platforms. None of the sleeping huts will have plumbing or cooking facilities. Five huts are slightly larger to accommodate longer residencies and to provide more room for meditation practice.

CMS has reduced the size of the Caretaker Building from 93 m² to 80m² to conform with the definition of a ‘cottage’ in the Galiano Land Use Bylaw No. 127 (LUB).

Lot Coverage of all structures (including tent platforms) = 995 m² of 61,400 m² total CMS Parcel or 1.62%



Table 1. List of structures and cumulative area of floor coverage (m²)

LOWER - AREA 1	# Structures	Area (m²)
Meditation hall	1	125
Kitchen / Dining Hall	1	125
Bath/Laundry	1	70
Storage/Workshop	1	80
Office	1	70
Sleeping hut (@21m ²)	2	42
Sleeping hut (@15m ²)	17	210
Caretaker Bldg	1	80
Seasonal tent platforms (14m ²)	6	84
Total Area A		886
UPPER RIDGE - AREA 2		
Kitchen/Bath/Laundry	1	36
Storage Bldg.	1	10
Sleeping hut (@21m ²)	3	63
Total Area B		109
TOTAL - ENTIRE PARCEL		995

A summary of infrastructure area and total lot coverage is provided in Table 2.

Table 2. Infrastructure Area and Lot Coverage (m²)

Infrastructure Area	Size (ha.)	Infrastructure Included	Actual Lot Coverage (m²)
Kitchen / Washroom Area (Retreat Area 1 – lower)	0.2	Kitchen (125m ²) Bath/Laundry (70m ²) Septic Tank	195 m ²
Kitchen / Washroom Area (Retreat Area 2 – Upper Ridge)	0.1	Kitchen/Bath/Laundry (36m ²) Storage Bldg. (10m ²)	46 m ²
Service Building Area	0.1	Office (70m ²) Storage/Workshop (80m ²)	144 m ²
Caretaker Building Area	0.1	Caretaker Bldg (80m ²)	80 m ²



		Septic Tank	
Meditation Hall Area	0.05	Meditation hall (125m ²)	125 m ²
Septic Field Area	0.1	Primary field (80m ²) Upper ridge field (32m ²)	112 m ²
Parking Area	0.1	9 spaces (Devina) (284m ²) 1 space (caretaker) (44m ²) 1 space (upper ridge) (44m ²)	372 m ²
Sleeping hut Area 1	1.15	14 x med hut (15m ²) 2 x long-term med hut (21m ²)	252 m ²
Sleeping hut Area 2	0.25	3 x med hut (15m ²)	45 m ²
Sleeping hut Area 3	0.20	2 x long-term med hut (21m ²)	42 m ²
Sleeping hut Area 4	0.7	1 x long-term med hut (21m ²)	21 m ²
Camping Area	1.0	6 x seasonal tent sites (14m ²)	84 m ²
TOTAL	3.05	30 x buildings 6 x tent sites 2 x septic fields 11 x parking spaces TOTAL LOT COVERAGE	911 m ² 84 m ² 112 m ² 372 m ² 1,479 m²
		LOT COVERAGE % (includes septic and parking)	2.4%

Subdivision Approval

If rezoning is approved, a subdivision to create two new lots would be required. Proposed Lot 1 (18.42 hectares) would go to the Islands Trust Conservancy (ITC) through a transfer of title. The proposed Remainder Lot A (6.14 hectares) would become the spiritual education centre. This remainder portion is a hooked-lot configuration with two separate sections to accommodate proposed CMS activities.

CMS has hired a professional surveyor to provide more accurate final site plans and technical support through the subdivision application process.

CMS and ITC are intending to pursue a subdivision under Section 99(1)(h)(iii) of the *Land Title Act* (LTA). Section 99(1)(h) enables direct registration of a subdivision where land is being donated for public purposes, in this case to “a public body exercising public functions over the area in which the land is located”. A section 99 subdivision would save both ITC and CMS considerable expense and is an approach that ITC has used in the past when receiving conservation lands through subdivision.



Emergency Road Access

CMS will register a statutory right of way (SRoW) for emergency access on Lot A in favour of the Capital Regional District (CRD) prior to subdivision. The SRoW will run with both parcels created through subdivision. The SRoW will run from the terminus of Devina Drive through Lot A down to Porlier Pass Road (portion over Lot B not included). The SRoW will ensure access during declared emergencies (similar to Stevens rezoning).

CMS has abandoned future plans to reroute the driveway and emergency access route, as such the existing roadway across proposed CMS lands would be the emergency access route in perpetuity.

Trail Access

CMS is open to discussion around public access to their lands when programming is not in session.

ITC will develop a management plan with public consultation for the donated portion. CMS will have no jurisdiction in that process or on those lands following subdivision.

Road Access and Parking

All access will be from the provincially approved Devina Drive entrance except in the case of emergency. Onsite parking for 12 vehicles is included in the site plan. The mapped areas have been verified onsite for suitability.

- 9 spaces at entrance to Area A from Devina Drive (1 per 3 participants, includes 1 disability).
- 2 spaces at Caretaker building (1 disability).
- 1 space at entrance to Area B from easement (1 disability)

Ecological Assessment

A detailed ecosystem-based land use plan was developed for CMS in 2014. Results of this assessment process have been used to shape CMS's rezoning proposal to date, including the consideration of management guidelines and recommendations provided in the plan.

The applicant was required by LTC to provide an updated ecological assessment report with the following parameters:

1. Conduct a site visit to confirm if site conditions remain the same or have changed (e.g. increased beaver activity may have shifted hydrology in low lying areas)
2. Compare proposed location of CMS structures on site plan with ecological data to identify any areas of significant concern or potential impact
3. Provide a summary of habitat features/types on the 25% portion retained by CMS versus the 75% proposed for transfer to ITC (% wetland habitat).

The final report is included as Attachment 4. As well as addressing the items above, the report identifies ecological communities considered as 'sensitive ecosystems' and locates them in relation to the proposed subdivision lot configuration. The report also summarizes the distribution of ecological communities, or, habitat types according to the proposed subdivision lot configuration. In addition, the report discusses the criteria used



to determine the proposed lot configuration and siting plan and provides further recommendations for final siting of structures.

Table 3 shows the % of ecosystem types by proposed lot based on the current proposal. It demonstrates that a large majority of the mature forest and more sensitive wetland habitats are protected, with the bulk of CMS operations occurring in already cleared areas and areas with immature forest.

Table 3. Ecosystem Types by Proposed Lot

FIGURE 1: Ecosystem Types by Proposed Lot

Ecological Community Type	Sensitive	Total Area (ha)	Crystal Mountain		Islands Trust Conservancy	
			Area (ha)	% of Ecosystem	Area (ha)	% of Ecosystem
Clearing		0.84	0.60	71%	0.24	29%
Immature Forest		9.08	4.61	51%	4.46	49%
Immature Forest - Moist Soil	yes	1.36	0.12	9%	1.24	91%
Immature Forest - Ridge	yes	0.33		0%	0.33	100%
Immature Forest - Steep SW Slope	yes	0.30		0%	0.30	100%
Mature Forest	yes	1.34		0%	1.34	100%
Mature Forest - Moist Soil	yes	2.30		0%	2.30	100%
Mature Forest - Ridge	yes	2.20	0.49	22%	1.71	78%
Mature Forest - Steep SW Slope	yes	5.87	0.31	5%	5.55	95%
Wetland	yes	0.94		0%	0.94	100%
Total		24.55	6.14	25%	18.41	75%

There are several recommendations provided on page 17 of the assessment report. LTC may consider including some or all of these recommendations in a *Land Title Act* (LTA) Section 219 covenant along with the more detailed site plan showing the general location of all structures and other proposed development footprint.

Water Supply and Water Management Plan

Planning staff have reviewed the 2015 CMS groundwater assessment report with the Islands Trust Senior Water Specialist. In general it was concluded that the groundwater assessment methodology meets provincial standards, and that the maximum daily demand can be met by the existing groundwater well for Area A.

The report also flags that a precautionary approach is recommended that considers increased groundwater storage and treatment capacity on the property to meet peak demand in low flow periods along with water use monitoring.

As a condition of rezoning, LTC has requested that the applicant provide to LTC a Water Management Plan (WMP) for the CMS property that:



1. Implements the five recommendations in the 2015 CMS groundwater assessment report; and,
2. Includes a catchment system designed to supplement groundwater supply for potable water in peak use/low flow periods.

CMS has contracted Gord Baird of Eco-Sense and Sharon McGeorge P.Eng of Integral Engineering to complete a WMP and detailed systems design. A preliminary WMP overview has recently been submitted (Attachment 5).

Planning Staff have had an initial review of the document, but require additional time to provide feedback to the applicant, including obtaining comment from the Senior Freshwater Specialist. A more comprehensive WMP will be presented to LTC for consideration in a future staff report.

For Area B (Upper Ridge) there is currently no well drilled and no other obvious potable water supply. If rezoning is approved, LTC may want to consider a LTA section 219 covenant condition that requires proof of potable water prior to any development occurring in Area B.

Islands Trust Conservancy Conditions of Land Transfer

CMS is engaged with ITC to address the 8 conditions included in the November 21, 2017 ITC Fund Board resolution that are required to be met in order for the ITC Board to accept the updated proposal from CMS. CMS has provided the following status update on each of those conditions (Table 4).

Table 4. ITC Conditions for CMS land transfer approval

ITC Condition	Current Status
1. The release of the rent charge and related easements on the title of Lot A and any other charges determined, through legal review, to be problematic for the Trust Fund Board	There are 4 easements that remain in effect. Three of them are in favour of BC Parks (Dionisio Provincial Park lands) and 1 is in favour of a private owner. CMS has initial confirmation that those in favour of BC Parks will be removed. CMS has retained legal services to approach the private landowner. This action is ongoing.
2. Establishing legal access for the Trust Fund Board to the most eastern part of Lot A	CMS has agreed to register an SRoW in favour of ITC across CM Area A on the upper ridge to access this portion via the legal easement across neighbouring Lots B and C.
3. Receipt of \$30,000 upon transfer of the land, with at least \$15,000 to be held in a pooled Nature Reserve Management Fund, and \$10,000 to \$15,000 to be put towards the development of a management plan and management activities for the nature reserve	CMS has agreed to provide \$30,000 to ITC upon transfer of the land.
4. Staff reaching mutual agreement with the water license holders to limit the impact of accessing and maintaining the permitted water works	ITC staff are exploring next steps with water license holder.
5. Agreement with the Society that the portion of the proposed Emergency Access over the nature reserve would be used only in the case of emergency;	CMS will register an SRoW for emergency access in favour of the CRD prior to subdivision. The SRoW will run with both parcels created through subdivision. The SRoW will provide access during registered emergencies (similar to the Stevens rezoning).



STAFF REPORT

	ITC will need to establish an emergency SRoW for the remainder Lot A that they will take ownership of. CMS has no role in this process.
6. Written agreement with the Society about the use and maintenance of the pagoda;	CMS is pursuing the possibility of a boundary adjustment between Lot 9 and Lot 10 which would convey the small triangle at the top of the ridge to Lot 10 and an equal area that includes wetlands at the base of the ridge to Lot 9 (ITC). This will relieve ITC of responsibility for dealing with the pagoda and will secure additional ecologically valuable lands. The owner of Lot 10 (Mark Webber) has agreed in principle. CMS is consulting with a registered surveyor and its legal council to assess the feasibility of this arrangement from a subdivision perspective. ITC has indicated they are open to considering this boundary adjustment.
7. Installation of boundary and corner pin markers at the time of survey at the expense of the applicant (locations to be determined in consultation with ITF staff);	CMS has agreed to take responsibility for the survey. The lot configuration will be ratified by the ITC Board prior to establishing corner pins on the ground.
8. Final approval of the Trust Fund Board of the final survey plan, transfer agreement and all other associated agreements.	ITC staff has committed to bringing ITC Board up to date on the progress with proposal at their May Board meeting, seeking approval to continue to move forward with the project. Final approval from the Board will be sought once a final lot configuration is established and a transfer agreement has been prepared.

Septic

Test pits and a septic system design have been completed. A septic permit is being obtained for Area A. The permit is currently being processed. CMS will provide the final permit documentation to LTC once received.

Consultation

Statutory Requirements

In accordance with regular statutory requirements, a public hearing would be required as part of the bylaw amendment process to rezone the property. Should the application proceed to public hearing, public hearing notice would be posted as per statutory and bylaw requirements in advance of any public hearing.

Community Information Meeting

Although the rezoning application has been open since 2014, and there has been substantive community engagement undertaken by the applicant, no formal consultation on the application, including a CIM, has been initiated by LTC to date.

If LTC decide to proceed with amended draft Bylaws 256 and 257, staff recommend that a CIM be scheduled for spring 2021, to be held electronically.

Advisory Planning Commission (APC) Referral

The application was referred to the APC in 2015 and feedback was provided at time to the LTC and the applicant. However, given there have been substantive changes to the proposal since that time, staff recommend that LTC re-refer the application to the APC should LTC decide to proceed with amended Bylaws 256 and 257.



Agency Referrals

Staff have identified the following agencies for bylaw referral:

Provincial Agencies

- Ministry of Forests, Lands & Natural Resource Operations – Water Licensing Branch
- Ministry of Municipal Affairs
- Ministry of Transportation and Infrastructure

Adjacent Local Trust Committees

- Mayne Island Local Trust Committee
- Salt Spring Island Local Trust Committee
- Thetis Island Local Trust Committee
- Gambier Island Local Trust Committee

Regional Agencies

- CRD, Planning and Protective Services, Building Inspection
- CRD, Integrated Water Services
- Island Health
- Galiano Island Fire Rescue – North Department

Non-Agency Referrals

- Galiano Trails Society

LTC may direct staff to refer the draft bylaws to additional agencies not on this list.

First Nations

Staff have identified the following First Nations for bylaw referral:

- Stz'uminus First Nation
- Lake Cowichan First Nation
- Halalt First Nation
- Lyackson First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Pauquachin First Nation
- Tsartlip First Nation
- Tseycum First Nation
- Cowichan Tribes
- Tsawwassen First Nation
- Tsawout First Nation
- Musqueam Indian Band



Rationale for Recommendation

Based on the foregoing, the recommendations on page 1 are supported as:

- At the October 5, 2020 LTC meeting, LTC directed staff to update draft Bylaw No. 256 and 257 to reflect the revised October 2020 CMS proposal;
- Receiving amended draft bylaws will allow for additional community consultation and referral to potentially affected agencies and First Nations prior to consideration of first reading;
- APC has reviewed a previous rezoning proposal but the contents of the proposal and draft bylaws have changed considerably since then;
- There has not been a CIM to date on this application; and,
- The applicant is addressing other outstanding issues with their proposal and is prepared to bring their updated plans forward to the community at this time.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust _____.

2. Request additional amendments to draft Bylaw No. 256/257 prior to consideration of next steps.

The LTC may request that additional amendments be made to the existing draft bylaws.

Resolution:

That the Galiano Island Local Trust Committee direct staff to make the following amendments to draft Bylaws No. 256 and 257 _____.

3. Give 1st reading prior to a CIM

The LTC may give first reading to draft Bylaw No. 256 and 257 prior to a CIM.

Resolutions:

That the Galiano Island Local Trust Committee Bylaw No. 256, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2016", be read a first time.

That the Galiano Island Local Trust Committee Bylaw No. 257, cited as "Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2016" be read a first time.



4. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee proceed no further with application GL-RZ-2014.1 (Crystal Mountain).

5. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending completion of a significant study or OCP process, etc.

Resolution:

That the Galiano Island Local Trust Committee hold application GL-RZ-2014.1 (Crystal Mountain) in abeyance.

NEXT STEPS

With direction from LTC, Staff will schedule a CIM electronically, initiate a referral to the APC, and send the draft bylaws out for external agency and First Nation referrals.

Submitted By:	Brad Smith, Island Planner	April 1, 2021
Concurrence:	Robert Kojima, RPM	April 1, 2021

ATTACHMENTS

- Attachment 1. Draft Bylaw No. 256 Clean Version and with Track Changes
- Attachment 2. Draft Bylaw No. 257 Clean Version and with Track Changes
- Attachment 3. March 2021 Site Plan
- Attachment 4. Ecological Assessment Report Update, March 2021
- Attachment 5. Preliminary Water Management Plan Overview

DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

**A BYLAW TO AMEND THE GALIANO ISLAND
OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995**

WHEREAS the Galiano Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Galiano Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Galiano Island Local Trust Committee the same power and authority of a Regional District under Part 14, except sections 558 to 570 and 507 to 508, of the *Local Government Act*;

AND WHEREAS the Galiano Island Local Trust Committee wishes to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995;

AND WHEREAS the Galiano Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2016”.

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 256
SCHEDULE 1

A. Bylaw No. 108, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995” is amended as follows:

1. A new subsection 4.4 is inserted as follows in Section II (Community Facilities and Utilities), after Subsection 4.3 (Health and Wellness Facilities) and preceding Subsection 5 (Economic Activity).

“4.4 Spiritual Education

Spiritual Education Objective

The objective of this subsection is:

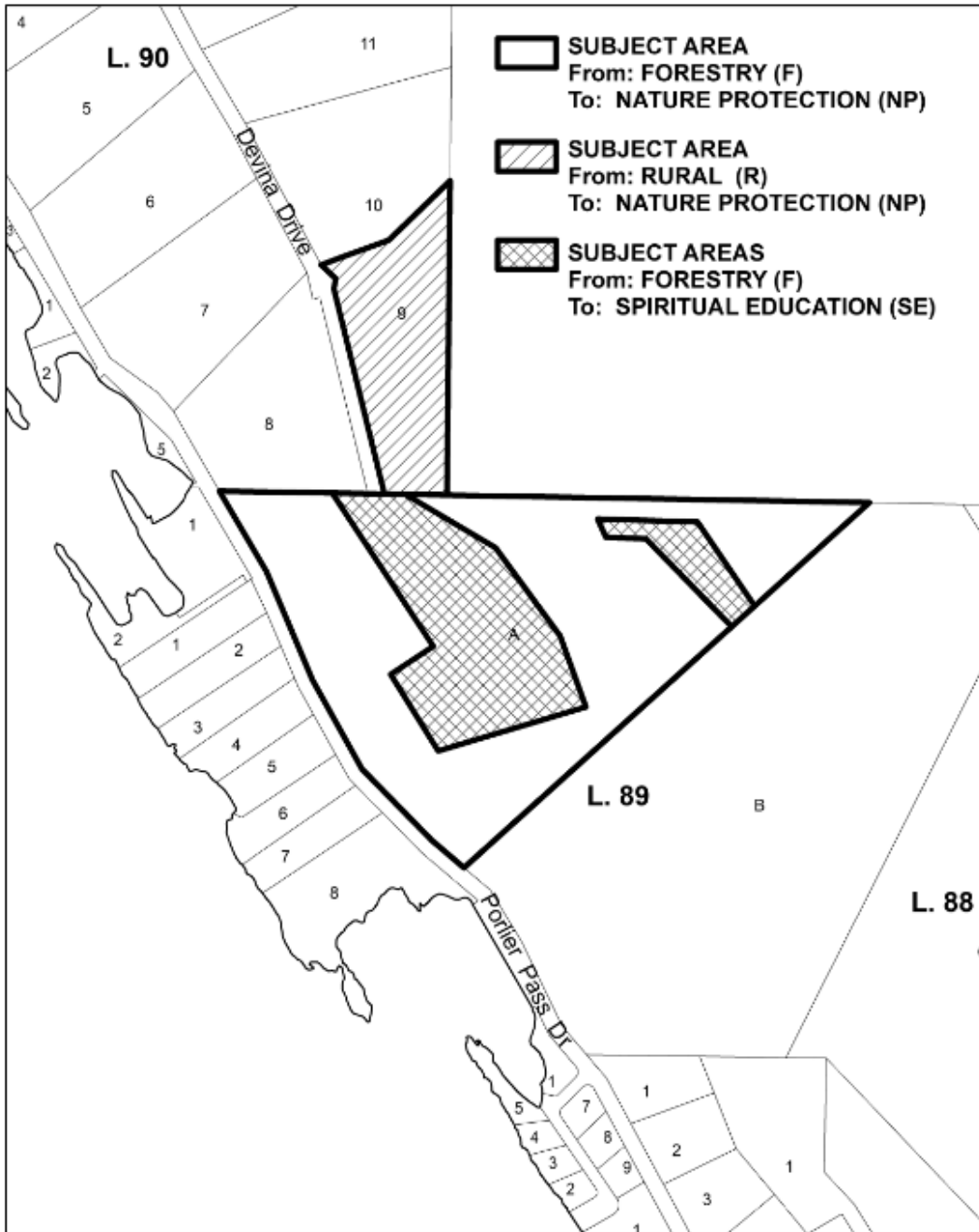
- 1) to encourage spiritual education facilities that enhance the knowledge and wellbeing of residents and visitors and that do not adversely affect the natural environment.

Spiritual Education Policies

- a. The principal use shall be spiritual education including spiritual education retreat use.
 - b. Zoning for any spiritual education use, including a spiritual education retreat, shall be considered on a site-specific basis.
 - c. Zoning for spiritual education retreat use:
 - i) shall not support, provide, or permit any commercial tourism-oriented use, including nature related tourism or visitor accommodation.
 - ii) shall restrict the number of buildings and structures and maximum floor area to minimize their impact on sensitive ecosystems.
2. Schedule B (Land Use Designations) is amended for the lands legally described as Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 and Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079 as depicted in Plan 1 below.

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 256**

PLAN 1



DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

**A BYLAW TO AMEND THE GALIANO ISLAND
OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995**

WHEREAS the Galiano Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Galiano Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Galiano Island Local Trust Committee the same power and authority of a Regional District under Part 14, except sections 558 to 570 and 507 to 508, of the *Local Government Act*;

AND WHEREAS the Galiano Island Local Trust Committee wishes to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995;

AND WHEREAS the Galiano Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2016".

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME this _____ day of _____, 20.

PUBLIC HEARING HELD this _____ day of _____, 20.

READ A SECOND TIME this _____ day of _____, 20.

READ A THIRD TIME this _____ day of _____, 20.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST _____
_____ this _____ day of _____, 20.

APPROVED BY THE MINISTER OF ~~COMMUNITY, SPORT AND CULTURAL
DEVELOPMENT~~ MUNICIPAL AFFAIRS AND HOUSING _____ this
_____ day of _____, 20.

ADOPTED this _____ day of _____, 20.

SECRETARY

CHAIRPERSON

DRAFT

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 256
SCHEDULE 1**

- A. Bylaw No. 108, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995" is amended as follows:

~~Section II, Subsection 4.3 (Health and Wellness Facilities) is deleted and replaced with:~~

~~"4.3 Health and Wellness~~

~~Health and Wellness Objective~~

~~The objective of this subsection is:~~

- ~~1) to encourage health and wellness facilities that enhance the health of residents and visitors and that do not adversely affect the natural environment.~~

~~Health and Wellness Policies~~

- ~~a) The principal use shall be health and wellness including comprehensive spiritual retreat use.~~

- ~~b) Zoning for any health and wellness use, including comprehensive spiritual retreat, shall be considered on a site specific basis.~~

- ~~c) Zoning for comprehensive spiritual retreat use:~~

- ~~i) shall not support, provide, or permit any tourism-oriented use, including nature related tourism, or visitor accommodation.~~

- ~~ii) shall restrict the number of buildings and structures and maximum floor area to minimize their impact on sensitive ecosystems.~~

1. A new subsection 4.4 is inserted as follows in Section II (Community Facilities and Utilities), after Subsection 4.3 (Health and Wellness Facilities) and preceding Subsection 5 (Economic Activity).

"4.4 Spiritual Education

Spiritual Education Objective

The objective of this subsection is:

- 1) to encourage spiritual education facilities that enhance the knowledge and wellbeing of residents and visitors and that do not adversely affect the natural environment.

Spiritual Education Policies

- a. The principal use shall be spiritual education including spiritual education retreat use.
- b. Zoning for any spiritual education use, including a spiritual education retreat, shall be considered on a site-specific basis.
- c. Zoning for spiritual education retreat use:
- i) shall not support, provide, or permit any commercial tourism-oriented use, including nature related tourism or visitor accommodation.
 - ii) shall restrict the number of buildings and structures and maximum floor area to minimize their impact on sensitive ecosystems.

Formatted: Indent: Left: 0.5"

Formatted: Indent: Left: 0.5", No bullets or numbering

Formatted: Indent: Left: 0.5"

Formatted: Indent: Left: 0.5", No bullets or numbering

Formatted: Indent: Left: 0.5"

Formatted: Indent: Left: 0.5", No bullets or numbering

Formatted: Indent: Left: 0.5", No bullets or numbering

Formatted: Indent: Left: 0.5"

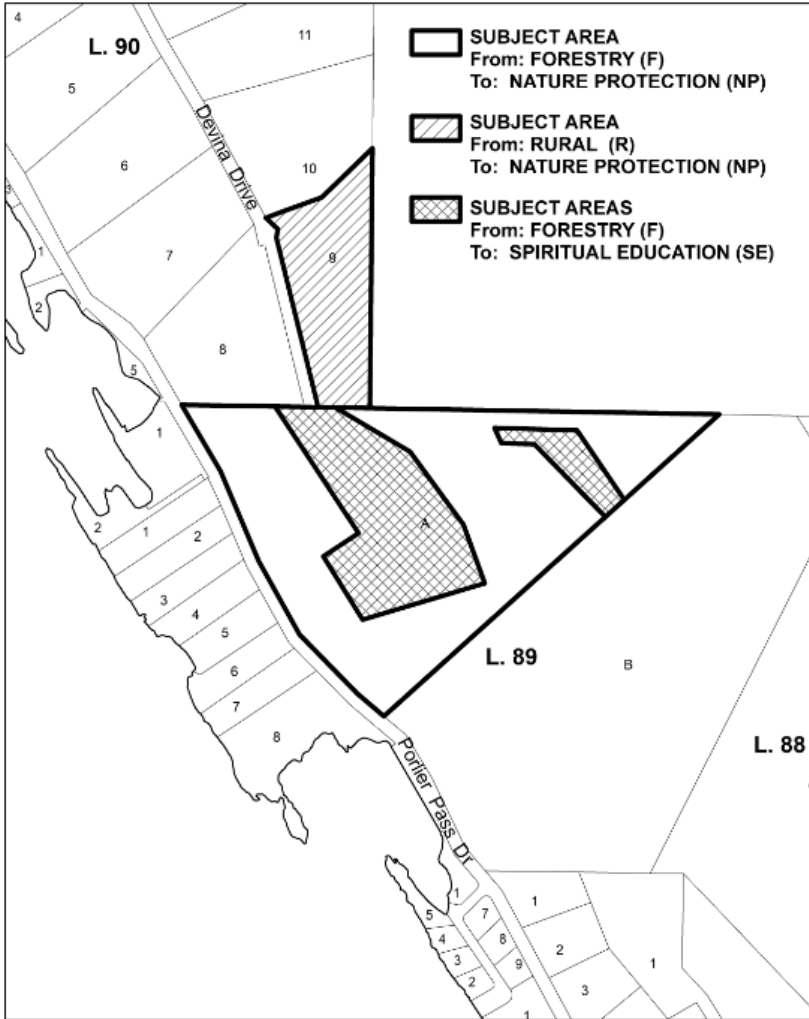
Formatted: Indent: Left: 0.5", No bullets or numbering

2. Schedule B (Land Use Designations) is amended for the lands legally described as Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 and Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079 as depicted in Plan 1 below.

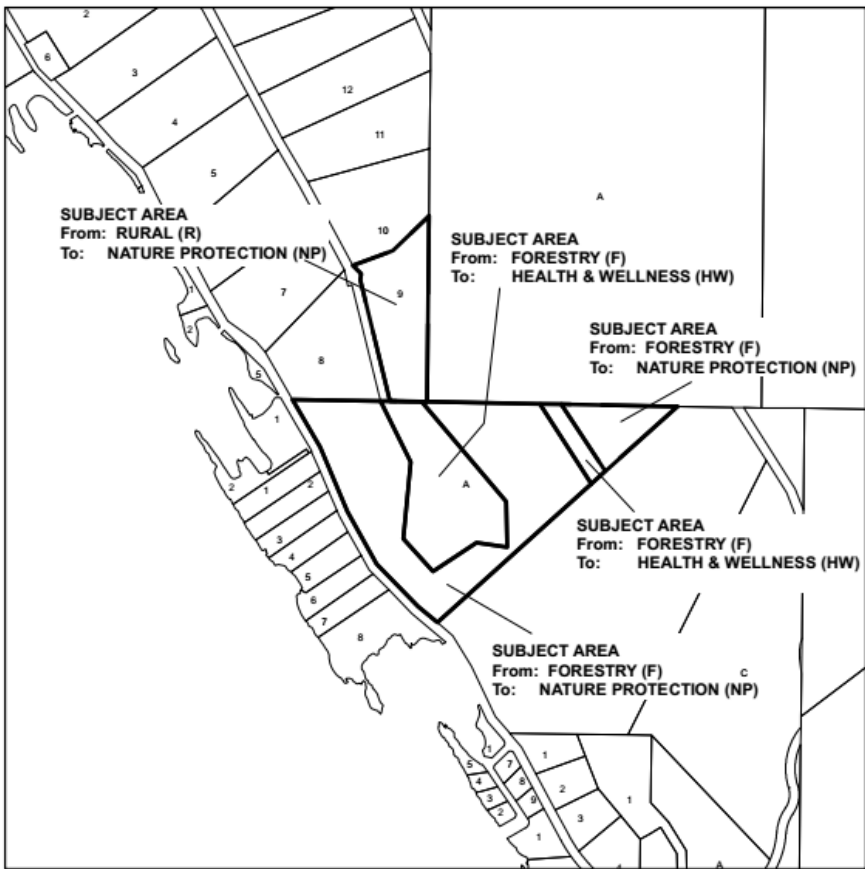
DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 256

PLAN 1



- Formatted:** Font: Bold
- Formatted:** Font: Bold
- Formatted:** Centered



DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW 127, 1999

The Galiano Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2016”.

2. Galiano Island Land Use Bylaw 127, 1999, is amended as follows:

2.1 Part 4 (Creation and Extension of Zones) Section 4.1 is amended by:

- 1) inserting a new zone in Column 1 named “Crystal Mountain Spiritual Education Retreat” directly below ‘Community Housing 1’ and directly above ‘Utility Service’
- 2) Inserting a new zone abbreviation in Column 2 named “(SE1)” directly below ‘(CH1)’ and directly above ‘(U)’

2.2 The following is inserted after section 8.6, as a new Section 8.7:

“8.7 Crystal Mountain Spiritual Education Retreat (SE1) Zone

Permitted Uses

8.6.1 The following uses and no others are permitted in the SE1 Zone:

- 8.6.1.1 contemplative, spiritual or meditative education retreat uses
- 8.6.1.2 contemplative, spiritual or meditative educational activities and facilities with accessory overnight accommodation and camping
- 8.6.1.3 accessory dwelling unit for a person or persons acting as a caretaker for the spiritual education retreat.

Permitted Density

8.6.2 The following buildings and structures and no others are permitted in Area A on Schedule D – Plan 6:

- 8.6.2.1 2 sleeping huts, each with a maximum floor area of 21 square metres;
- 8.6.2.2 17 sleeping huts, each with a maximum floor area of 15 square metres;
- 8.6.2.3 one meditation hall restricted to contemplative, spiritual or meditative education uses only with a maximum floor area of 125 square metres;
- 8.6.2.4 one dining/kitchen building with a maximum floor area of 125 square metres;

- 8.6.2.5 one communal bathroom and laundry building with a maximum floor area of 70 square metres;
- 8.6.2.6 one storage/workshop structure with a maximum floor area of 80 square metres;
- 8.6.2.7 one office with a maximum floor area of 70 square metres;
- 8.6.2.8 one accessory dwelling unit with a maximum floor area of 80 square metres, and
- 8.6.2.9 six tent platforms, each with a maximum floor area of 14 square metres.

8.6.3 The following buildings and structures and no others are permitted in Area B on Schedule D – Plan 6:

- 8.6.3.1 three sleeping huts, each with a maximum floor area of 21 square metres;
- 8.6.3.2 one communal kitchen/bathroom/laundry building with a maximum floor area of 36 square metres; and
- 8.6.3.3 one storage building with a maximum floor area of 10 square metres.

Permitted Height

- 8.6.4 The maximum height of an accessory dwelling unit is 9 metres.
- 8.6.5 The maximum height of a sleeping hut, or a building or structure other than an accessory dwelling unit, is 5 metres in height.

Minimum Setbacks

- 8.6.6 All buildings and structures must be sited
 - 8.6.6.1 at least 7.5 metres from front and rear lot lines; and
 - 8.6.6.2 at least 6.0 metres from interior and exterior side lot lines.

Minimum Lot Size

- 8.6.7 No lot having an area less than 6.1 hectares may be created by subdivision.

Parking

- 8.6.8 Despite Section 14.1, the minimum number of off-street parking spaces is as follows:
 - 8.6.8.1 1 parking space per 3 sleeping huts or tent platforms combined; and
 - 8.6.8.2 2 parking spaces per accessory dwelling unit.”

2.2 Section 17 (Definitions) is amended by inserting the following as new definitions in alphabetical order and re-numbering subsequent subsections accordingly:

“spiritual education retreat” means a facility that provides contemplative, spiritual or meditative educational opportunities for retreat users who typically stay at the facility for a period of at least 3 days, but in no case for more than 6 months, and are accommodated in sleeping huts or tent platforms, but does not include, offer, or provide any form of commercial short term or temporary accommodation for the travelling public, or any restaurant or other forms of food service to the general public.

“sleeping hut” means a single-occupancy hut for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures.

“tent platform” means a single-occupancy platform for the erecting of a tent for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures, or any semi-permanent or permanent walls and roof coverings.

2.3 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 from Rural 2 (R2) to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 127 as are required to effect this change.

2.4 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot A, Districts Lots 88 and 89, Galiano Island, Plan VIP68079 from Forest 1 (F1) to Crystal Mountain Spiritual Education Retreat (SE1) and to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 127 as are required to effect this change.

2.5 Schedule D is amended by inserting the plan attached to and forming part of this bylaw as Plan No. 2 as a new “Plan 6”.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	_____	DAY OF	_____	20__
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20__
READ A SECOND TIME THIS	_____	DAY OF	_____	20__
READ A THIRD TIME THIS	_____	DAY OF	_____	20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 20____

ADOPTED THIS

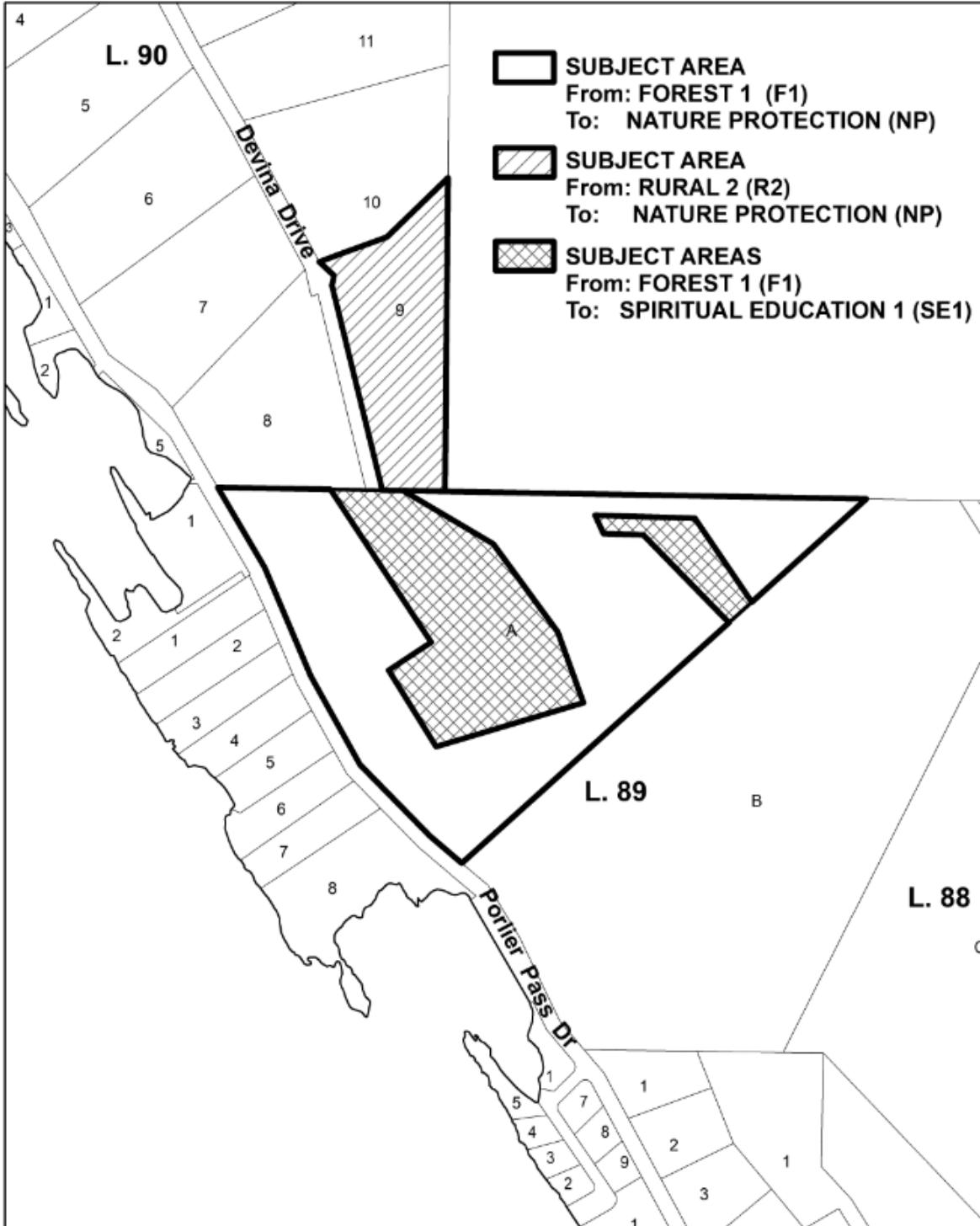
_____ DAY OF _____ 20____

Chair

Secretary

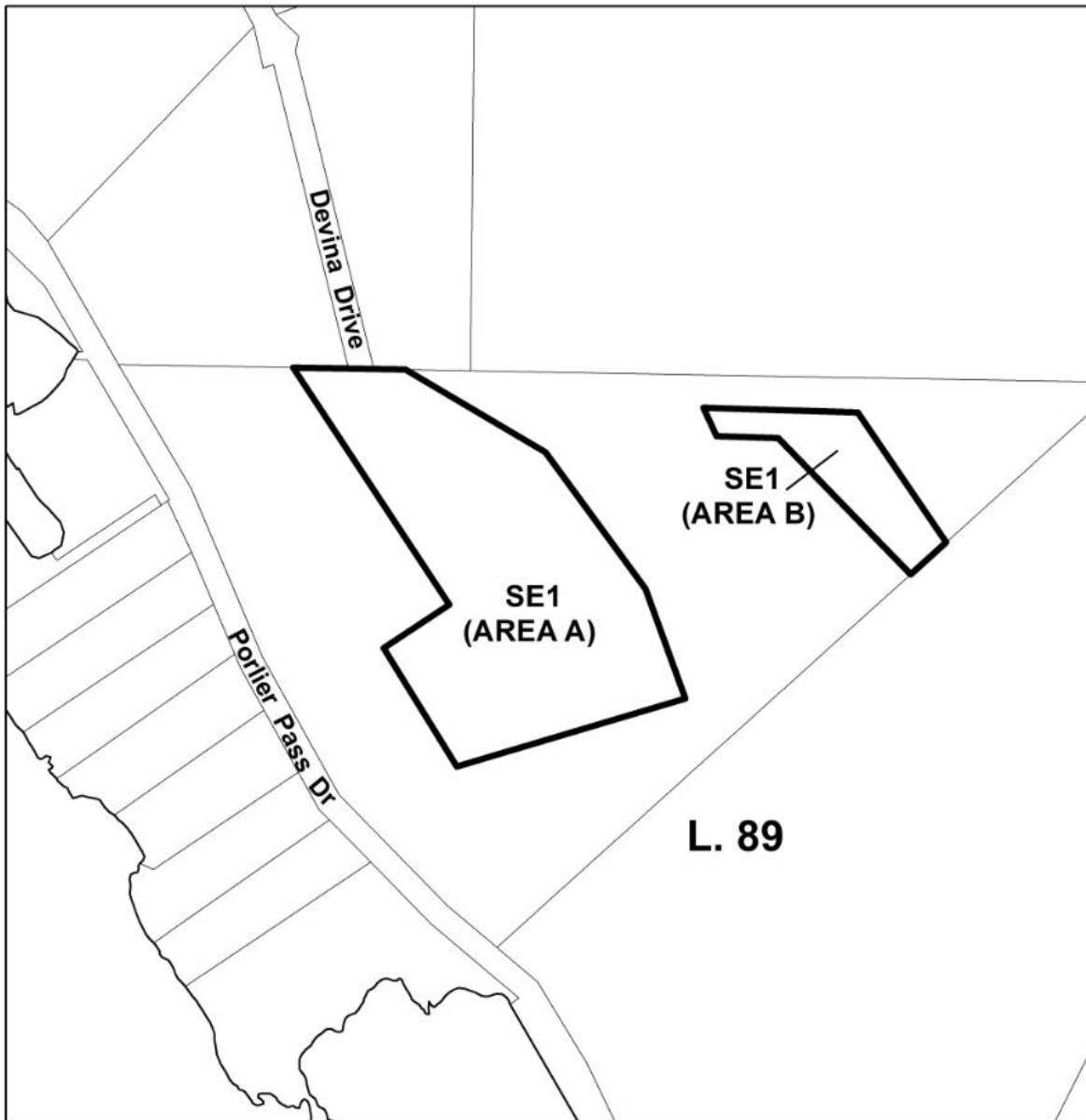
GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257

Plan No. 1



GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257

Plan No. 2



DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW 127, 1999

The Galiano Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2016”.

2. Galiano Island Land Use Bylaw 127, 1999, is amended as follows:

2.1 Part 4 (Creation and Extension of Zones) Section 4.1 is amended by:

- 1) inserting a new zone in Column 1 named “Crystal Mountain Spiritual Education Retreat” directly below ‘Community Housing 1’ and directly above ‘Utility Service’
- 2) Inserting a new zone abbreviation in Column 2 named “(SE1)” directly below ‘(CH1)’ and directly above ‘(U)’

2.2 The following text is inserted after section 8.65, as a new section to be numbered Section 8.76:

“8.76 ~~Crystal Mountain Comprehensive Development One~~ Crystal Mountain Spiritual Education Retreat (CD4-SE1) Zone

Permitted Uses

8.6.1 The following uses and no others are permitted in the CD4-SE1 Zone:

- 8.6.1.1 contemplative, spiritual or meditative comprehensive spiritual retreat education retreat uses
- 8.6.1.2 contemplative, spiritual or meditative educational activities and facilities with accessory overnight accommodation and camping
- 8.6.1.3 accessory dwelling unit accessory for a person or persons acting as a caretaker for the spiritual education retreat.

Permitted Density

8.6.2 The following buildings and structures and no others, and no others, are permitted in Area A on Schedule D – Plan 6:

- 8.6.2.1 226 sleeping huts, each with a maximum floor area of 45-21 square metres;
- 8.6.2.2 17 sleeping huts, each with a maximum floor area of 15 square metres;
- 8.6.2.3

GI-BL-257

- ~~8.6.2.2~~ — one meditation hall restricted to contemplative, spiritual or meditative education meditation uses only with a maximum floor area of 125 square metres;
- 8.6.2.43 one dining/kitchen building with a maximum floor area of 125 square metres;
- 8.6.2.54 one communal bathrooming and laundry building with a maximum floor area of 70 square metres;
- 8.6.2.65 one storage/workshop structure with a maximum floor area of ~~7800~~ square metres;
- ~~8.6.2.7~~ — one office with a maximum floor area of 70 square metres;
- and
- ~~8.6.2.6~~ — Composting outhouse facilities not exceeding a total maximum floor area of 20 square metres;
- 8.6.2.87 one accessory dwelling unit with a maximum floor area of 80 ~~400~~ square metres, and
- 8.6.2.9 six tent platforms, each with a maximum floor area of 14 square metres.

8.6.3 The following buildings and structures and no others are permitted in Area B on Schedule D – Plan 6:

~~The following buildings and structures and no others are permitted in the area designated as Area B on Schedule D – Plan 6:~~

- 8.6.3.1 ~~4~~three sleeping huts, each with a maximum floor area of ~~45~~ 21 square metres;
- 8.6.3.2 one communal kitchen/bathroom/laundrydining/kitchen building with a maximum floor area of ~~3635~~ square metres; and
- 8.6.3.3 one storage building with a maximum floor area of 10 square metres.

~~and~~
~~8.6.3.3 Composting outhouse facilities not exceeding a total maximum floor area of square metres.~~

Formatted: Indent: Left: 0", First line: 0"

Permitted Height

- 8.6.4 The maximum height of an accessory dwelling unit is 9 metres.
- 8.6.5 The maximum height of a sleeping hut, or a building or structure other than an accessory dwelling unit, is 5 metres in height.

Minimum Setbacks

- 8.6.6 All buildings and structures must be sited
 - 8.6.6.1 at least 7.5 metres from front and rear lot lines; and
 - 8.6.6.2 at least 6.0 metres from ~~an~~ interior and exterior side lot lines.

Minimum Lot Size

- 8.6.7 No lot having an area less than ~~20~~6.1 hectares may be created by subdivision.

Parking

8.6.8 Despite Section 14.1, the minimum number of off-street parking spaces is as follows:

- 8.6.8.1 1 parking space per 3 sleeping huts or tent platforms combined; and-
- 8.6.8.2 2 parking spaces per accessory dwelling unit.”

2.2 Section 17 (Definitions) is amended by inserting the following as new definitions in alphabetical order and re-numbering subsequent subsections accordingly:

“~~comprehensive~~ spiritual education retreat” means a facility that provides contemplative, spiritual or meditative educational opportunities for ~~visiting residents; retreat users~~ who typically stay at the facility for a period of at least 3 days, but in no case for more than 6 months, and are accommodated in sleeping huts or tent platforms, but does not include, offer, or provide any form of commercial short term or temporary accommodation for the travelling public, or any restaurant or other forms of food service to the general public.

“sleeping hut” means a single-occupancy hut for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, opportunities for a participant in a comprehensive spiritual retreat, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures.

“tent platform” means a single-occupancy platform for the erecting of a tent for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures, or any semi-permanent or permanent walls and roof coverings.

2.3 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 from Rural 2 (R2) to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 127 as are required to effect this change.

2.4 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot A, Districts Lots 88 and 89, Galiano Island, Plan VIP68079 from Forest 1 (F1) to ~~Crystal Mountain Comprehensive Development One~~Crystal Mountain Spiritual Education Retreat (CD4SE1) and to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 127 as are required to effect this change.

2.5 Schedule D is amended by inserting the plan attached to and forming part of this bylaw as Plan No. 2 as a new “Plan 6”.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw

and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

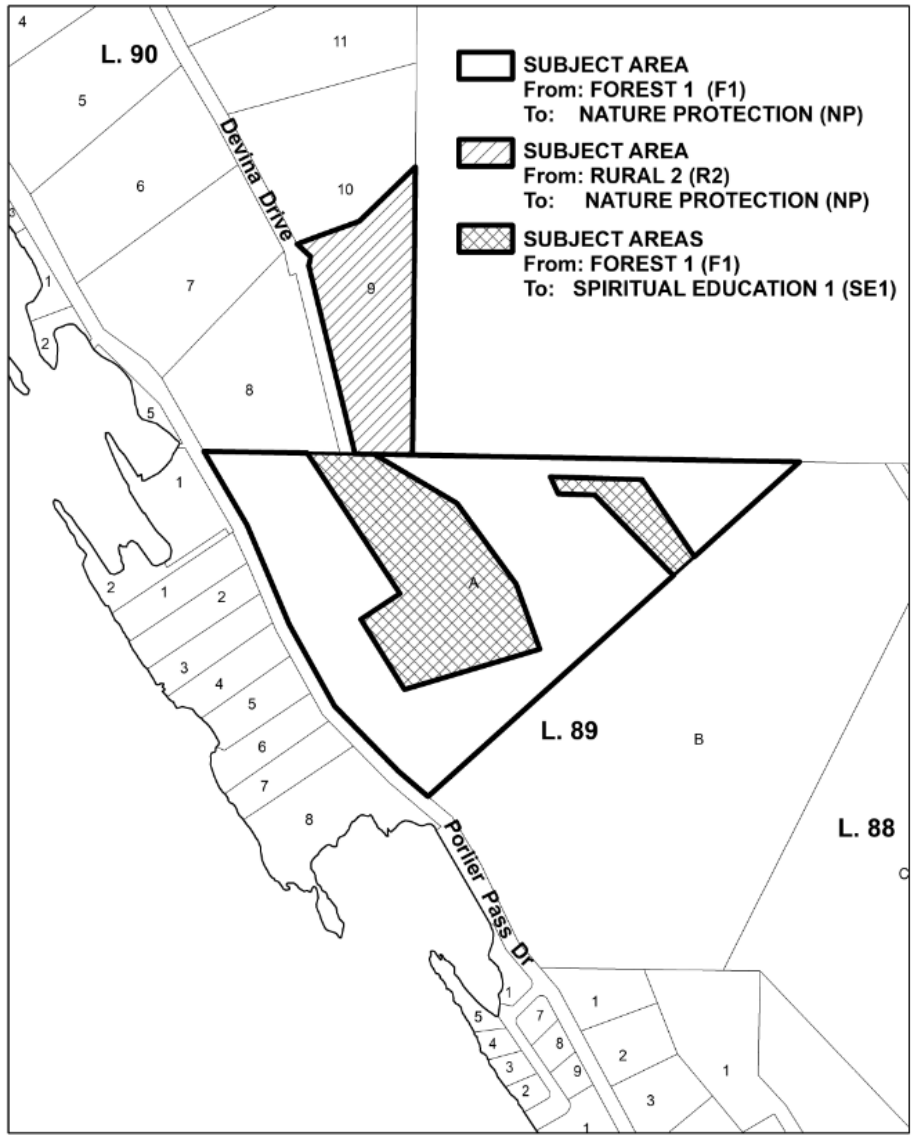
READ A FIRST TIME THIS _____ DAY OF _____ 20____
PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____
READ A SECOND TIME THIS _____ DAY OF _____ 20____
READ A THIRD TIME THIS _____ DAY OF _____ 20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____
ADOPTED THIS _____ DAY OF _____ 20____

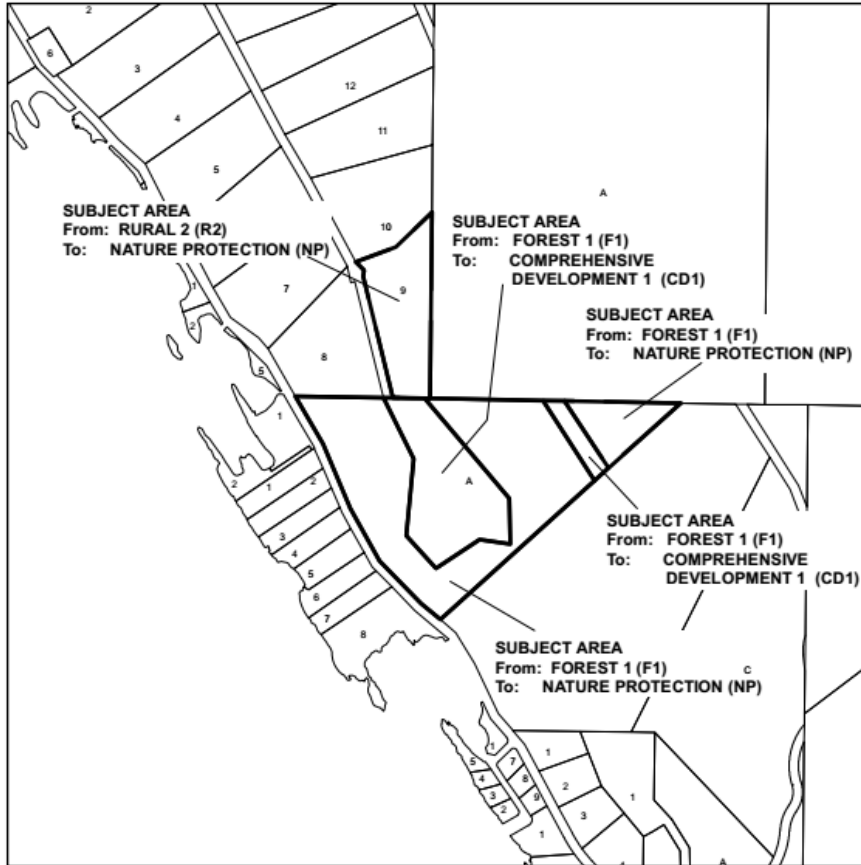
Chair

Secretary

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257

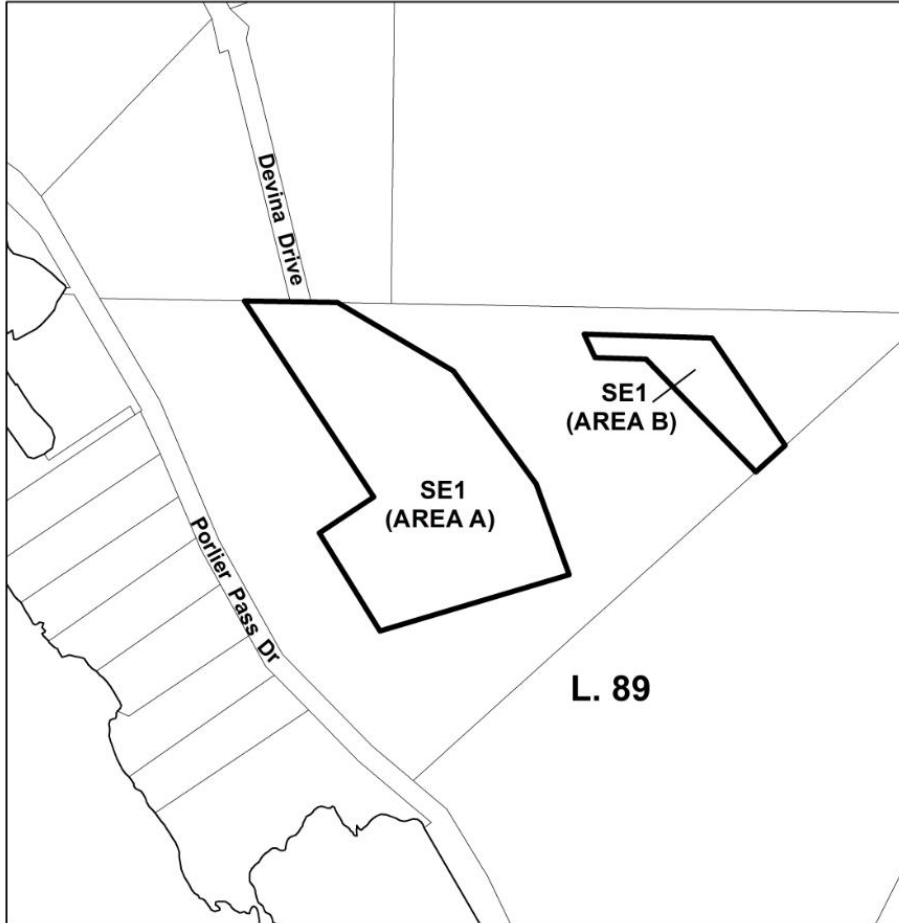
Plan No. 1

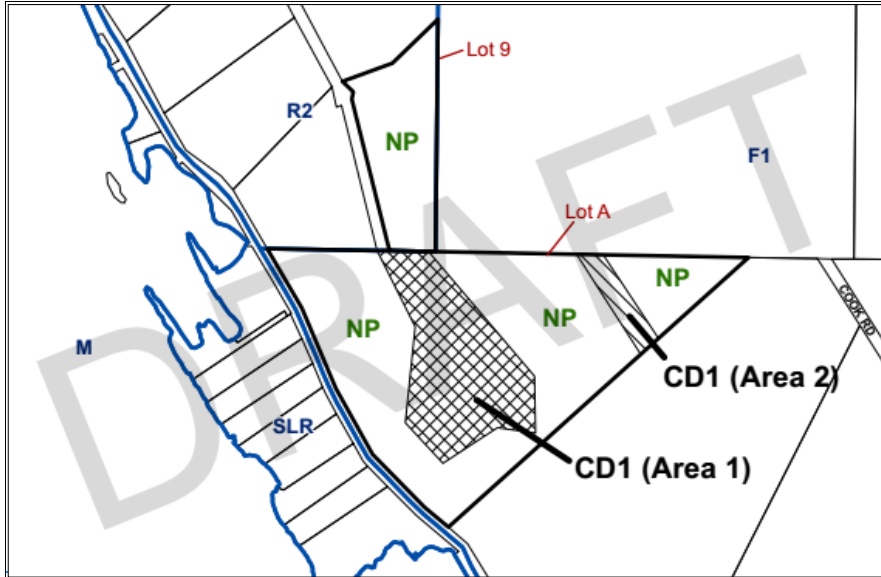




**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257**

Plan No. 2







Proposed Lot Boundaries

- Islands Trust Conservancy
- Crystal Mountain
- Property Line Setbacks

Water System

- Observation Well
- Primary Well
- Proposed Ridge Well
- Potable Storage Tank
- Septic Tank

Access Routes

- Primary Access Road
- Access Road
- Trail
- Easement To Lands Beyond
- Emergency Access SRoW

Buildings

- Caretaker Building
- Bath / Laundry
- Kitchen / Dining
- Meditation Hall
- Office
- Kitchen / Bath / Laundry
- Service Building
- Med Hut
- Long-term Med Hut
- Tent Pad
- Parking Spaces/Aisle
- Septic Field

Infrastructure Areas

- Parking Area
- Meditation Hut Area
- Camping Area
- Kitchen / Washroom Area
- Meditation Hall Area
- Service Building Area
- Caretaker Building Area
- Septic Field Area

Sensitive Ecosystems

- Old Forest, Moist Forest, Wetlands, Ridges, Cliffs
- 30m Stream Buffer
- stream

0 25 50 100 Meters



Map Date: March 13, 2021

Scale: 1 : 4,200

Projection: UTM Zone 10 NAD83

Existing Easement across Lot 9 in favour of neighbouring Lots 10 to 14.

LOT 10

LOT 9
DL90, Plan 31200

DL 87

Med Hut Area 2 - 3 Huts -

Camping Area - 8 Sites -

Med Hut Area 1 - 16 Huts -

LOT A
DL88/89
Plan VIP68079

Med Hut Area 3 - 2 Huts -

Med Hut Area 4 - 1 Hut -

Upper ridge access to public road (Cook Rd) over existing Easement across neighbouring Lots B and C

LOT B

LOT C

Porlier Pass Road

Cook Road

CMS Portion (25%) Includes 2 sub-parcels in a hooked lot configuration
Final layout of Lot Lines is subject to BC Land Surveyor Plan

Portion of Emergency Access SRoW over Lot B not part of Crystal Mountain Proposal

Lot Calculations

Existing Lot 9, DL90, Plan 31200	4.129 ha
Existing Lot A, DL88/89, Plan VIP68079	20.435 ha
Total Area Lot A + Lot 9	24.564 ha

Proposed CMS Parcel (portion of Lot A)	6.141 ha (25%)
Proposed Islands Trust Conservancy Transfer (Lot 9 + Portion of Lot A)	18.423 ha (75%)

56



Ecological Assessment

Parcel A of DL88 and DL89, Plan 27287 & Lot 9, Plan 31200
DL90, Galiano Island, BC

March, 2021

-
- Summary of changes and updates to ecological condition since the 2009 baseline documentation included with the Crystal Mountain Ecosystem-based Land-use Plan (Erickson, 2010)
 - Summary of the distribution of Sensitive Ecosystems and Habitat Types according to proposed Crystal Mountain and Islands Trust Conservancy lot configuration
 - Ecological Considerations for the proposed Crystal Mountain Site Plan and location of structures.
-

Prepared for Crystal Mountain Society
c/o Libby McClelland, Board Member

Keith Erickson R.P.Bio.
kericksongaliano@gmail.com

Table of Contents

Introduction	2
General Trends and Observations of Forest Succession on the Properties.....	3
MAP 1: Ecological Communities	4
Ecological Communities (EC): Changes and Updates.....	5
EC 01.....	5
EC 02.....	6
EC 03.....	6
EC 05.....	6
EC 06.....	6
EC 07.....	7
EC 12.....	7
EC 14.....	7
EC 15.....	7
EC 16.....	8
EC 17.....	8
EC 18.....	9
EC 19.....	9
EC 20.....	9
EC 21.....	9
EC 22.....	10
EC 23.....	10
EC 24.....	10
EC 25/26.....	10
EC 28.....	11
EC 29.....	11
Summary of Sensitive Ecosystems and Habitat Types.....	13
FIGURE 1: Ecosystem Types by Proposed Lot	13
MAP 2 Sensitive Ecosystem Distribution	14
Ecological Considerations of Site Plan and Proposed Location of Structures	15
FIGURE 2: Development Footprint Table.....	16
MAP 4: Crystal Mountain Society Site Plan Proposal – 75% Transfer.....	18
APPENDIX 1 – 2009 Ecological Assessment	19

Introduction

This report provides a summary of the observed changes in ecological character and describes new disturbances that have taken place since the detailed ecological assessment was completed in 2009 as part of the '*Crystal Mountain Ecosystem-based Land-use Plan for Parcel A of DL89 except part in plan 27287 and Lot 9 Plan 31200 D190, Galiano Island, BC*'. The report also updates and improves the accuracy of ecological classifications and map unit boundaries.

Updates are based on field observations that took place during three site visits on November 3rd, November 20th and December 10th, 2020. GPS was used to aid mapping updates along with detailed review of current aerial photography. All ecological communities documented in the 2009 assessment were visited. The review assessed the general character of the ecosystems and dominant species, noting only the most significant and obvious changes. This review did not include a detailed species inventory and did not verify species by species coverage estimates.

Observations and updates are listed for each ecological community (EC). If a community is not listed, there were no significant changes observed.

Map 1 shows the revised ecological community boundaries.

This report is a companion document to the original 2009 ecological assessment. The 2009 report is included as Appendix 1.

In addition to updating the baseline documentation, this report addresses requested information (items 2 and 3 below) from Islands Trust Planner, Brad Smith, communicated verbally in a meeting with Crystal Mountain representatives and Keith Erickson and outlined in his October 5th, 2020 Staff Report to the Galiano Island Local Trust Committee (File No: GL-RZ-2014.1).

1. *Conduct a site visit to confirm if site conditions remain the same or have changed (e.g. increased beaver activity may have shifted hydrology in low lying areas).*
2. *Compare proposed location of CMS structures on site plan with ecological data to identify any areas of significant concern or potential impact.*
3. *Provide a summary of habitat features/types on the 25% portion retained by CMS versus the 75% proposed for transfer to ITC (% wetland habitat).*

The report identifies ecological communities considered as 'sensitive ecosystems' and locates them in relation to the proposed subdivision lot configuration (Shown on Map 2 – Sensitive Ecosystem Distribution). The report also summarizes the distribution of ecological communities, or, habitat types according to the proposed subdivision lot configuration, in Figure 1. In addition, the report discusses the criteria used to determine the proposed lot configuration and siting plan and provides further recommendations for final siting of structures.

General Trends and Observations of Forest Succession on the Properties

Mature Forest Communities

Areas characterized by mature forest appeared substantively unchanged in structural, compositional, and functional aspects.

Pole Sapling or Immature Forest Communities

These stands were logged in 1993 or 1994 and do not appear to have been planted. Natural regeneration would have taken a year or two to respond making the age of the dominant tree canopy roughly 15 years old in 2009 and 26 years old in 2020. The stand is now cusp on becoming a young forest where a dense conifer dominated canopy is forming and the natural stem exclusion process is beginning to ramp up. General shifts between 2009 and 2020 include:

- Increased canopy closure.
- Increased dominance of conifer species, particularly Douglas-fir.
- Marginal decrease in broadleaf tree cover.
- Marginal decrease in shrub (salal) cover.
- Marginal decrease in cover of moss and herbaceous species.
- Evidence of the initiation of stem exclusion in very dense Douglas-fir patches.
- Slightly older trees that were already established as saplings or poles in the sub-canopy prior to logging are emerging as dominant structures in the stands.

Ecological Communities

Crystal Mountain Properties
December 2020 Update

Scale: 1 : 3,500

Projection: UTM Zone 10 NAD83

Map Rotation: 46 degrees West of North

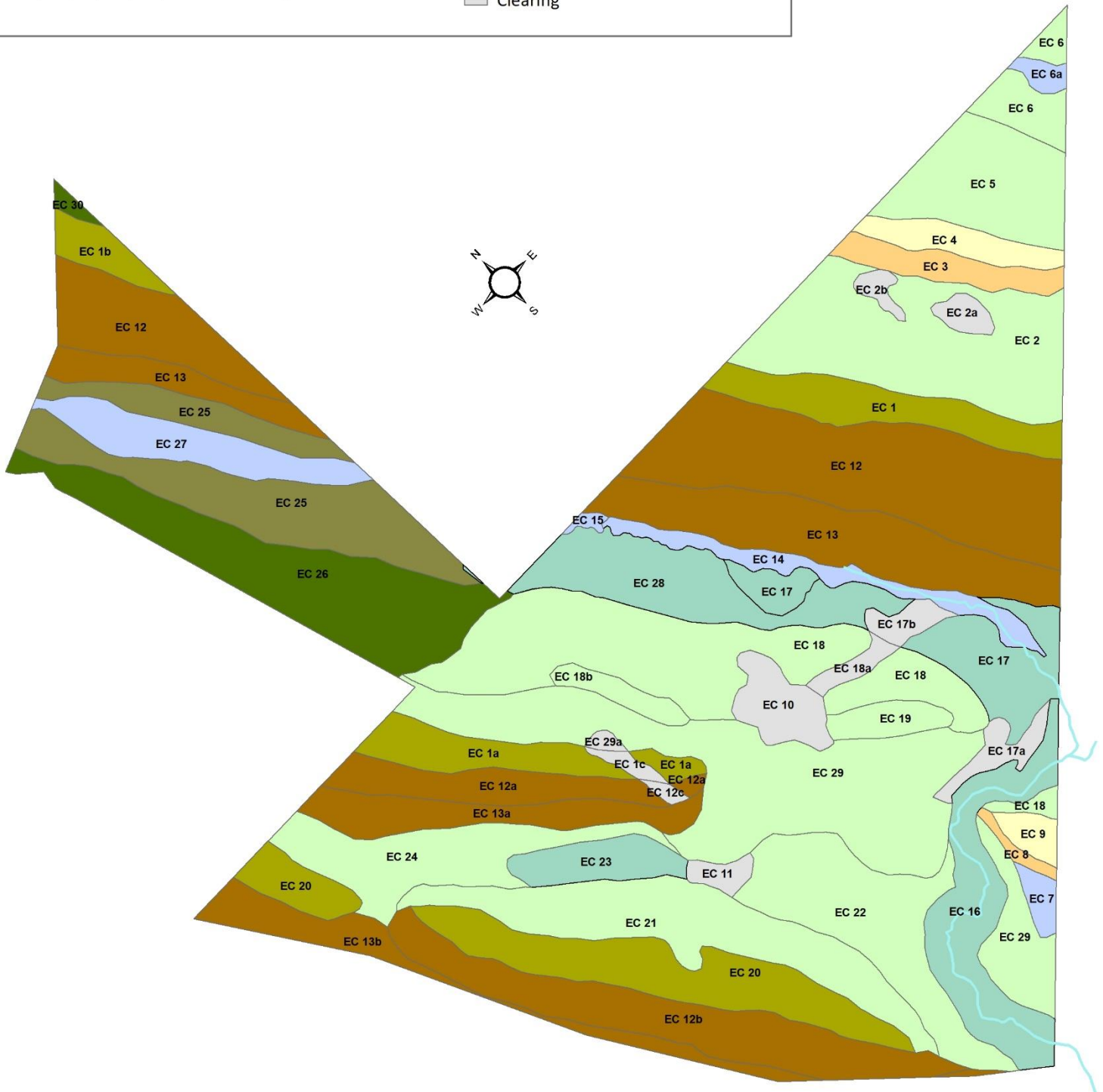
Map Date - Feb 3, 2021

Produced by: Keith Erickson



- Creek
- Mature Forest - Moist Soil
- Mature Forest
- Mature Forest - Steep SW Slope
- Mature Forest - Ridge
- Immature Forest - Moist Soil
- Immature Forest
- Immature Forest - Steep SW Slope
- Immature Forest - Ridge
- Wetland
- Clearing

MAP 1



Ecological Communities (EC): Changes and Updates

EC 01

A meditation platform was removed from southwest edge of ridge in Polygon 1 in 2016. This site is now designated for day use meditation which does not require infrastructure.

2013 – Platform in active use.



December 2020 – site recovering.



In Polygon 01a, a patch of forest extending south from the meditation platform has been logged to create an unobstructed view to the Trincomali Channel. The cutting extends down through Polygon 12a and into Polygon 29. The platform and clearing are shown on the accompanying map and labeled as Polygons 01c, 12c and 29a.



EC 02

A sleeping hut and related clearing have been established in this polygon. The clearing is shown on the revised Ecological Communities Map and is shown as Polygon 2b. Access to the hut is from the established easement road through EC02.



EC 03

Includes small patches of Provincially red listed CDFmm/01 Douglas-fir – dull Oregon grape in deeper soiled pocket sites on the steep slope between rock outcrops.

EC 05

Taking on young forest character with Douglas-fir and Western redcedar seed trees taking on more of a dominant forest canopy structure and salal dominated patchy gaps beginning to fill in with Douglas-fir poles.

EC 06

This community is characterized by CDFmm/01 – 70%, CDFmm/05 – 30%.

Polygon 06a is an old landing or log sorting area with compacted, seasonally flooded soils. The ecosystem on this disturbed, moisture receiving site is difficult to classify though the amount of standing water in the winter would suggest that it would have wetland characteristics of a Western redcedar - salmonberry – skunk cabbage (CDFmm/11) community in its natural state.

EC 07

This community more closely resembles a seasonally flooded, Sitka willow-Pacific willow-skunk cabbage swamp (Ws51) ecosystem. It is not a CDFmm/09 low bank floodplain ecosystem as previously identified.

EC 12

A portion of polygon 12a was logged to provide a view from the meditation platform. This area has been delineated on the ecosystem map and is now labeled as EC12c. While the trees have been removed, the area retains its shrub and herbaceous cover, though these layers were temporarily disturbed from the tree falling.

EC 14

Boundaries have been adjusted to include the seasonally flooded wetland area that runs along the base of the primary ridge/cliff ecosystem according to 2020 field reconnaissance.

EC 15

This ecological community, as described in the original report has been absorbed into adjacent, but similar communities and the map has been adjusted accordingly.

The wetland depression portions have been merged with EC14 and the lower slope CDFmm/06 portions have been merged with EC28 and EC17 according to their dominant tree and understory cover.

The map label EC15 now refers to a small, previously unmapped wetland that was discovered at the toe of the major cliff line along the norther boundary of Lot A. The wetland is dominated by slough sedge (*Carex obnupta*) mixed with patches of hardhack (*Spirea douglasii*) along with scattered willow (*Salix sitchensis?*), Pacific ninebark (*Physocarpus capitatus*) and black hawthorn (*Crataegus douglasii*) in the shrub layer. The margins of the wetland are lined with red alder, Western redcedar, and grand fir along with a dense sword fern and salal patches characteristic of a CDFmm/06 ecosystem as it transitions into EC28 to the west and EC13 to the east.



EC 16

This community has been incorporated into EC17 in areas where they shared a boundary to more accurately reflect the ecological continuity observed during the 2020 site visit. Polygon 16a is now part of 17a. As a result of this change, the new description is as follows:

EC16 is a riparian forest (CDFmm/06) characterized by scattered Douglas-fir, bigleaf maple and Western redcedar dominant trees in a matrix of young red alder in the sub-canopy and a sword fern dominated understory with scattered salmonberry throughout. There are moister areas in small depressions along the creek where red alder is mixed with black cottonwood and a higher concentration of salmonberry occurs.

The ecosystem begins to transition to a young Douglas-fir / Western redcedar dominated forest with scattered red alder, grand fir and salmonberry towards the southern corner of the property.

Additional species were observed in December 2020 include cascara, pacific willow, and snowberry.

EC 17

Boundaries have been adjusted according to 2020 field reconnaissance (see EC15 and EC16).

17a and 17b have started to regenerate to red alder except where the road is still used. These areas would benefit from a 'rough and loose' decompaction treatment.

Sleeping huts have been established in both Polygon 17a and 17b. The sleeping huts were established on the edges of the polygons and included some tree and vegetation clearing. Crystal Mountain has indicated that the sleeping huts will be moved from these locations.

After the huts are removed from these areas, the compacted, grass dominated clearings and old roadbeds are slated for 'rough and loose' decompaction treatment to restore a natural ecosystem.

EC 18

Average diameter main canopy Douglas-fir tree was cored and is estimated to be 24 years old.

A new polygon labeled 18b was delineated within EC18. It is a long, narrow band running parallel to a portion of the main driveway access from Devina. Excess soil and rock produced during the construction of Devina Dr. was piled in this area and left for decades. A young bigleaf maple stand has now grown up on the fill. The understory includes scattered, suppressed grand fir and Douglas-fir saplings growing and a thick layer of moss connecting a few scattered patches of sword fern.

EC 19

EC19 is mostly comprised of a Douglas-fir dominated CDFmm/01 ecosystem on a moderately sloped 'knoll' with small pockets of steeper southwest facing slope. The understory is mostly salal with pockets of dull Oregon grape. Arbutus will likely be surpassed by Douglas-fir and be shaded out of this stand.

EC 20

Pole/sapling areas are mainly located along the northeastern boundary of the polygon. There are a few old Douglas-fir trees that should be considered dominant (A1) accounting for roughly 8% cover.

EC 21

There are young, dominant Douglas-fir (20% cover) and arbutus (5% cover) trees throughout the matrix of smaller pole-sapling Douglas-fir canopy. There are also a couple of larger Western redcedar trees scattered throughout.

This community is roughly 80% pole-sapling and 20% young forest. The density of older, larger trees increases towards the upper slope position along the border with EC20.

EC 22

Scattered Douglas-fir trees beginning to emerge as co-dominant with red alder. A small, slough sedge dominated pocket wetland (too small to map) was discovered at the end of the old logging road in the southern 'panhandle' of this polygon. The seepage drains down to Porlier Pass Road. Spurge Laurel was also observed here.

EC 23

Red alder dominated CDFmm/06 (70%) transitions to a Pacific willow (*Salix lucida*) - slough sedge (*Carex obnupta*) dominated wetland, possibly a CDFmm/14 (30%) site with a fluctuating water table. Compaction related to machine use during logging was observed in the wet depression portion of the polygon making it difficult to determine the ecosystem classification. Black cottonwood (*Populus trichocarpa*), and Cascara (*Rhamnus purshiana*) were also observed along the margins of the wet depression, in the dominant tree layer and tall shrub layer respectively.

EC 24

This stand is transitioning from a pole/sapling to a young forest with Douglas-fir beginning to form a main canopy (A2) layer. The ecosystem is a CDFmm/01-04 (90%) with a slightly moister, depression area running roughly north/south along the old road and where this 'valley' opens up to the west with moisture running down towards the ocean through a gap in the ridge line (EC20).

EC 25/26

Meditation huts have been carefully deconstructed and removed. There is 1 outhouse and 1 storage shed remaining in this area. These structures are slated to be removed prior to transfer of the land.

Dec. 2020: Site of former meditation hut.



Shed to be removed.



EC 28

Observation in December 2020 clearly identifies a stream and wetland complex similar to that described in Ecosystem 15 (see description in original report and updates in this document) along the narrow depression at the base of the slope (with southwest facing EC13 on the other side). This area has been removed from EC28 and the map has been adjusted accordingly.

A small area was cleared of shrubs and a couple of trees were cut to accommodate a tent platform in this polygon. The platform will be removed, and the site will be restored prior to transfer. This area is shown on the updated map.



Disassembled platform shown in background. Stump of cut tree just to right of platform.

EC 29

Dense Douglas-fir dominated stand transitioning to a young forest. This ecosystem has a significantly higher percent cover of Douglas-fir than observed in the original report – approaching 50% now. Arbutus, red alder, and bitter cherry remain in the stand (though will be shaded out over the next few decades). The ecosystem includes the occasional larger diameter,

dominant bigleaf maple and remnant Douglas-fir. There is a higher concentration of larger diameter trees in the upper slope portions along the boundary with EC01a. Soils are also drier and slightly poorer in nutrients in this upper slope area.

A small chunk of this ecosystem has been cleared around the meditation platform and has been labeled EC29a on the map. The area has been cleared of trees but retains a partial shrub – salal – layer.

Summary of Sensitive Ecosystems and Habitat Types

Crystal Mountain is proposing a rezoning that requires the subdivision of Lot A to create two parcels, one retained by Crystal Mountain and one transferred to the Islands Trust Conservancy along with the entirety of Lot 9, for conservation purposes. Crystal Mountain will retain 25% of the total area (Lot 9 and Lot A) or 6.14 hectares and the Islands Trust Conservancy (ITC) will receive 75% of the total area or 18.41 hectares.

Ecological communities designated as sensitive include:

- Wetlands
- Riparian forest including all areas within 30m of the stream channel
- Forests with moist to wet soils (CDFmm/06, CDFmm/11, CDFmm/14)
- Mature Forest
- Rare and endangered ecological communities
- Steep slopes and cliffs with shallow soils in all forest structural stages

Based on the updated ecological community classification and mapping completed in December 2020 and the proposed subdivision lot configuration dated March, 2021, sensitive ecological communities are distributed as follows (see Map 2):

- Total area of sensitive ecological communities on the properties: 15.53 hectares
- Total area of sensitive ecosystem in proposed CM Portion: 1.04 hectares (6.7%)
- Total area of sensitive ecosystem in proposed ITC Portion: 14.49 hectares (93.3%)

The following table provides a summary of how the full range of mapped and described ecological communities (in this report) are distributed across the proposed properties.

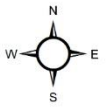
FIGURE 1: Ecosystem Types by Proposed Lot

Ecological Community Type	Sensitive	Total Area (ha)	Crystal Mountain		Islands Trust Conservancy	
			Area (ha)	% of Ecosystem	Area (ha)	% of Ecosystem
Clearing		0.84	0.60	71%	0.24	29%
Immature Forest		9.08	4.61	51%	4.46	49%
Immature Forest - Moist Soil	yes	1.36	0.12	9%	1.24	91%
Immature Forest - Ridge	yes	0.33		0%	0.33	100%
Immature Forest - Steep SW Slope	yes	0.30		0%	0.30	100%
Mature Forest	yes	1.34		0%	1.34	100%
Mature Forest - Moist Soil	yes	2.30		0%	2.30	100%
Mature Forest - Ridge	yes	2.20	0.49	22%	1.71	78%
Mature Forest - Steep SW Slope	yes	5.87	0.31	5%	5.55	95%
Wetland	yes	0.94		0%	0.94	100%
Total		24.55	6.14	25%	18.41	75%

MAP 2

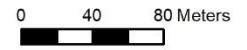
Sensitive Ecosystem Distribution

Crystal Mountain Society Proposed
Subdivision Lot Configuration, March 2021

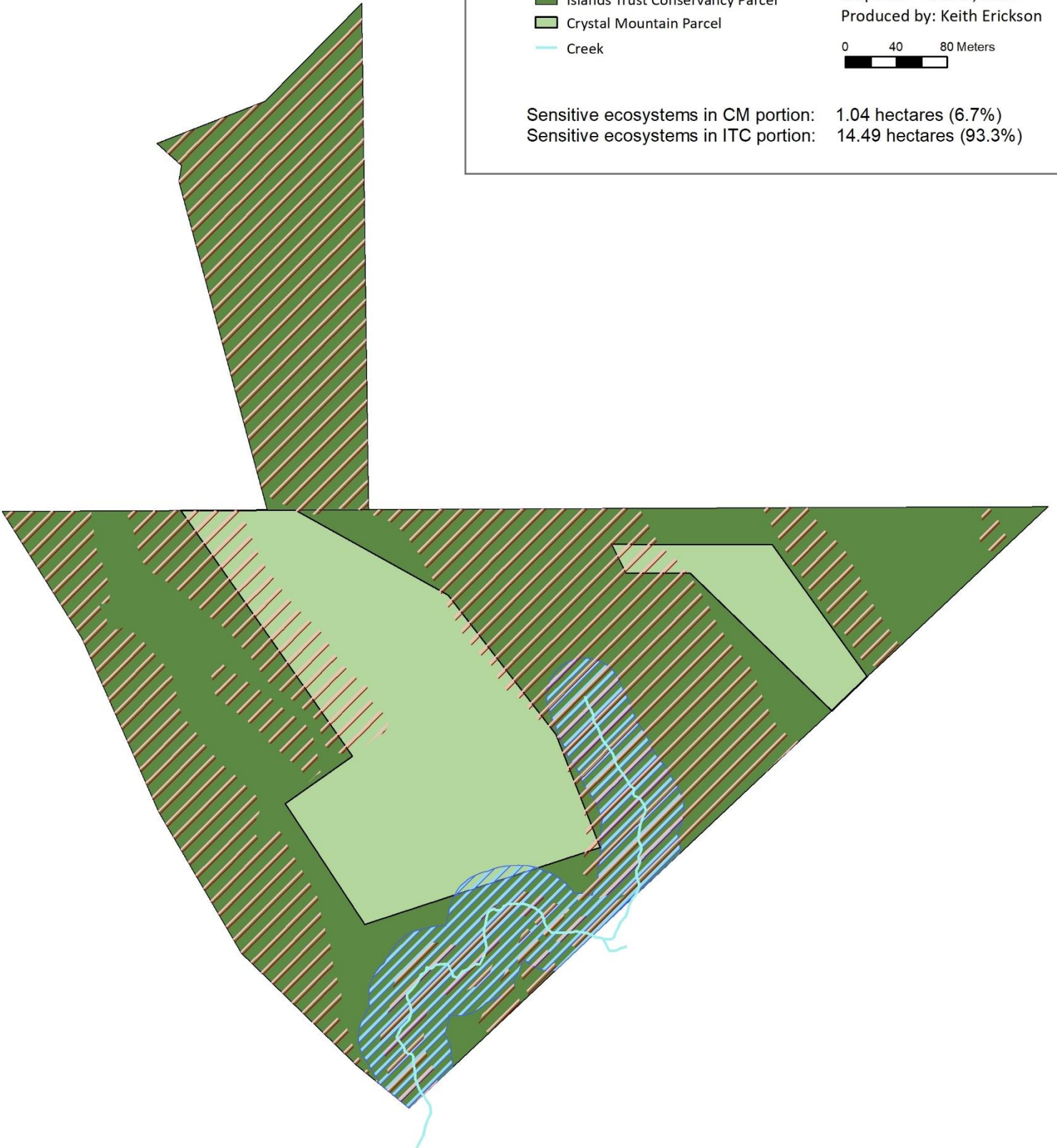


- Sensitive Ecosystem
- Riparian Buffer (30m)
- Islands Trust Conservancy Parcel
- Crystal Mountain Parcel
- Creek

Scale: 1 : 4,000
UTM Zone 10 NAD83
Map Date - March, 2021
Produced by: Keith Erickson



Sensitive ecosystems in CM portion: 1.04 hectares (6.7%)
Sensitive ecosystems in ITC portion: 14.49 hectares (93.3%)



Ecological Considerations of Crystal Mountain Site Plan and Proposed Location of Structures

Crystal Mountain has prepared a site plan that considers maximum protection and minimum impact to ecological values on the land given the following critical development criteria to achieve the Society's spiritual education goals:

1. Ensure limited, long-term spiritual education use in the upper ridge location where the elements of privacy required for this use can be adequately achieved.
2. Ensure facilities to accommodate multi-day, overnight, spiritual education use for up to 28 participants. Accommodations, as much as possible, should be arranged in manner that provides visual and auditory solitude / privacy for participants.
3. Ensure access to viewpoints and view corridors for spiritual education participants.
4. Provide facilities to accommodate a caretaker of the land and administrative management of Crystal Mountain Society programs.
5. Ensure access to spiritual education use areas from public roads.
6. Ensure Emergency Access across Lot A that serves to connect Devina Drive with Porlier Pass Road.
7. Utilize 'buildable' areas specified by the Geotechnical survey completed for Lot A.

Given these development parameters, Crystal Mountain Society has developed a subdivision lot configuration using the following ecological criteria:

- Protect a minimum 30m riparian buffer either side of the seasonal stream channel except for where the requested Emergency Access necessarily crosses the stream.
- Protect all wetlands.
- Protect moist forest areas including all CDFmm/06 ecological communities.
- Protect shallow soiled, ridge, cliff and steep southwest facing slope that include Provincially red listed CDFmm/02 Douglas-fir / Arbutus and CDFmm/01 Douglas-fir – dull Oregon grape ecological communities.
- Protect areas characterized by mature forest (80+ years of age)
- Focus development in areas where ecological values have been compromised due to historical land-use and of higher resilience to disturbance:
 - Areas that were clear-cut in in the mid-1990's
 - Logging roads and compacted landings
 - Areas impacted from the construction of Devina Drive (spoil areas).
 - Ecosystems that are common and well represented locally and Provincially.
 - Areas characterized by soils that are well drained and are less susceptible to compaction from disturbance (drier, deeper, sands and gravels)

Further, Crystal Mountain has developed a site plan for the layout of buildings and structures within the proposed subdivision lot created for Spiritual Education use (see Map 3: Crystal Mountain Society (CMS) Site Plan Proposal -- 75% Land Transfer). The site plan shows the broad areas, within which, various proposed structures and facilities will be located along with

the approximate locations of structures. The certainty of building site locations varies and is reflected through the ‘broadness’ of the areas. Locations for the kitchen and washroom facilities, meditation hall, caretaker cottage, service buildings and water related infrastructure are narrowly defined. Locations for future meditation huts and camping sites are more broadly defined. “Infrastructure Areas” and their related structures and services are shown in the table below. Their locations are shown on Map 3.

FIGURE 2: Development Footprint Table

Infrastructure Area	Size (ha.)	Infrastructure Included	Actual Lot Coverage (m ²)
Kitchen / Washroom Area (Area A – lower)	0.2	Kitchen (125m ²) Bath/Laundry (70m ²) Septic Tank	195 m ²
Kitchen / Washroom Area (Area B– Upper Ridge)	0.1	Kitchen/Bath/Laundry (36m ²) Storage Bldg. (10m ²) Water Storage Tank	46 m ²
Service Building Area	0.1	Office (70m ²) Storage/Workshop (80m ²) Water Storage Tanks	144 m ²
Caretaker Building Area	0.1	Caretaker Bldg (80m ²) Septic Tank	80 m ²
Meditation Hall Area	0.05	Meditation hall (125m ²)	125 m ²
Septic Field Area	0.1	Primary field (80m ²) Upper ridge field (32m ²)	112 m ²
Parking Area	0.1	9 spaces (Devina) (284m ²) 1 space (caretaker) (44m ²) 1 space (upper ridge) (44m ²)	372 m ²
Meditation Hut Area 1	1.15	14 x med hut (15m ²) 2 x long-term med hut (21m ²)	252 m ²
Meditation Hut Area 2	0.25	3 x med hut (15m ²)	45 m ²
Meditation Hut Area 3	0.20	2 x long-term med hut (21m ²)	42 m ²
Meditation Hut Area 4	0.7	1 x long-term med hut (21m ²)	21 m ²
Camping Area	1.0	6 x seasonal tent sites (14m ²)	84 m ²
TOTAL	3.05	30 x buildings 6 x tent sites 2 x septic fields 11 x parking spaces TOTAL LOT COVERAGE	911 m ² 84 m ² 112 m ² 372 m ² 1,479 m ²
		LOT COVERAGE % (includes septic and parking)	2.4%

Final siting of all buildings, structures, utilities, and services will be guided by the following criteria:

1. No structures are permitted in sensitive ecosystems (as defined and shown in this report).
 - a. The existing meditation platform is located on the boundary of an area characterized by a mature forest ridge ecosystem (sensitive). When this existing structure is replaced by the proposed Meditation Hall, siting of the hall will utilize existing footings or be moved away from the ridge (to the northeast).
 - b. Two existing meditation huts on the property are in areas characterized by moist soils and are outside of the proposed Crystal Mountain parcel boundaries. These huts will be removed, and their current sites will be remediated (rough and loose decompaction and planting) prior to rezoning.
2. Minimize hydrological impacts by utilizing existing roads, created by historical logging activities that pre-date Crystal Mountains ownership, for access.
3. Locate utility corridors (power and water lines) along existing roads that are also used as access routes, whenever possible.
4. Protect remnant old forest structures that were not degraded or removed during the most recent clear-cut. At a minimum, establish critical root protection zones (RPZ) around trees where no buildings may be located, or soil disturbance may occur. The RPZ radius can be calculated using the 'tree diameter method' employing a 12 to 1 ratio – 12 units in radius for every 1 unit in tree diameter at breast height, or, as otherwise advised by an arborist. Significant structures to be protected include:
 - Mature or old-growth trees and any remnant young trees (taller and larger than main forest canopy) that survived the clearcut.
 - Large diameter snags or "wildlife trees" (greater than 50cm in diameter).
5. Generally, cluster structures together as much as possible and minimize the 'spread' of development into the forest. It is recognized that this criterion will be weighed against development criteria #2 above.
6. Utilize existing compacted soil areas for siting structures whenever possible.



Existing Easement across Lot 9 in favour of neighbouring Lots 10 to 14.

LOT 10

LOT 9
DL90, Plan 31200

DeVina Drive

DL 87

Proposed Lot Boundaries

- Islands Trust Conservancy
- Crystal Mountain
- Property Line Setbacks

Water System

- Observation Well
- Primary Well
- Proposed Ridge Well
- Potable Storage Tank
- Septic Tank

Access Routes

- Primary Access Road
- Access Road
- Trail
- Easement To Lands Beyond
- Emergency Access SROw

Buildings

- Caretaker Building
- Bath / Laundry
- Kitchen / Dining
- Meditation Hall
- Office
- Kitchen / Bath / Laundry
- Service Building
- Med Hut
- Long-term Med Hut
- Tent Pad
- Parking Spaces/Aisle
- Septic Field

Infrastructure Areas

- Parking Area
- Meditation Hut Area
- Camping Area
- Kitchen / Washroom Area
- Meditation Hall Area
- Service Building Area
- Caretaker Building Area
- Septic Field Area

Sensitive Ecosystems

- Old Forest, Moist Forest, Wetlands, Ridges, Cliffs
- 30m Stream Buffer
- stream

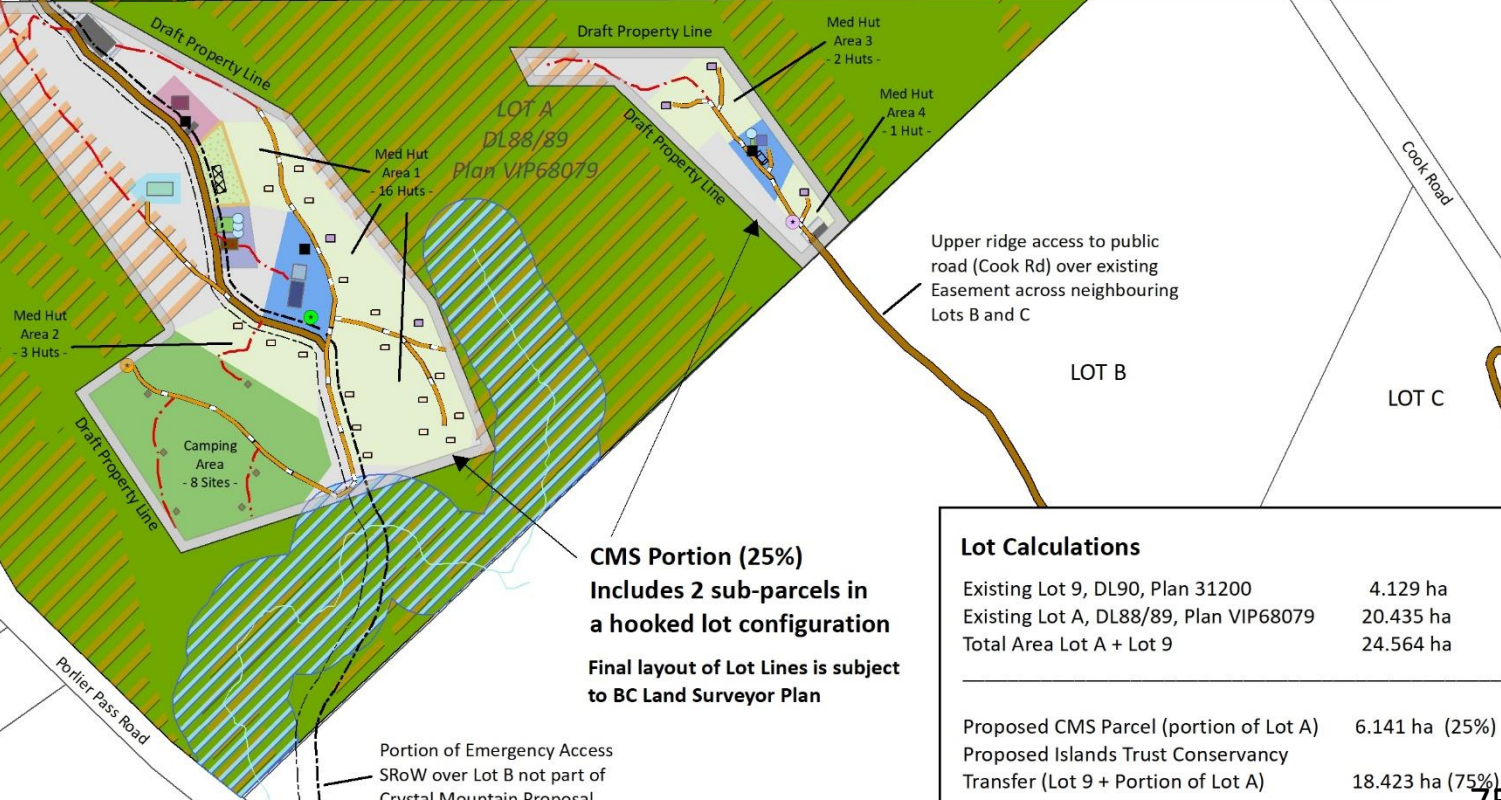
0 25 50 100 Meters



Map Date: March 13, 2021

Scale: 1 : 4,200

Projection: UTM Zone 10 NAD83



CMS Portion (25%)
Includes 2 sub-parcels in a hooked lot configuration
Final layout of Lot Lines is subject to BC Land Surveyor Plan

Portion of Emergency Access SROw over Lot B not part of Crystal Mountain Proposal

Lot Calculations	
Existing Lot 9, DL90, Plan 31200	4.129 ha
Existing Lot A, DL88/89, Plan VIP68079	20.435 ha
Total Area Lot A + Lot 9	24.564 ha
<hr/>	
Proposed CMS Parcel (portion of Lot A)	6.141 ha (25%)
Proposed Islands Trust Conservancy Transfer (Lot 9 + Portion of Lot A)	18.423 ha (75%)

APPENDIX 1 – 2009 Ecological Assessment

Excerpt from:

Crystal Mountain Ecosystem-based Land-use Plan

Parcel A of DI89 except part in plan 27287 & Lot 9 Plan 31200 DI90, Galiano Island, BC

Keith Erickson, January 2010, Revised April 2014

3.1 Biological and Geographical Inventory

3.1.1 Climate¹

The rainshadow effect of the Olympic and Vancouver Island mountains and the moderating effects of the ocean are the dominant influences on the climate of Galiano Island. Kerr (1951) describes the Island as having a “Transitional, Cool Mediterranean Climate”. Galiano exhibits a pattern of warm, dry summers and mild, wet winters with an average of approximately 1,900 to 2,000 hours of sunshine (Renneseth and Barr, 1982) and 254 frost free days (Agriculture Canada, 1989) per annum. The average annual rainfall recorded at the North Galiano Atmospheric Environment Service station is 920 mm (from 1977 to 1988). Annual rainfall ranges from 597.3 mm to 1152.6 mm (Harrison, 1994). Over 75% of the total annual precipitation falls during the winter months (Nov. to Feb.), with less than 10% falling as snow.

The months of January and February produce the coldest mean temperatures of 4° to 5° Celsius, while July and August are the warmest months with mean temperatures of 17° to 19° Celsius. The combined effects of low precipitation, warm temperatures, and high number of sunshine hours often result in an annual moisture deficit on Galiano Island from mid-June to early October (Harrison, 1994). This deficit can often reach drought conditions in areas of recent clearcuts, such as those found on Lot A, and can result in an extreme forest fire hazard.

3.1.2 Topography

The properties exhibit a complex topography through a series of 4 major southeast to northwest running ridges with their associated steep southwest facing slopes and cliffs, gentle northeast facing slopes and wet depressions or flat benches. The elevation ranges from approximately 10 meters at the lowest point along Porlier Pass road to 125 meters at the highest point near the northeastern corner of Lot A. All areas of the property are below 140 meters in elevation and are not part of “Development Permit Area 4: Elevated Groundwater Catchment Areas” described in the Galiano Island Official Community Plan (Consolidated October 30, 2013).

3.1.3 Hydrology

The properties fall within the North Trincomali Groundwater Region, with a surface flow that empties into the Trincomali Channel. Approximately 10 hectares or just over 40% of the properties are designated as Groundwater Recharge Areas. Recharge areas generally incorporate the higher elevation portions of the properties including the teaching platform ridge and its associated steep southwest facing slope and gentle northeast facing slope and the area including

¹ Excerpt from: *Erickson, Keith. 2008. Heritage Forest Management Plan. Galiano Conservancy Association. Galiano Island.*

and above the major cliff/ridge that bisects the properties. The moist forest, wetland and creek areas in the depressions are considered to be part of the groundwater discharge zone. Elevated water recharge areas such as those found on the property are considered of great value to the maintenance of water quality in aquifers, of special significance for wells drilled at lower elevations along the shoreline with regard to salt water intrusion.

Spotlight Creek is the major drainage system associated with the properties running roughly from northwest to southeast through the lower portion of the properties. The creek originates from the large wetland complex adjacent to Devina Drive flowing under the main driveway access to Lot 10. The Spotlight Creek watershed is relatively small, even by Galiano standards, totaling approximately 60 hectares in size. The creek is intermittent and runs only during peak rainfall months from November through to the spring. In accordance with the BC Riparian Areas Regulation assessment methodology, Spotlight Creek is considered a non-fish bearing system and does not support salmonids, game fish or regionally significant fish. Fish absence was determined based on stream gradient and the presence of a human made permanent impassible barrier as the creek enters Spotlight Cove. The impassible barrier is a 20 meter long culvert at a 10% slope with a measured 2cm maximum stream depth at high flow (December 30, 2009). The creek gradient increases to 30% for a 15 meter stretch just upstream from the culvert and then flattens back down to 10% for close to 300 meters. The stream is completely dry over the summer months, eliminating the possibility for presence of any resident fish species.

The upper portion of the properties located roughly above 100 meters in elevation are a part of the Jack Creek Watershed, however, stream channels or any above ground flow associated with the Jack Creek were not observed on the properties.

3.1.4 Soil

According to the Agriculture Canada report, *Soils of the Gulf Islands of British Columbia Volume 3*, the Properties are characterized by three different soil types:

1. **Saturna:** Saturna is the dominant soil type on the properties covering the majority of the gently to moderately sloping areas over roughly 55% of the property. Saturna soils are well-drained and droughty during the summer. They have developed on shallow deposits of channery, sandy loam to channery, loamy sand textured, colluvial and glacial drift materials over sandstone bedrock within 100cm of the surface. Areas of the property are characterized by very shallow lithic Saturna soils often associated with bedrock exposures or very thin mineral soil layers less than 50 cm deep. Coarse fragment content varies between 20 and 50%.
2. **Rock-Saturna:** Rock-Saturna soils are found along the ridges and associated steep southwest facing slopes on the properties and account for roughly 30% of the area. They are characterized by patches of exposed sandstone bedrock often covered with moss, mixed with

areas covered with a shallow well drained Saturna mineral soil layer. Mineral soils are either colluvial or glacial drift derived, generally between 10 and 50cm thick and have a coarse fragment content that varies between 20 and 50%.

3. Parksville: Parksville soils are a minor component of the properties accounting for roughly 15% of the area. They occur on nearly level to very gently sloping (0.5 – 5%) topography in depressional areas, swales and drainageways between bedrock ridges. Parksville soils are poorly drained with a layer of sandy or silty loam of fluvial origin overlying deep silty clay loam to silty clay textured marine deposits that are virtually stone free. Distinct mottles are often present within 50 centimeters of the surface. They are saturated with water to within 30cm of the surface from late fall to spring. During summer, the water table drops to below 60cm, allowing the surface horizons to become dry. Soil receives seepage and runoff water from surrounding slopes, which tends to keep the soil moist during dry periods.

3.1.5 Wildlife

The diversity of ecosystems on the properties supports many species of animals. Fauna observed while surveying the lot are listed below. Surveys took placed between September 2009 and December 2009.

List of bird species observed:

Turkey Vulture	Northern Flicker	Winter Wren
Red-tailed Hawk	Pileated Woodpecker	Varied Thrush
Bald Eagle	Common Raven	American Robin
Barred Owl	Northwestern Crow	Dark-eyed Junco
Rufous Hummingbird	Chestnut-backed Chickadee	Pine Siskin
Downy Woodpecker	Common Bushtit	
Hairy Woodpecker	Brown Creeper	

Other fauna observed include:

<u>Mammals</u>	<u>Amphibians</u>	<u>Reptiles</u>
Red Squirrel	Red-legged Frog (blue-listed)	Northwestern Garter Snake
Raccoon	Pacific Tree Frog	
Black-tailed Deer	Rough-skinned Newt	
Deer Mouse		

3.1.6 Ecosystem Types

The Crystal Mountain Lands are characterized by a wide range of ecological conditions due to their topographic complexity and past logging activities. Ecosystem types are determined by two primary factors – the site characteristics (such as soil, slope and aspect) and the disturbance

history (the type of disturbance and time since it occurred). The soils and the topography determine the various species and assemblages of plants that will grow on a site and the disturbance history determines the present condition of the plant communities and their successional status (eg. plant communities that form immediately after a disturbance such as a regenerating clearcut vs. plant communities that form 300 years after disturbance - an old-growth forest).

Soil conditions generally follow topographic trends with deeper, moister, nutrient rich soils occurring in the depressions and shallow, dry, nutrient poor soils occurring on the ridge tops. The general pattern of vegetation from a wet depression to a dry ridge top is as follows:

- Depressions are often dominated by broadleaf trees with scattered large diameter conifers growing on rich raised mounds. The understory is diverse and lush in appearance, often characterized by a mix of shrubs, ferns, sedges, rushes, grasses and mosses.
- Moist depression areas generally transition to conifer dominated lower to mid-slopes with patchy but robust shrub and fern dominated understories that generally coincide with canopy gaps. The composition of the trees and understory varies depending on the aspect (the direction that the slope faces) and how steep or gentle the slope is.
- Upper slope and ridge-top areas are generally comprised of a mix of conifer and broadleaf (primarily *Arbutus* (*Arbutus menziesii*)) with a more consistent cover of understory shrubs and mosses with fewer ferns. The shallow and poor soils on the ridge-tops generally produce smaller diameter trees that are gnarly or weathered in appearance.

Succession ranges from undisturbed mature climax forest on some of the very steep southwest facing slopes to highly disturbed, non-vegetated sites where the soil disturbance from logging related activities was so severe that pioneering vegetation has not yet been able to establish. The general pattern of vegetation development after a clearcut is as follows – a flush of herbaceous and shrubby vegetation emerges as tree seedlings begin to establish about 3 years after the disturbance leading to a diverse mixed pole/sapling forest with a robust, diverse understory for about 20 years. The pole/sapling forest then moves into the young forest phase characterized by a very dense conifer dominated tree canopy with a sparse understory and general loss of diversity. The young phase lasts for roughly 40 to 50 years as the forest slowly thins itself out through natural competition and the onset of various root diseases and other pathogens. These natural processes lead to the young forest's transition into a more complex, multi-layered, mixed species mature and eventually old-growth forest diverse in composition (the parts), structure (the arrangement of the parts) and function (how the parts work).

The majority of Lot A is recovering from an intense clearcut which took place in 1993. The land is currently in the pioneering seral stage characterized by patchy and diverse pole / sapling forest of varied vegetative composition depending on slope position, aspect, slope and soil depth. The moist depression sites are generally dominated by red alder (*Alnus rubra*) with sword fern

(*Polystichum munitum*) and patches of salmonberry (*Rubus spectabilis*) in the understory. The drier, gently sloping logged areas are characterized by dense patches of Douglas-fir (*Pseudotsuga menziesii*) and grand fir (*Abies grandis*) poles with very little understory vegetation scattered within a more open mix of Douglas-fir, red alder, bitter cherry (*Prunus emarginata*), big-leaf maple (*Acer macrophyllum*), grand fir and arbutus with salal (*Gaultheria shallon*), Oregon-grape (*Mahonia nervosa*) and sword fern dominant in the understory.

Remnant patches of healthy mature forest are located in thin strips along the ridge tops and down the associated southwest facing steep slopes where logging was not practical. The majority of Lot 9 is also characterized by mature forest growing under a variety of ecological conditions. Ecosystem types range from western redcedar (*Thuja plicata*), Douglas-fir, big-leaf maple dominated northeast facing, moderate slopes to red alder, salmonberry dominated seasonally flooded wetland depression to Douglas-fir, arbutus dry rocky ridge top.

Each of the 30 ecosystem types identified on the Crystal Mountain Lands has been listed and described according to its site characteristics, vegetation, and soils as well as its related disturbance history, successional trajectory and restoration issues. Ecosystem types have been identified through field work conducted between September 2009 and December 2009. The detailed ecosystem type descriptions have been included as Appendix 1 of this document. MAP 2 shows the locations of the various ecosystem types.

3.2 Disturbance History

The primary disturbance on the properties over the past century has been logging. Lot A has been logged at least twice and Lot 9 once. MacMillan Bloedel records suggest that the upper portion of Lot A was cut in the late 1870's while the lower portion was cut in the early 1920's. Timbermarks suggest that Lot A was clearcut by the owner previous to Crystal Mountain between 1993 and 1996. It appears that the property was not planted and is regenerating naturally. The clearcut was intensive and appears to have been completed with excavators and skidders resulting in significant impacts to the soils, especially in moist and seasonally flooded areas.

3.3 Conservation Significance

The Crystal Mountain lands are located within the Coastal Douglas-fir Biogeoclimatic Zone (CDF), an ecological classification that has recently been identified as imperiled (a high risk of extinction) both Provincially and globally in Biodiversity BC's "Taking Nature's Pulse: The Status of Biodiversity in British Columbia". The fact that the Crystal Mountain lands have not

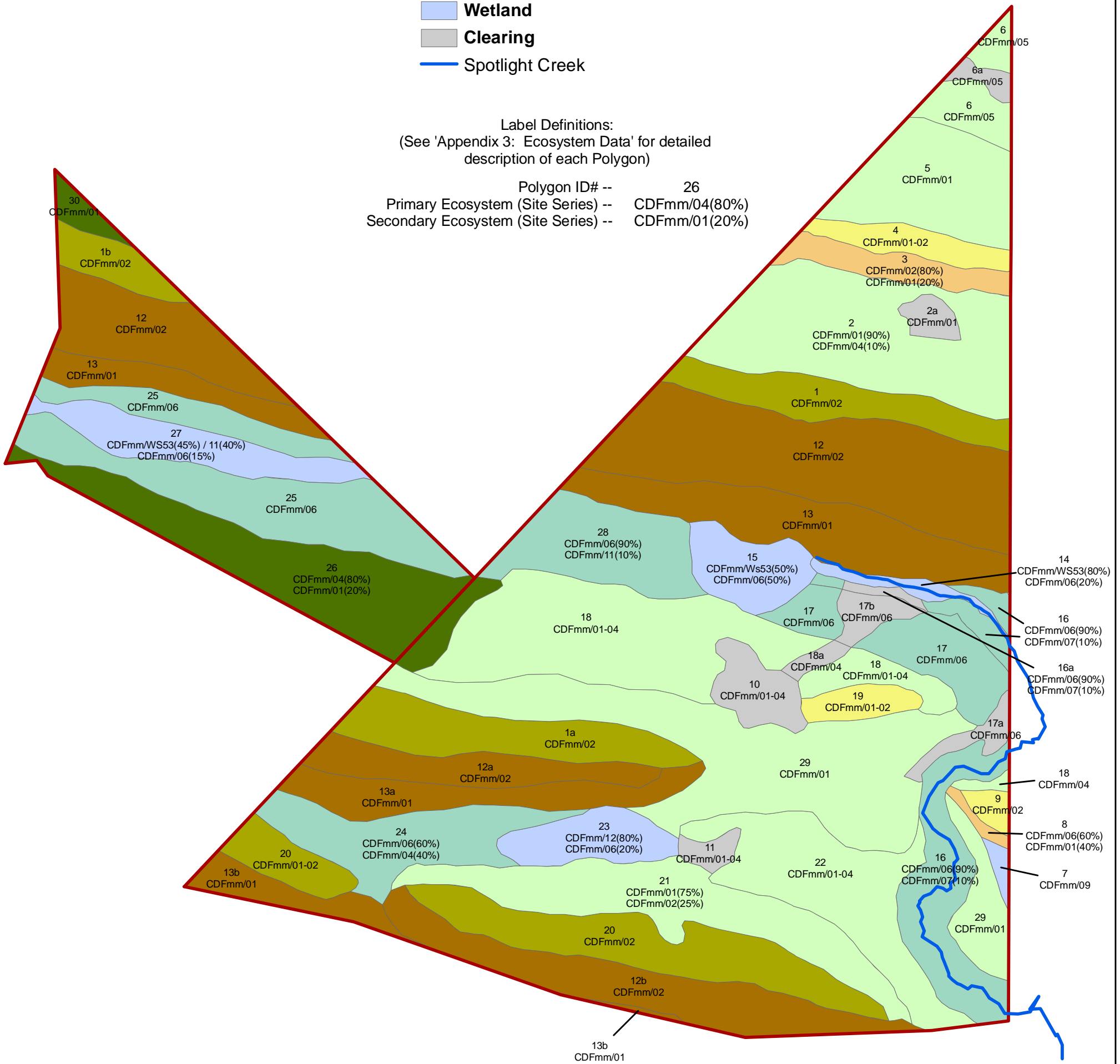
Crystal Mountain Ecosystem-based Plan -- Ecosystem Types --

2

- Property Boundary
- Mature Forest
- Mature Forest Ridge
- Mature Forest Steep Slope / Cliff
- Pole Forest
- Pole Forest Ridge
- Pole Forest Steep Slope / Cliff
- Moist Soil / Riparian Forest
- Wetland
- Clearing
- Spotlight Creek

Label Definitions:
(See 'Appendix 3: Ecosystem Data' for detailed description of each Polygon)

Polygon ID# --	26
Primary Ecosystem (Site Series) --	CDFmm/04(80%)
Secondary Ecosystem (Site Series) --	CDFmm/01(20%)



Produced by: Keith Erickson (R.P.Bio.)
Map Date: December 2009
Scale: 1 : 2,850
Projection: UTM Zone 10 NAD83
Rotation: 46.5 degrees W of N



been developed or permanently altered is a significant conservation achievement within the most densely populated region of the Province. Despite the industrial scale logging that has occurred on the lands in the past, there are a number of remnant patches of healthy mature and old-growth forest that have been identified along the steep slopes and ridge-tops of Lot A and over most of Lot 9. These areas are of significant conservation importance. In addition, a seasonal stream, a variety of small wetlands and the associated riparian ecosystems provide important habitat for wildlife. The diversity of ecological conditions and associated vegetation communities and wildlife resulting from the remarkable topographic complexity of the properties is also of high conservation significance – and is of particular importance when considering adaptation to climate change and migration routes of flora and fauna from drier to wetter sites or vice versa.

3.3.1 Ecosystems and Species at Risk

The properties include intact mature examples of two provincially red-listed ecological communities recognized by the British Columbia Conservation Data Centre:

- Community: Douglas-fir - arbutus (*Pseudotsuga menziesii* - *Arbutus menziesii*)
Global Rank: Not Ranked
Provincial Rank: Red (S2) – Imperiled
Site Series: CDFmm/02
Location (MAP2): Polygons 1, 12 and 20
- Community: Douglas-fir / dull Oregon-grape (*Pseudotsuga menziesii* / *Mahonia nervosa*)
Global Rank: G2 – Imperiled
Provincial Rank: Red (S2) – Imperiled
Site Series: CDFmm/01
Location (MAP2): Polygons 1, 12 and 20

The properties also include a young early successional example of the following listed ecological community:

- Community: red alder / skunk cabbage (*Alnus rubra* / *Lysichiton americanus*)
Global Rank: Not Ranked
Provincial Rank: Blue (S2S3) – special concern, vulnerable to extirpation or extinction
Site Series: CDFmm/11
Location (MAP2): Polygon 14

The properties are also home to a robust population of the provincially blue-listed (species of special concern, vulnerable to extirpation or extinction) red-legged frog (*Rana Aurora*). Red-legged frogs were observed in, but are not limited to, the following locations on MAP 2: Polygons 2, 6, 7, 8, 14, 15, 16, 17, 25, 27 and 28.

3.3.2 Landscape Connections

Ecosystems located on the Crystal Mountain properties are part of a larger generally southeast to northwest running ridge and valley system that includes several significant wetland complexes and mature forest stands. Large portions of the system have been protected within Dionisio Provincial Park to the northwest, the Provincial Ecological Reserve #128 to the southeast and most recently within District Lot 87, immediately adjacent and wedged between the Crystal Mountain properties (See MAP3: Landscape Connections). District Lot 87 was acquired by the Provincial Government and is intended to become a BC Park’s managed protected area, but has not been officially transferred or designated at this time. Its transfer to BC Parks management may be contingent on additional rezoning and development of privately held lands linking District Lot 87 with Dionisio Park.

Protection of ecosystems on the Crystal Mountain lands will directly contribute to overarching goals for landscape connectivity on the northern portion of Galiano Island. It will specifically conserve portions of the Spotlight Creek watershed and will preserve ecosystem integrity along north/south and cross-island landscape level corridors.

3.4 Identified Threats to Ecosystem Values

Threats to ecosystem values are determined by identifying and assessing all current and potential uses or activities associated with the Crystal Mountain properties and surrounding areas. Threats have been identified and classified using criteria developed by the International Union for Conservation of Nature (IUCN) – a now generally accepted standard methodology. Threats and associated impacts will be addressed through the development of management zones and through the strategies and recommendations outlined in the remainder of this document.

IUCN Threat Category	Specific Threat	Associated Impacts
Residential and Commercial Development – Tourism and Recreation Areas	Development of retreat huts, service buildings, managers cottage, septic system	Habitat loss Habitat fragmentation Encroachment on sensitive ecosystems
Human Intrusions and Disturbance – Recreational Activities	Meditation sites - clearing for light or view sites on ridges	Habitat loss Soil erosion and compaction
	Walking / Hiking - trail network	Minor habitat fragmentation Soil erosion and compaction
Transportation and Service Corridors	Access roads and parking lot(s)	Habitat loss Habitat fragmentation Soil erosion and compaction
	Utility and Service Lines – hydro lines, water lines	Habitat loss Habitat fragmentation

Natural System Modifications – Fire Suppression	Fire suppression – general fire suppression and fuel load buildup	Habitat loss from catastrophic fire Alteration of natural disturbance regimes
Natural System Modifications – Water Management / Use	Damming of creek and use of water (for neighbouring water license)	Downstream habitat loss
	Excessive use of groundwater (wells) by Crystal Mountain and on surrounding properties within the groundwater region	Degraded groundwater quality
Invasive Species – Non-native Species	Scotch broom, Himalayan / Evergreen blackberry	Habitat loss
Pollution – Household Sewage	Leaking septic systems	Degraded stream water quality Degraded groundwater quality
	Seepage from Outhouses	Degraded stream water quality Degraded groundwater quality
Biological Resource Use – Gathering Terrestrial Plants	Uncontrolled harvest of native plants / fungi	Species loss Habitat loss
Biological Resource Use – Logging / Wood Harvesting	Unsustainable harvest of timber	Habitat loss Habitat fragmentation Degraded stream water quality Degraded groundwater quality Soil erosion and compaction
Climate Change	Droughts	Species loss Decrease in groundwater recharge
	Storms and Flooding	Species loss
	Habitat shifting	Species loss

Ecosystem 1

Description: Mature Douglas-fir (*Pseudotsuga menziesii*), Arbutus (*Arbutus menziesii*) – salal (*Gaultheria shallon*) (CDFmm/02) vegetation community along major ridgeline. The ecosystem is characterized by very shallow, rapidly drained, dry soils with a high coarse fragment content and poor to medium soil nutrient regime. The dominant Douglas-fir trees are generally between 80 and 150 years old with older veterans scattered throughout.

Polygon ID:	1	Slope:	convex	Aspect:	230°
Structural Stage:	MFm	Mesoslope Position:	crest	Site Series:	CDFmm/02
Soil Nutri. Regime:	VP - P	Soil Moisture Regime:	1	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	20	30	10	2	2			B1 is higher (20%) in poly 1a
<i>Arbutus menziesii</i>		10	10					Southwest side of crest
<i>Thuja plicata</i>		2	2					
<i>Acer macrophyllum</i>			T					
<i>Gaultheria shallon</i>					70			
<i>Mahonia nervosa</i>					3			
<i>Rosa gymnocarpa</i>					T			
<i>Lonicera ciliosa</i>				T				
<i>Lonicera hispidula</i>					T			
<i>Symphoricarpos alba</i>					T			
<i>Pachistima myrsinites</i>					T			
<i>Cornus nuttalli</i>				T				
<i>Goodyera oblongifolia</i>						T		
<i>Kindbergia oregana</i>							T	
<i>Dicranum scoparium</i>							T	
<i>Rhytidiadelphus triquetrus</i>							T	
<i>Timmia austriaca</i>							T	
<i>Racomitrium</i>							T	
Cover by Layer (%)	Tree:	70	Shrub:	75	Herb:	2	Moss:	2

Soils:

Soils range in depth from exposed bedrock to 50cm. Well defined L and F layers with a thin H and thin Ae and occasionally Ah in patches. High in coarse fragments (50-60%), rapidly drained, and light in colour. Abundant mycelia and fauna found in soil where decay class 5 cwd is present.

Wildlife and Wildlife Habitat:

Observed during data collection: bald eagle (heard in tree top) and seen flying,

Habitat: snags are rare but extensively used by woodpeckers, cwd is scattered throughout and includes a variety of diameters and decay classes.

Disturbance History:

Evidence of selective logging with single stem selection occurring during clearcutting of adjacent forest on northeast facing slope. In Polygon 1a logging has been more extensive resulting in ‘dog-hair’ like Douglas-fir regeneration on the northeast side of the crest. Polygon 1b has also been selectively logged but is adjacent to intact mature forest on the northeast and southwest facing slopes.

Both polygon 1, 1a and 1b have structures and clearing associated with meditation retreat activities – a recently cleared site with a pieced together platform (approx. 100 sqft) at the southwest edge of the ridge in Polygon 1; an established well constructed teaching platform (approx. 1200 sqft) in the transition area between the crest/ridge and northeast facing upper slope in Polygon 1a, and; a frequently visited pagoda (monument) in Polygon 1b.

Succession:

These mature forest sites will continue to move towards climax without too much variation in tree composition and cover. As ecosystems on the northeast facing slopes adjacent to Polygons 1 and 1a develop into young and mature forests, light in these ridge polygons will decrease slightly possibly resulting in a reduction of shrubby salal cover and an increase in moss ground cover.

Restoration Recommendations:

Restoration is not required.

Ecosystem 2

Description: Douglas-fir, western redcedar (*Thuja plicata*) naturally regenerating pole forest (CDFmm/01 – 90%, CDFmm/04 – 10%) approximately 15 years in age with scattered young 50 to 60 year old seed trees. The polygon includes a number of microsites of varying slope, aspect and mesoslope character ranging from moister micro depressions to dryer rock outcrops. Soils are generally well drained silty loams with moderate coarse fragment content and moder humus forms and vary in depth between 30 centimeters to greater than 80 cm.

Polygon ID:	2	Slope:	Variable, generally 5%		Aspect:	Concave - southwest to northeast
Structural Stage:	PSc	Mesoslope Position:	Flat		Site Series:	CDFmm/01 (90%) CDFmm/04 (10%)
Soil Nutrient Reg.:	M-R	Soil Moisture Regime:	2-4		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	5		20	10	T		T	
<i>Thuja plicata</i>	2		10	5	2		T	
<i>Alnus rubra</i>				3				On moister micro-sites
<i>Salix scouleriana</i>				5				On moister micro-sites
<i>Arbutus menziesii</i>			2					On drier micro-sites

<i>Gaultheria shallon</i>					60				
<i>Polystichum munitum</i>						5			
<i>Pteridium aquilinum</i>						1			
<i>Abies grandis</i>				1					On richer micro-sites
<i>Acer macrophyllum</i>				T					
<i>Kindbergia oregana</i>							10		On richer micro-sites
<i>Achlys triphylla</i>						T			On richer micro-sites
<i>Cornus nuttallii</i>				T					On moister micro-sites
Cover by Layer (%)	Tree:	35	Shrub:	85	Herb:	10	Moss:	10	

Soils:

Silty loam with 25-50% coarse fragment content, well drained to moderately well drained. Moder humus form. Soil depth varies from 30 to greater than 80cm.

Wildlife and Wildlife Habitat:

Observed during data collection: red legged frog, hairy or downy woodpecker, piliated woodpecker heard.

Habitat: mixed species, mixed aged forest with gaps and scattered snags is excellent habitat for birds, small mammals etc. Moist areas support amphibians.

Disturbance History:

The area was logged 15 to 20 years ago leaving a variety of scattered young seed trees that were not worth removing at the time of logging. Area is regenerating naturally. Char marks on cwd and stumps indicates low intensity slash burn after logging.

Landing area (Polygon 2a) has been cleared to support meditation retreat activities and currently includes an outhouse. Two trails leading from the road to the ridge have been established.

Succession:

Stand will develop into uneven aged, multi-storied young forest over the next 15 to 20 years with canopy closure increasing and stem exclusion occurring for several decades there after.

Restoration Recommendations:

Minor thinning over the next 20 years could maintain or increase diversity in the stand while providing small diameter poles for use. None of the older seed trees should be removed.

Ecosystem 3

Description: Small cliff and talus slope characterized by bedrock outcrops, exposed boulders, and pockets of shallow soil. The ecosystem is characterized by open, patchy Douglas-fir – oceanspray (*Holodiscus discolor*) (CDFmm/02 – 80%) plant community with a minor component of Douglas-fir – salal (CDFmm/01 - 20%) and approximately 30% exposed rock. A number of young Douglas-fir seed trees are scattered amongst regenerating Douglas-fir poles.

Polygon ID:	3	Slope:	80%	Aspect:	225°
--------------------	---	---------------	-----	----------------	------

Structural Stage:	PSc	Mesoslope Position:	Upper Slope	Site Series:	CDFmm/01 (20%) CDFmm/02 (80%)
Soil Nutri. Regime:	VP – P	Soil Moisture Regime:	0-1	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	15			40	T			
<i>Thuja plicata</i>				T				
<i>Acer macrophyllum</i>		2		T				
<i>Mahonia nervosa</i>					10			
<i>Holodiscus discolor</i>				10				
<i>Lonicera hispidula</i>				T	T			
<i>Lonicera ciliosa</i>				T	T			
<i>Rhamnus purshiana</i>				T				
<i>Rosa gymnocarpa</i>					T			
<i>Gaultheria shallon</i>					50			
<i>Linnaea borealis</i>					2			
<i>Taxus brevifolia</i>				T				
Cover by Layer (%)	Tree:	15	Shrub:	90	Herb:	5	Moss:	2

Soils:

Pockets of soil are rapidly drained, generally shallow and light in colour with a sandy loam texture and between 35 and 70% coarse fragment content. They are characterized by a mor humus form and have a high content of semi decomposed wood and a deep litter layer.

Wildlife and Wildlife Habitat:

Habitat: exposed rock and cliff is good habitat for northern alligator lizard

Disturbance History:

Any trees of merchantable size were harvested 15 to 20 years ago at the time of the clearcut in Polygon 2. Young seed trees were left.

Succession:

A main canopy of Douglas-fir will slowly develop on this naturally regenerating site over the next several decades eventually leading to a closed canopy with very little exposed cliff face and sparse understorey cover.

Restoration Recommendations:

None recommended.

Ecosystem 4

Description: Douglas-fir – salal (CDFmm/01- 02) dominated regenerating pole forest with scattered young Douglas-fir and western redcedar seed trees on a convex ridgeline. Soils are very well drained, shallow with silty-loam texture and high (50-70%) coarse fragment content.

Polygon ID:	4	Slope:	Variable - convex	Aspect:	Southwest to northeast
Structural Stage:	PSc	Mesoslope Position:	Crest	Site Series:	CDFmm/01 - 02
Soil Nutrient Reg.:	VP-P	Soil Moisture Regime:	1-2	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	3		5	35				
<i>Thuja plicata</i>	5		5	5				
<i>Arbutus menziesii</i>			5					
<i>Gaultheria shallon</i>					60			
<i>Mahonia nervosa</i>					15			
<i>Kindbergia oregana</i>							10	
Cover by Layer (%)	Tree:	25	Shrub:	90	Herb:	T	Moss:	10

Soils:

Silty loam with 50-70% coarse fragment content, very well drained. Mor humus form. Soils are shallow.

Wildlife and Wildlife Habitat:

Observed during data collection: pacific tree frog, raven

Habitat: several snags along the ridge with evidence of woodpecker use.

Disturbance History:

Logging 15 to 20 years ago left a high concentration of western redcedar and Douglas-fir seed trees along the ridgeline.

Succession:

Stand will develop into uneven aged, multi-storied young Douglas-fir dominated forest over the next 20 to 30 years with a reduction in shrub / understory cover due to canopy closure increasing and stem exclusion occurring for several decades there after.

Restoration Recommendations:

No restoration required – allow natural processes to continue.

Ecosystem 5

Description: Northeast facing, mid to upper slope, zonal Douglas-fir – salal (CDFmm/01) regenerating pole forest with scattered young Douglas-fir and western redcedar seed trees. Soils

are well drained and shallow with sandy loam texture and high (50%) coarse fragment content.

Polygon ID:	5	Slope:	35%	Aspect:	60°
Structural Stage:	PSc	Mesoslope Position:	Mid to upper slope	Site Series:	CDFmm/01
Soil Nutrient Reg.:	M	Soil Moisture Regime:	2	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	2		1	30	1			
<i>Thuja plicata</i>	5		2	5	1			
<i>Arbutus menziesii</i>	1		1					
<i>Gaultheria shallon</i>					75			
<i>Mahonia nervosa</i>					1			
<i>Rosa gymnocarpa</i>					1			
<i>Polystichum munitum</i>						3		
<i>Pteridium aquilinum</i>						10		
<i>Kindbergia oregana</i>							20	
<i>Holodiscus discolor</i>				T				
<i>Vaccinium ovatum</i>				T				
<i>Cytisus scoparius</i>				T	T			Along old road
Cover by Layer (%)	Tree:	12	Shrub:	95	Herb:	15	Moss:	20

Soils:

Silty loam with 50% coarse fragment content, well drained. Moder humus form.

Wildlife and Wildlife Habitat:

Habitat: abundant coarse woody debris scattered throughout.

Disturbance History:

The area was logged 15 to 20 years ago leaving a variety of scattered young seed trees that were not worth removing at the time of logging. Area is regenerating naturally. No evidence of burn after logging – slash remains on site.

Landing area (Polygon 2a) has been cleared to support meditation retreat activities and currently includes an outhouse.

Succession:

Stand will develop into uneven aged, multi-storied young Douglas-fir dominated forest over the next 20 to 30 years with a reduction in shrub / understory cover due to canopy closure increasing and stem exclusion occurring for several decades there after.

Restoration Recommendations:

There is an opportunity for restoration thinning treatments over the next 20 years with a goal of maintaining and enhancing structural and compositional diversity while removing a small portion

of the stems for use.

Ecosystem 6

Description: Northeast facing, mid to lower slope, Douglas-fir, western redcedar – salal (CDFmm/05) regenerating pole forest with scattered young Douglas-fir and western redcedar seed trees. Soils are moderately well drained and with silty loam texture and moderate (25-35%) coarse fragment content.

Polygon ID:	6	Slope:	5-15% (concave)	Aspect:	60°
Structural Stage:	PSc	Mesoslope Position:	Mid to lower slope	Site Series:	CDFmm/05
Soil Nutrient Reg.:	M	Soil Moisture Regime:	5	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	5		T	30				
<i>Thuja plicata</i>	30		5					
<i>Alnus rubra</i>				1				On edge of landing
<i>Gaultheria shallon</i>					65			
<i>Holodiscus discolor</i>				T				
<i>Pteridium aquilinum</i>						5		
<i>Hylocomnium splendens</i>							8	
<i>Kindvergia oregano</i>							10	
<i>Rhytidiadelphus loreus</i>							1	
<i>Lonicera hispidula</i>					2			
<i>Polystichum munitum</i>						1		
<i>Trientalis latifolia</i>						1		
<i>Vaccinium ovatum</i>					1			
<i>Linnaea borealis</i>					1			
<i>Achlys triphylla</i>						T		
<i>Lonicera ciliosa</i>				1				
<i>Cytisus scoparius</i>				T	T			On landing – poly 6a
<i>Cirsium spp.</i>						T		On landing – poly 6a
<i>Senecio jacobaeae</i>						T		On landing – poly 6a
<i>Grass spp.</i>						2		On landing – poly 6a
<i>Juncus effusus</i>						T		On landing – poly 6a
<i>Carex spp.</i>						T		On landing – poly 6a
Cover by Layer (%)	Tree:	40	Shrub:	90	Herb:	10	Moss:	20

Soils:

Silty loam with 25-35% coarse fragment content, moderately well drained. Moder humus form.

Wildlife and Wildlife Habitat:

Observed during data collection: tree frog, squirrel nut cache, deer scat, red legged frog, dragonfly.

Habitat: Snags and large diameter coarse woody debris observed.

Disturbance History:

The area was logged 15 to 20 years ago leaving a variety of scattered young seed trees that were not worth removing at the time of logging. Area is regenerating naturally. No evidence of burn after logging – slash remains on site.

Landing area (Polygon 6a) was cleared and served as a staging area during past logging. Soils have been heavily disturbed and compacted and are now dominated by invasive grasses, thistles, scotch broom and tansy ragwort. Due to moist soils and timing of logging, deep ruts were left from machinery and are now compacted micro-depression sites where sedges and rushes are growing.

Succession:

Stand will develop into uneven aged, multi-storied young forest over the next 15 to 20 years with canopy closure increasing and stem exclusion occurring for several decades there after.

Restoration Recommendations:

There is an opportunity for restoration thinning treatments over the next 20 years with a goal of maintaining and enhancing structural and compositional diversity while removing a small portion of the stems for use.

Landing site: removal of scotch broom (*Cytisus scoparius*), tansy ragwort (*Senecio jacobaeae*) and thistles (*Cirsium spp.*) followed by planting of native species including but not limited to Douglas-fir, western redcedar, grand fir (*Abies grandis*), red alder (*Alnus rubra*), evergreen huckleberry (*Vaccinium ovatum*), and red elderberry (*Sambucus racemosa*). De-compact soil around planting sites and protect species susceptible to deer browse.

Ecosystem 7

Description: Seasonally flooded wet bench dominated by Pacific willow (*Salix lucida ssp. laciandra*) nootka rose (*Rosa nootkensis*), and slough sedge (*Carex obnupta*) (CDFmm/09). This polygon is a moisture receiving site with soils that are very rich but poorly drained due to a clay mineral soil layer and is flooded during winter storm events.

Polygon ID:	7	Slope:	<1%	Aspect:	250°
Structural Stage:	PSb	Mesoslope Position:	Flat	Site Series:	CDFmm/09
Soil Nutrient Reg.:	VR	Soil Moisture Regime:	05-07	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Salix lucida ssp laciandra</i>				15				
<i>Salix scouleriana</i>				10				

<i>Equisitum arvense</i>						10			
<i>Carex obnupta</i>						40			
<i>Rubus ursinus</i>						3			
<i>Elymus hirsutus</i>						5			
<i>Rosa nootkensis</i>				25	5				
<i>Alnus rubra</i>				20					
<i>Rubus discolor</i>				2	2				
<i>Kinbergia praelonga</i>							15		
<i>Menthe arvensis</i>						T			
<i>Rosa gymnocarpa</i>						T			
<i>Rubus spectabilis</i>						2			
<i>Gaultheria shalon</i>						T			On raised micro-sites
<i>Polystichum munitum</i>						T			On raised micro-sites
Cover by Layer (%)	Tree:	35	Shrub:	85	Herb:	10	Moss:	10	

Soils:

Silty loam over top of heavy clay approximately 50 cm deep. Thick H and Ah horizons, dark coloured. Low coarse fragment content (10 – 15%) characterized by a few platy sandstone cobbles. Poorly drained.

Wildlife and Wildlife Habitat:

Observed during data collection: heard lots of unidentified frog calls.

Habitat: Moist area supports amphibians and shrubby thicket like riparian provides high quality bird habitat.

Disturbance History:

The area appears to have been logged and is located next to the Crystal Mountain driveway – the ditch along the driveway provides significant water additions during storm events.

Succession:

Seasonal flooding will maintain willow and red alder in this ecosystem with possible infill of western redcedar as raised micro-sites develop over time. No cedar seedlings were observed.

Restoration Recommendations:

More in-depth investigation into hydrological alterations caused by the ditch and driveway should occur to determine whether restoration is required.

Ecosystem 8

Description: Red alder / bitter cherry (*Prunus emargenata*) – oceanspray (*Holodiscus discolor*) (CDFmm/01 – 40%) (CDFmm/06 – 60%) disturbed pole-sapling, lower/tow slope. The polygon is a transition zone from flat seasonally flooded Polygon 7 to a drier southwest facing upper slope characterized by Polygon 9.

Polygon ID:	8	Slope:	Concave, 25-60%		Aspect:	250°
Structural Stage:	PSm	Mesoslope Position:	Flat		Site Series:	CDFmm/01 (40%) CDFmm/06 (60%)
Soil Nutrient Reg.:	M-R	Soil Moisture Regime:	4-5		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Prunus emarginata</i>			15					
<i>Alnus rubra</i>		60	10					
<i>Salix scouleriana</i>			2					
<i>Pteridium aquilinum</i>						15		
<i>Gaultheria shallon</i>				10				
<i>Holodiscus discolor</i>				20				
<i>Rubus discolor</i>				40				
<i>Rubus parviflorus</i>				T				
<i>Acer macrophyllum</i>				T				
<i>Elymus glaucus</i>						1		
<i>Urtica dioica</i>						1		
<i>Rubus ursinus</i>					1			
<i>Lactuca muralis</i>						T		
<i>Polystichum munitum</i>						1		
<i>Kinderbergia oregana</i>							5	
<i>Pseudotsuga menziesii</i>				2				
<i>Abies grandis</i>				1	1			
<i>Lonicera ciliosa</i>				1				
Cover by Layer (%)	Tree:	75	S`hrub:	70	Herb:	15	Moss:	5

Soils:

Silty loam with moderate coarse fragment content between 35 and 50%. Patchy deeper soil pockets interspersed with exposed boulder talus from ridge crest above. Moderately well drained.

Wildlife and Wildlife Habitat:

Observed during data collection: heard lots of unidentified frog calls.

Habitat: Moist area supports amphibians and shrubby thicket like riparian provides high quality bird habitat.

Disturbance History:

Logged in mid 1990's. Logging likely contributed to slope instability leading to movement of boulders and soil from the cliff/ridge above.

Succession:

Red alder canopy will eventually be overtaken by Douglas-fir and grand fir that have established on drier, deeper soil micro-sites eventually leading to a conifer dominated mature forest.

Restoration Recommendations:

None recommended.

Ecosystem 9

Description: Douglas-fir / Arbutus (*Arbutus menziesii*) naturally regenerating pole forest (CDFmm/02) with scattered young seed trees. The polygon includes the upper slope and crest areas with an aspect that shifts from southwest to northeast. Soils are very shallow and very well drained with a high coarse fragment content and loamy textured mineral soil.

Polygon ID:	9	Slope:	Convex 0 - 90%		Aspect:	southwest to northeast
Structural Stage:	PSm	Mesoslope Position:	Crest – upper slope		Site Series:	CDFmm/02
Soil Nutrient Reg.:	P-M	Soil Moisture Regime:	1		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>			5	50				
<i>Arbutus menziesii</i>			10	2				
<i>Salix scouleriana</i>				1				
<i>Abies grandis</i>				1	2			
<i>Thuja plicata</i>				2				8% on northeast side of ridge
<i>Holodiscus discolor</i>				10				
<i>Mahonia nervosa</i>					5			
<i>Gaultheria shallon</i>					10			
<i>Lonicera hispidula</i>					10			
<i>Polystichum munitum</i>						T		
<i>Amelanchier alnifolia</i>						T		
<i>Vaccinium parvaflorum</i>				T	T			
<i>Cytisus scoparius</i>					T	5		
<i>Racomitrium spp.</i>							30	
<i>Prunus emarginata</i>				15				
<i>Kindbergia oregana</i>							20	
<i>Rhytidiadelphus triquetrus</i>							5	On northeast side of ridge
Cover by Layer (%)	Tree:	15	Shrub:	65	Herb:	25	Moss:	50

Soils:

Very shallow, characterized by cracks and crevices with deeper soils between exposed boulders and bedrock. Loam with high coarse fragment (50-60%) and very well drained. Some of the deeper soil pockets have a small Ah and darker soils indicating scattered richer micro-sites.

Wildlife and Wildlife Habitat:

Observed during data collection: evidence of intense deer browse on Saskatoon (*Amelanchier alnifolia*), red huckleberry (*Vaccinium parvaflorum*) and scotch broom.

Disturbance History:

Polygon was logged resulting in increased exposure to winds. Loose rock and soil also suggests susceptibility to mass wasting – also increased from logging. Intense deer browse was also noted to the extent where the establishment of preferred species such as Saskatoon is severely impeded.

Succession:

Stand will develop into a Douglas-fir dominated site with scattered Arbutus – species like bitter cherry (*Prunus emarginata*) will die off over the next 20 years.

Restoration Recommendations:

Remove scotch broom by cutting during flowering season. Pulling will damage shallow, loose soils.

Ecosystem 12

Description: Mature to Old-growth Douglas-fir – Arbutus (CDFmm/02) southwest facing steep slope with exposed bedrock and boulder cliff micro-sites scattered throughout. Soils are generally less than 30cm in depth except on flatter “shelf” micro-sites also scattered throughout the polygon where deeper soil have been able to accumulate. In the smaller Polygon 12b along Porlier Pass road, there is a 25% component of Douglas-fir – salal (CDFmm/01) on a slightly shallower slope (50 – 60%).

Polygon ID:	12	Slope:	80%		Aspect:	250°	
Structural Stage:	MF m	Mesoslope Position:	Mid to upper slope		Site Series:	CDFmm/02	
Soil Nutrient Reg.:	M	Soil Moisture Regime:	0-1		Photo Points:		

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	5	40	5	1	T		T	
<i>Arbutus menziesii</i>		15	15					
<i>Acer macrophyllum</i>		10	5					Mainly on mid slope
<i>Thuja plicata</i>				T	T			In CDFmm/01 Poly 12b
<i>Holodiscus discolor</i>				1				
<i>Gaultheria shallon</i>					10			Mainly on mid slope
<i>Mahonia nervosa</i>					20			Mainly on mid slope
<i>Linnaea borealis</i>					T			
<i>Vaccinium ovatum</i>					1			
<i>Lonicera hispidula</i>					25			Mainly on upper slope
<i>Polystichum munitum</i>						1		

<i>Lactuca muralis</i>						T		
<i>Kinbergia praelonga</i>							5	On rocks
<i>Kinbergia oregana</i>							5	On rocks
<i>Lonicera ciliosa</i>				T				In CDFmm/01 Poly 12b
<i>Grass spp.</i>							15	
Cover by Layer (%)	Tree:	75	Shrub:	55	Herb:	15	Moss:	5

Soils:

Silty loam with medium coarse fragment content (30-50%), a medium to dark color, a mor humus form and very shallow. Exposed soil (no veg) and rock accounts for approximately 35% of the polygon.

Wildlife and Wildlife Habitat:

Observed during data collection: Bald eagles and Turkey vultures observed flying over steep slope / cliff.

Habitat: Large diameter snags and coarse woody debris and living veteran Douglas-firs are scattered throughout the polygon and all show signs of woodpecker use. A few scattered old-growth Douglas-fir trees provide rare canopy and below ground habitat associations.

Disturbance History:

Lower portion of the polygon has been selectively logged for Douglas-fir. Old-growth Douglas-fir trees show fire scars while mature trees do not indicating that the area was burned during or after the original logging entry in the early 1900's.

Succession:

Stand will continue to mature with a relatively stable species composition.

Restoration Recommendations:

None recommended.

Ecosystem 13

Description: Young Douglas-fir / western redcedar / big-leaf maple (*Acer macrophyllum*) (CDFmm/01) mixed forest characterized by large exposed boulders and soil deposited from the steep slope/cliff area above in Polygon 12. Exposed rock and boulder account for between 60% of surface cover at the bottom of the slope to 30% in the upper portion of the polygon.

Polygon ID:	13	Slope:	Concave 15 - 55%		Aspect:	250°
Structural Stage:	YFm	Mesoslope Position:	Mid to lower slope		Site Series:	CDFmm/01
Soil Nutrient Reg.:	M	Soil Moisture Regime:	3		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>		15	5	10	T		T	

<i>Thuja plicata</i>		25	10	5	T		T	
<i>Arbutus menziesii</i>			T					
<i>Acer macrophyllum</i>		15	10	1	T		T	
<i>Gaultheria shallon</i>					15			
<i>Mahonia nervosa</i>					3			
<i>Holodiscus discolor</i>				1				
<i>Polystichum munitum</i>						10		
<i>Kinbergia oregana</i>						15		
<i>Alnus rubra</i>				5				
<i>Lonicera hispidula</i>					5			
<i>Lactuca muralis</i>						T		
<i>Gallium aparine</i>						T		
<i>Racomitrium spp.</i>							15	Lower slope on talus
Cover by Layer (%)	Tree:	35	Shrub:	85	Herb:	10	Moss:	10

Soils:

Very well drained silty loam with medium coarse fragment content (30-50%), a medium to dark color, a mor humus form and generally shallow.

Wildlife and Wildlife Habitat:

Observed during data collection: Raven

Habitat: Lots of potential hiding and den sites in cracks and fissures created by boulders.

Abundant coarse woody debris.

Disturbance History:

The polygon was logged in the early 1900's and was high-graded again in the 1990's when the major clearcut on the property occurred. The major natural disturbance is from mass wastage with large gaps within the polygon formed due to high boulder content and very few soil pockets suitable for tree growth.

The major disturbance to Polygon 13b is from Porlier Pass road with permanently altered light conditions along with consistent disturbance from traffic. Also, polygon 13b was not high-graded.

Succession:

Lower boulder dominated area will slowly develop canopy cover as existing trees grow and more regen is recruited. The upper "less bouldery" area will continue to develop mature forest characteristics. The soil communities on in the talus dominated area where high-grade logging occurred will take many decades or even centuries to re-establish and support tree growth.

Restoration Recommendations:

None recommended.

Ecosystem 14

Description: Western redcedar – sword fern (*Polystichum munitum*) – skunk cabbage (*Lysichiton americanum*) swamp (Ws53 – 80%). The seasonally flooded wetland depression is recovering from logging related disturbance and is currently characterized by regenerating red alder pole forest mixed with graminoid dominated open patches. Raised micro-sites are scattered throughout the swamp area and transition into a CDFmm/06 (20%) moist forest along the edges of the polygon. A seasonal stream channel is braided through the wetland area and varies in width to from concentrated (1m width) to dispersed (no defined channel).

Polygon ID:	14	Slope:	Less than 1%		Aspect:	Depression (160°)
Structural Stage:	PSb	Mesoslope Position:	Depression		Site Series:	CDFmm/11 (80%) CDFmm/06 (20%)
Soil Nutrient Reg.:	R-VR	Soil Moisture Regime:	6-7		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes	
<i>Alnus rubra</i>				65					
<i>Abies grandis</i>				T	T			On raised micro-sites	
<i>Thuja plicata</i>	2			T	T			On raised micro-sites	
<i>Acer macrophyllum</i>	T							On raised micro-sites	
<i>Rubus spectabilis</i>				1	1				
<i>Gaultheria shallon</i>					1			On raised micro-sites	
<i>Polystichum munitum</i>						55		On raised micro-sites	
<i>Urtica dioica</i>						3			
<i>Juncos effusus</i>						T			
<i>Lysichiton americanum</i>						5			
<i>Scirpus microcarpus</i>						5			
<i>Equisetum arvense</i>						25			
<i>Achlys triphylla</i>						2			
<i>Elymus glaucus</i>						5			
<i>Kindbergia praelonga</i>							2		
Cover by Layer (%)	Tree:	2	Shrub:	70	Herb:	95	Moss:	2	

Soils:

Soils range from wet year round in the centre to seasonally wet on the fringes. Characterized by deep organic horizon with underlying heavy clay.

Wildlife and Wildlife Habitat:

Observed during data collection: red legged frog and active beaver damming (freshly cut small diameter red alder stumps and downed stems with beaver tooth patterns)

Habitat: mixed species, mixed aged forest with gaps and open water for the majority of the year is excellent habitat for birds, amphibians and mammals.

Disturbance History:

The polygon was clearcut logged around 16 years ago with varying degrees of disturbance to soils – indicated by variation in regenerating vegetation communities.

Freshly felled red alder is being used by beaver to create a new dam which is increasing the size of the flooded wetland area.

Succession:

Swamp area will continue to develop forest canopy transitioning from a red alder dominated community into a western redcedar dominated community. Red alder will remain as a long-term component of the stand. Succession will depend on degree of soil disturbance with high impact areas taking longer to develop forest canopy. If beaver persist with the development of new dams the water table may be raised in affected areas creating pockets of year round marsh habitat – trees and shrubby vegetation in the flooded area will likely die and marsh vegetation adapted to year round flooding will increase.

Restoration Recommendations:

Recommend planting red alder and western redcedar in appropriate raised (dryer) micro-sites within the more heavily disturbed (no red alder canopy) areas.

Ecosystem 15

Description: Young red alder (*Alnus rubra*) / western redcedar – sword fern (*Polystichum munitum*) / salmonberry (*Rubus spectabilis*) swamp (Ws53 - 50%) in depression areas transitioning into sword fern dominated lower slope with scattered young big-leaf maple and western redcedar (CDFmm/06 - 50%) left after logging. The polygon also includes a seasonal stream channel that varies in width to from concentrated (1m width) to dispersed (no defined channel) to subsurface flow.

Polygon ID:	15	Slope:	1 - 5%		Aspect:	45°
Structural Stage:	PSb	Mesoslope Position:	Depression – lower slope		Site Series:	Ws53 (50%) CDFmm/06 (50%)
Soil Nutrient Reg.:	R	Soil Moisture Regime:	5-7		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Alnus rubra</i>			65					
<i>Abies grandis</i>				1	1			Raised micro-sites
<i>Thuja plicata</i>	5		5	T	T			
<i>Acer macrophyllum</i>			15					
<i>Rubus spectabilis</i>				15	1			
<i>Polystichum munitum</i>						60		
<i>Climacium dendroides</i>							T	
<i>Plagiomnium insigne</i>							5	

<i>Kindbergia oregana</i>							10		
<i>Kindbergia praelonga</i>							5		
<i>Rhytididiadelphus triquetrus</i>							T		
<i>Achlys triphylla</i>						5			
<i>Elymus glaucus</i>						5			
<i>Carex sp.</i>						10			
<i>Gaultheria shallon</i>					1				Raised micro-sites
<i>Salix scouleriana</i>				T					
<i>Rubus ursinus</i>					1				
Cover by Layer (%)	Tree:	80	Shrub:	20	Herb:	80	Moss:	20	

Soils:

Dark silty loam with high organic content, thick Ah and low coarse fragment content (10%).
Seasonally saturated with standing water during winter months.

Wildlife and Wildlife Habitat:

Observed during data collection: red legged frog, piliated woodpecker heard.
Habitat: multi-layered vegetation with broadleaf canopy, salmonberry and water source
extremely valuable for wildlife.

Disturbance History:

Soils have been heavily impacted from machinery during logging 15 to 20 years ago. Old stumps indicate a mature forest community dominated by large western redcedar with the odd Douglas-fir and grand fir scattered on micro-sites. Red alder is very spindly and dense due to soil disturbance and fluctuating water table.

Succession:

Western redcedar will gradually grow up and replace the red alder as the dominant cover with grand fir and Douglas-fir taking hold on appropriate microsites over the next 50 or 60 years. Micro-sites will continue to develop creating a more patchy swamp/dry site mosaic.

Restoration Recommendations:

Recommend targeted thinning of red alder to encourage the growth of western redcedar and grand fir saplings. Thinning should be completed in dry summer months without the use of any machinery.

Ecosystem 16

Description: Riparian forest characterized by young red alder - sword fern community (CDFmm/06 – 90%) on a lower slope mixed with red alder / black cottonwood (*Populus balsamifera spp. trichocarpa*) – salmonberry community (CDFmm/07) in small depression areas along the edge of the seasonal creek where flooding occurs. In polygon 16a, patches of young forest are mixed with open shrub and pole/sapling dominated areas where soils were more heavily impacted during logging and regeneration is hindered.

Polygon ID:	16	Slope:	2-30% - concave		Aspect:	variable
Structural Stage:	PSb	Mesoslope Position:	Lower slope		Site Series:	CDFmm/06 (90%) CDFmm/07 (10%)
Soil Nutrient Reg.:	R	Soil Moisture Regime:	6		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>		2	T	T	T			No A2/A3 in disturbed areas
<i>Thuja plicata</i>		1	2	5	T			No A2/A3 in disturbed areas
<i>Alnus rubra</i>		25	20	5				No A2/A3 in disturbed areas
<i>Abies grandis</i>		T	T	1	T			No A2/A3 in disturbed areas
<i>Arbutus menziesii</i>				T				On raised micro-site
<i>Gaultheria shallon</i>					5			
<i>Polystichum munitum</i>						50		Less in flooded areas
<i>Pteridium aquilinum</i>						T		
<i>Acer macrophyllum</i>		3	T	T				
<i>Kindbergia oregana</i>							1	
<i>Achlys triphylla</i>						3		
<i>Equisetum arvense</i>						3		
<i>Rubus discolor</i>				1	1			In flooded area by road
<i>Vaccinium parvaflorum</i>				T				
<i>Populus balsamifera trichocarpa</i>				T				In flooded areas
<i>Sambucus racemosa</i>				T				In flooded areas
<i>Rubus spectabilis</i>				3	2			In flooded areas
<i>Carex spp.</i>						2		In flooded areas
<i>Grass spp.</i>						2		More in disturbed areas
<i>Urtica dioica</i>						1		
<i>Rubus ursinus</i>					T			
<i>Kindbergia praelonga</i>							2	more in flooded areas
<i>Climacium dendroides</i>							T	
<i>Plagiothecium undulatum</i>							T	
<i>Plagiomnium insigne</i>							T	
<i>Holodiscus discolor</i>				T				In disturbed areas
<i>Gallium aparine</i>						T		In disturbed areas
<i>Crataegus monogyna</i>					T			In disturbed areas
<i>Mahonia nervosa</i>					T			In disturbed areas
<i>Cirsium spp.</i>						T		In disturbed areas
<i>Symphoricarpos albus</i>					T			In disturbed areas
<i>Salix scouleriana</i>			1					In disturbed areas

<i>Tellima grandiflora</i>					T		In disturbed areas		
Cover by Layer (%)	Tree:	60	Shrub:	30	Herb:	65	Moss:	5	

Soils:

Imperfectly drained silty clay loam with low coarse fragment content (10%) and thick H and Ah horizons. Moder humus form. Mottles are present in clay layer approximately 50 cm deep indicating a slightly fluctuating water table and /or saturation during winter months.

Wildlife and Wildlife Habitat:

Observed during data collection: red legged frog, tree frog, red squirrel

Habitat: multi species, riparian forest with gaps, floodplains and scattered snags is excellent habitat for birds, small mammals, amphibians etc. Freshwater available in winter, fall and spring.

Disturbance History:

The area was clearcut 15 to 20 years ago. Machine use has damaged and compacted soils and is more pronounced in areas used for repeated access (polygon 16a). Regeneration has been compromised in these areas and they remain in the shrub/herb successional phase.

Succession:

Red alder will continue to dominate the polygon for several decades with western redcedar and grand fir slowly emerging as the red alder dies off. Areas of heavier soil disturbance will continue to develop very slowly with a mixed tree canopy forming over the next 20 – 30 years.

Restoration Recommendations:

Recommend planting western redcedar and red alder in polygon 16a where soils have been disturbed.

Recommend the removal of the black ABS pipe and the weir from the lower portion of the creek.

Ecosystem 17

Description: Moist, red alder dominated pole forest with a sword fern and grass dominated understory (CDFmm/06). The ecosystem is recovering from heavy soil disturbance and compaction that occurred during logging approximately 15 years ago. Polygons 17a and 17b were likely old road and staging areas during logging and have been significantly impacted by extensive soil compaction and disturbance. As a result, these areas have not been able to develop a tree canopy and have a dominant vegetation cover of grasses and sword fern.

Polygon ID:	17	Slope:	5-10% - concave	Aspect:	variable
Structural Stage:	PSb	Mesoslope Position:	Lower slope	Site Series:	CDFmm/06
Soil Nutrient Reg.:	R	Soil Moisture Regime:	6	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes	
<i>Pseudotsuga menziesii</i>				5	1			1% in 17a/b	
<i>Thuja plicata</i>				T				1% in 17a/b	
<i>Alnus rubra</i>				60				5% in 17a/b	
<i>Abies grandis</i>				1	3			1% in 17a/b	
<i>Prunus emarginata</i>				10					
<i>Gaultheria shallon</i>					2				
<i>Polystichum munitum</i>						50		20% in polygons 17a/b	
<i>Pteridium aquilinum</i>						T		5% in 17a/b	
<i>Acer macrophyllum</i>				2					
<i>Kindbergia oregana</i>							2		
<i>Achlys triphylla</i>						T			
<i>Equisetum arvense</i>						3			
<i>Rubus discolor</i>				2					
<i>Scirpus microcarpus</i>						T		In 17b	
<i>Sambucus racemosa</i>				1					
<i>Rubus spectabilis</i>				2	2				
<i>Carex spp.</i>						T			
<i>Grass spp.</i>						25		60% in Polygons 17a/b	
<i>Urtica dioica</i>						5			
<i>Rubus ursinus</i>						T			
<i>Kindbergia praelonga</i>							2		
<i>Elymus hirsutus</i>						10			
<i>Rhytidiadelphus triquetrus</i>							T		
<i>Plagiomnium insigne</i>							4		
<i>Polytrichum juniperinum</i>							T		
<i>Gallium aparine</i>						T			
<i>Cirsium spp.</i>							T	5% in 17a/b	
<i>Dactylis glomerata</i>						3			
<i>Agropyron repens</i>							T		
<i>Tellima grandiflora</i>						T			
Cover by Layer (%)	Tree:		Shrub:	80	Herb:	95	Moss:	10	

Soils:

Modor humus form with 15 – 25% coarse fragments, a deep Ah layer and a silty clay loam mineral horizon texture. There are signs of compaction between 10 and 30 cm and a clay layer at approximately 40 cm.

Wildlife and Wildlife Habitat:

Observed during data collection: red legged frog, tree frog, raven

Disturbance History:

The area was very heavily impacted by machinery during logging. There is evidence slash pile burning after logging with large deposits of charred wood/ash in soils. Soil compaction is

evident as well as soil mixing from bulldozers. Stumps remaining on the site are dominated by western redcedar (75%) and Douglas-fir (25%)

Succession:

Red alder will continue to dominate the polygon for several decades with western redcedar and grand fir slowly emerging as the red alder dies off. Areas of heavier soil disturbance will continue to develop very slowly with a mixed tree canopy forming over the next 20 – 30 years.

Restoration Recommendations:

Recommend pulling apart and spreading remaining slash piles to create a more natural distribution of coarse woody debris and to reduce the risk of high intensity fire getting into adjacent conifer dominated stands.

Recommend spot planting of red alder, western redcedar and grand fir in polygons 17a and 17b to hasten the formation of a tree canopy – de-compact soil around planting sites to provide a more favorable growing condition for the planted tree.

Ecosystem 18

Description: Dense Douglas-fir / grand fir (*Abies grandis*) dominated pole forest with sparse Oregon grape (*Mahonia nervosa*) / sword fern understory (CDFmm/04). The Polygon is characterized by dense conifer areas mixed with patches of red alder. Polygon 18a was likely an old road and staging area during logging and has been significantly impacted by extensive soil compaction and disturbance. As a result, this area has not been able to develop a tree canopy and has a dominant vegetation cover of grasses and sword fern.

Polygon ID:	18	Slope:	5-15% - concave	Aspect:	NE to E
Structural Stage:	PSb	Mesoslope Position:	Mid Slope	Site Series:	CDFmm/04
Soil Nutrient Reg.:	R	Soil Moisture Regime:	2-3	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>				40	1			
<i>Thuja plicata</i>				T	T			
<i>Alnus rubra</i>				10				
<i>Abies grandis</i>				40	1			
<i>Prunus emarginata</i>				T				
<i>Gaultheria shallon</i>					5			
<i>Polystichum munitum</i>						2		
<i>Mahonia nervosa</i>					10			
<i>Kindbergia oregana</i>							2	
<i>Rubus discolor</i>				2				
<i>Dicranum spp.</i>							2	
<i>Lonicera ciliosa</i>				T				

Cover by Layer (%)	Tree:		Shrub:	95	Herb:	2	Moss:	4
---------------------------	-------	--	--------	----	-------	---	-------	---

Soils:

Moderately well drained silty clay loam with 25% coarse fragments and moder humus form. Observed a distinct mushroom smell and an abundance of fungal mycelia.

Wildlife and Wildlife Habitat:

Observed during data collection: none observed

Disturbance History:

Logged approximately 15 years ago, with very dense natural regeneration taking place resulting in a barren forest floor and relatively low diversity.

Succession:

The stand will continue as a very dense Douglas-fir, grand fir dominated young forest with very barren understory and poor species diversity for the next 80 to 100 years while natural stem exclusion takes place.

Restoration Recommendations:

Recommend well planned thinning treatments with a goal to increase species diversity and general tree growth - possibly making multiple entries over the next 30 to 40 years. Limited removal of Douglas-fir and grand fir stems from the site is possible while still achieving restoration goals.

Recommend spot planting of Douglas-fir, western redcedar and grand fir in polygon 18a to hasten the formation of a tree canopy – de-compact soil around planting sites to provide a more favorable growing condition for the planted tree.

Ecosystem 19

Description: Douglas-fir – Arbutus (CDFmm/01-02) pole forest on a small ridge and associated southwest facing steep slope. Dominated by pole trees with scattered young and mature trees throughout, characterized by exposed bedrock and very shallow soils on the crest with slightly deeper soil pockets on the southwest facing steep slope.

Polygon ID:	19	Slope:	Variable, 5-30%	Aspect:	S – SW, convex
Structural Stage:	PSc	Mesoslope Position:	Crest / upper slope	Site Series:	CDFmm/01-02
Soil Nutrient Reg.:	P - M	Soil Moisture Regime:	1-2	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	1			40				
<i>Thuja plicata</i>	1			5				
<i>Alnus rubra</i>				1				

<i>Abies grandis</i>				T				
<i>Arbutus menziesii</i>				10				
<i>Gaultheria shallon</i>					30			
<i>Holodiscus discolor</i>				5	T			
<i>Mahonia nervosa</i>					5			
<i>Rosa gymnocarpa</i>					T			
<i>Kindberia oregana</i>							1	
<i>Pteridium aquilinum</i>						2		
<i>Polytrichum juniperinum</i>							T	
<i>Lonicera hispidula</i>					2			
<i>Lonicera ciliosa</i>					1			
<i>Rubus discolor</i>				2				
<i>Cytisus scoparius</i>					1			
Cover by Layer (%)	Tree:	2	Shrub:	80	Herb:	5	Moss:	2

Soils:

Silty loam with 50% coarse fragment content, well drained. Mor humus form with an Ae horizon.

Wildlife and Wildlife Habitat:

Observed during data collection: none observed

Habitat: Scattered medium diameter snags well used by woodpeckers.

Disturbance History:

Logged approximately 15 years ago with evidence of soil disturbance from heavy machinery scattered throughout in patches – often coinciding with Scotch broom (*Cytisus scoparius*) and Himilayan blackberry (*Rubus discolor*) cover. Scattered charred areas suggest spot slash burns after logging or a patchy broadcast burn.

Succession:

Stand will continue to develop into a Douglas-fir / Arbutus dominated young forest with a diverse canopy and understory.

Restoration Recommendations:

Recommend removal of Scotch broom and Himilayan blackberry.

Ecosystem 20

Description: Douglas-fir – Arbutus (CDFmm/02) / Oregon beaked moss mature forest ridge mixed with patches of regenerating pole forest clearcut 15 years ago. Polygon is characterized by very shallow soils with significant patches of moss covered exposed boulders and bedrock.

Polygon ID:	20	Slope:	Variable, 5-20%	Aspect:	SW - NE, convex
--------------------	----	---------------	-----------------	----------------	--------------------

Structural Stage:	MFm / PSm	Mesoslope Position:	Crest	Site Series:	CDFmm/02
Soil Nutrient Reg.:	P	Soil Moisture Regime:	0-1	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>		10	5	5	2		T	
<i>Thuja plicata</i>				5	2		T	Mainly on NE aspect
<i>Acer macrophyllum</i>		5						
<i>Abies grandis</i>		T	T	T				
<i>Arbutus menziesii</i>		20	5				T	
<i>Gaultheria shallon</i>					35			Increases on NE aspect
<i>Polystichum munitum</i>						T		
<i>Mahonia nervosa</i>					15			
<i>Rosa gymnocarpa</i>					T			
<i>Kindberia oregana</i>							30	
<i>Rhytidadelphus lorus</i>							T	
<i>Hylocomnium splendens</i>							1	
<i>Lonicera hispidula</i>					3			
<i>Lonicera ciliosa</i>				T				
<i>Trientalis latifolia</i>						T		
<i>Gallium aparine</i>						T		
<i>Vaccinium parvaflorum</i>				T	T			
<i>Dicranum spp.</i>							T	
Cover by Layer (%)	Tree:	45	Shrub:	60	Herb:	2	Moss:	35

Soils:

Mor humus form with a thin Ae horizon. Soil has a silty loam texture with a very high coarse fragment content (50-70%) mostly consisting of flat platy sandstone cobbles. Well to rapidly drained.

Wildlife and Wildlife Habitat:

Observed during data collection: Raven, bald eagle, seagull

Habitat: Scattered snags well used by woodpeckers and coarse woody debris of varying decay class scattered around the polygon.

Disturbance History:

Logging encroached up into slightly deeper soiled portions of the ridge creating a wavy border along the northeast side of the ridge between the mature forest and regenerating clearcut.

Succession:

Developing into a mixed species, multi-layered canopy young/mature forest with a diverse moss dominated understory. Regen in clearcut areas is thick and healthy and will begin to self thin over the next several decades.

Restoration Recommendations:

None recommended.

Ecosystem 21

Description: Patches of Douglas-fir dominated pole forest (CDFmm/01 – 75%) mixed with very shallow soiled, open areas dominated by exposed boulders and bedrock (CDFmm/02 – 25%). The northeast facing area spans from an upper slope to a lower slope and is characterized by appropriate variation in moisture and nutrient regimes with soils that are slightly drier and poorer at the top and slightly moister and richer at the bottom.

Polygon ID:	21	Slope:	20-30%	Aspect:	50°
Structural Stage:	PSc	Mesoslope Position:	Mid slope	Site Series:	CDFmm/01 – 75% CDFmm/02 – 25%
Soil Nutrient Reg.:	P - R	Soil Moisture Regime:	1-3	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>				60	2		T	
<i>Thuja plicata</i>				4	1		T	
<i>Alnus rubra</i>				5				
<i>Abies grandis</i>				T	T			
<i>Arbutus menziesii</i>				8				
<i>Acer macrophyllum</i>				5				
<i>Gaultheria shallon</i>					30			
<i>Holodiscus discolor</i>				5				
<i>Mahonia nervosa</i>					30			
<i>Rosa gymnocarpa</i>					T			
<i>Kindberia oregana</i>							5	
<i>Pteridium aquilinum</i>						T		
<i>Polytrichum juniperinum</i>							T	
<i>Rhytidiadelphus triquetrus</i>							T	
<i>Dicranum spp.</i>							T	
<i>Rubus discolor</i>				2	2			
<i>Hylocomnium splendens</i>							T	
<i>Gallium aparine</i>						T		
<i>Lactuca muralis</i>						T		
<i>Polystichum munitum</i>						5		Lower slope
<i>Symphoricarpos albus</i>					1			
<i>Vaccinium parviflorum</i>					T			
<i>Grass spp.</i>						5		
<i>Cytisus scoparius</i>				T				

<i>Lychnis coronaria</i>						T		
<i>Rubus ursinus</i>						T		
Cover by Layer (%)	Tree:		Shrub:	95	Herb:	15	Moss:	10

Soils:

Silty loam with 30 – 50% coarse fragments increasing to over 50% similar to polygon 20 in upper areas. Moder humus form with a thin Ah, very well drained.

Wildlife and Wildlife Habitat:

Observed during data collection: Raven, bald eagle

Disturbance History:

Logged approximately 15 years ago - thin soils are sensitive to compaction.

Succession:

The patchy appearance with dense stands of regenerating Douglas-fir and open rocky outcrops will continue for several decades until the canopies of large maturing trees begin to close in over rocky outcrop gaps. Dense regen areas will begin to lose diversity over the next 10 to 15 years and the dominant Douglas-fir canopies shade everything else out.

Restoration Recommendations:

Recommend removal of Scotch broom and Himalayan blackberry.

Recommend thinning of Douglas-fir in dense areas to increase tree growth and improve or maintain species diversity.

Ecosystem 22

Description: Young Red alder – salal dominated gently sloping south facing moisture receiving area. The polygon includes old logging access routes on its eastern and western edges and is characterized by relatively heavy disturbance and soil compaction with a central core of less disturbed young mixed red alder, Douglas-fir and western redcedar forest.

Polygon ID:	22	Slope:	5 - 10%	Aspect:	180°
Structural Stage:	SH	Mesoslope Position:	Mid slope	Site Series:	CDFmm/01-04
Soil Nutrient Reg.:	M-R	Soil Moisture Regime:	4	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Alnus rubra</i>	5	50						
<i>Abies grandis</i>				5				
<i>Thuja plicata</i>	5	5		2				
<i>Acer macrophyllum</i>		2						
<i>Psuedotsuga menziesii</i>		2		10				

<i>Gaultheria shallon</i>					45			
<i>Rubus spectabilis</i>					2			
<i>Polystichum munitum</i>						15		
<i>Mahonia nervosa</i>					5			
<i>Rubus parvaflorus</i>					T			
<i>Kindbergia oregana</i>							2	
<i>Kindbergia praelonga</i>							T	
<i>Achlys triphylla</i>						T		
<i>Urtica dioica</i>						3		
<i>Salix scouleriana</i>				T				
<i>Lonicera ciliosa</i>				T				
Cover by Layer (%)	Tree:	70	Shrub:	65	Herb:	20	Moss:	5

Soils:

Moder humus form with an Ah layer of variable thickness (0-5cm). Mineral soil has 20 to 35% coarse fragments, a sandy loam texture and a dark reddish brown hue. Soil is moderately to well drained and is moisture receiving from adjacent cliff/ridge areas.

Wildlife and Wildlife Habitat:

Observed during data collection: none observed.

Disturbance History:

A wide strip (10 – 15m) area running down the northeastern side of the polygon was used as a skid road to access the creek area – deep ruts were observed. There is also an old logging road located on the southwestern edge of the polygon. Disturbance from logging and log hauling has likely resulted in the red alder dominance.

Succession:

Heavily disturbed road areas will remain dominated by red alder for 40 to 50 years – as the alder start to die and fall over, the Douglas-fir, grand fir and western redcedar waiting in the sub canopy will be released and gradually take over. The less disturbed central portion of the polygon will continue to grow into a multi-stories, mixed species young forest.

Restoration Recommendations:

None recommended.

Ecosystem 23

Description: Red alder – sword fern / salmonberry (CDFmm/12 – 80%) dominated pole forest with scattered young western redcedar and bigleaf maple. The site has a strongly fluctuating water table due to flat topography, dense relatively fine soils, and receiving moisture from adjacent cliff / ridge sites. The polygon is characterized by raised micro-sites scattered within and around its edges where there is less water table fluctuation in the rooting zone and the ecosystem more closely resembles a CDFmm/06 site series (20%) with no salmonberry and more salal.

Polygon ID:	23	Slope:	2 - 5%		Aspect:	320°	
Structural Stage:	PSb	Mesoslope Position:	Flat		Site Series:	CDFmm/12 (80%) CDFmm/06 (20%)	
Soil Nutrient Reg.:	VR	Soil Moisture Regime:	5f		Photo Points:		

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Alnus rubra</i>				40				
<i>Abies grandis</i>				T	T			
<i>Thuja plicata</i>	5		5	5				
<i>Acer macrophyllum</i>	5		5					
<i>Psuedotsuga menziesii</i>				1	T			
<i>Salix scouleriana</i>				20				
<i>Gaultheria shallon</i>					5			
<i>Rubus spectabilis</i>				20				
<i>Polystichum munitum</i>						50		
<i>Cornus stolonifera</i>				T				
<i>Plagiomnium insigne</i>							T	
<i>Kindbergia oregana</i>							3	
<i>Kindbergia praelonga</i>							3	
<i>Achlys triphylla</i>						3		
<i>Urtica dioica</i>						T		
<i>Carex opnupta</i>						1		
<i>Equisetum arvense</i>								
<i>Pteridium aquilinum</i>						2		
<i>Vaccinium parvaflorum</i>					T			
<i>Rubus ursinus</i>					T			
<i>Rubus discolor</i>				8	2			
<i>Sambucus racemosa</i>				2				
<i>Grass spp.</i>						6		
<i>Rubus parvaflorum</i>				T				
<i>Dicranum spp.</i>							T	
<i>Rhytidiadelphus loreus</i>							T	
<i>Gallium aparine</i>						T		
<i>Gallium trifidum</i>						T		
<i>Rubus laciniatus</i>				T	T			
Cover by Layer (%)	Tree:	20	Shrub:	90	Herb:	60	Moss:	10

Soils:

An underlying layer of moderately well drained sandy loam with a layer of sandy clay loam above with 10 to 15% coarse fragments. Very thick H and Ah layers combining to a depth of approximately 15cm. Moder humus form.

Wildlife and Wildlife Habitat:

Observed during data collection: none observed.

Habitat: Moist area supports amphibians and shrubby thicket like salmonberry in fluctuating water table provides high quality bird habitat..

Disturbance History:

Logged approximately 15 years ago. Small areas where machinery was used extensively and possibly where logs were decked are scattered throughout this polygon – this has resulted in soil compaction and inhibited growth of native plants. These more heavily disturbed areas are often dominated by exotic grasses and blackberry thickets.

Succession:

Moving towards a young red alder dominated site with scattered individual large western redcedar and bigleaf maple trees. Western redcedar will gradually take over to form the dominant tree canopy with scattered Douglas-fir occurring on dryer micro-sites.

Restoration Recommendations:

None recommended.

Ecosystem 24

Description: Douglas-fir / grand fir / red alder - sword fern (CDFmm/06 – 60%) dominated gently sloped, moisture receiving pole forest site with a slightly drier soil area more characteristic of a CDFmm/04 site series (40%) mostly on the northwest side of the road that bisects the polygon. There are scattered young western redcedar and bigleaf maple trees scattered throughout the polygon.

Polygon ID:	24	Slope:	10%	Aspect:	320°
Structural Stage:	PSm	Mesoslope Position:	Mid slope	Site Series:	CDFmm/06 – 60% CDFmm/04 – 40%
Soil Nutrient Reg.:	R	Soil Moisture Regime:	4-5	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	2			30				
<i>Thuja plicata</i>	8			2				
<i>Alnus rubra</i>				15				
<i>Abies grandis</i>				25				
<i>Arbutus menziesii</i>				T				
<i>Acer macrophyllum</i>	5							
<i>Gaultheria shallon</i>					30			
<i>Holodiscus discolor</i>				10				
<i>Mahonia nervosa</i>					5			

<i>Rosa nootkensis</i>				T				
<i>Kindberia praelonga</i>							T	
<i>Pteridium aquilinum</i>						1		
<i>Rubus spectabilis</i>				5	1			
<i>Rhamnus purshiana</i>				T				
<i>Lonicera ciliosa</i>				T				
<i>Rubus discolor</i>				2	2			
<i>Salix scouleriana</i>				3				
<i>Achlys triphylla</i>							T	
<i>Lactuca muralis</i>							T	
<i>Polystichum munitum</i>							20	
<i>Symphoricarpos albus</i>						T		
<i>Rubus ursinus</i>						T		
Cover by Layer (%)	Tree:	15	Shrub:	85	Herb:	20	Moss:	1

Soils:

Silty clay loam overtop of a clay loam beginning at 30cm with 25 – 35% coarse fragments and a reddish hue. Mottling was observed below 30cm. The soils are characterized by a moder humus form and are moderately well drained.

Wildlife and Wildlife Habitat:

Observed during data collection: none observed.

Disturbance History:

Logged approximately 15 years ago. Small areas where machinery was used extensively and possibly where logs were decked are scattered throughout this polygon – this has resulted in soil compaction and inhibited growth of native plants. There is a noticeable lack of coarse woody debris in this polygon.

Succession:

The ecosystem is moving towards a Douglas-fir – grand fir dominated young forest with scattered western redcedar and bigleaf maples and a very sparse understory due to shading from a dense canopy. The naturally regenerating stand will self thin over the next 70 to 100 years.

Restoration Recommendations:

Recommend a light thinning of Douglas-fir and grand fir poles to increase growth in remaining trees and to maintain diversity in the stand. Leave stems as additions to coarse woody debris on the site.

Ecosystem 25

Description: Western redcedar / bigleaf maple – sword fern (CDFmm/06) dominated mature forest mixed with disturbed areas including old logging roads and selectively logged patches where western redcedar, grand fir and western hemlock saplings are the dominant tree regeneration with a sword fern dominated understory.

Polygon ID:	25	Slope:	20% (concave)		Aspect:	55°
Structural Stage:	MFm	Mesoslope Position:	Lower slope		Site Series:	CDFmm/06
Soil Nutrient Reg.:	R - VR	Soil Moisture Regime:	6		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>	5	10						
<i>Thuja plicata</i>		25		5	T			
<i>Alnus rubra</i>			5					
<i>Abies grandis</i>		2	2	5	T			
<i>Tsuga heterophylla</i>				T				
<i>Acer macrophyllum</i>		20	2				T	
<i>Gaultheria shallon</i>					1			
<i>Trientalis latifolia</i>						T		
<i>Mahonia nervosa</i>					10			
<i>Kindbergia oregana</i>							3	
<i>Kindbergia praelonga</i>							2	
<i>Pteridium aquilinum</i>						T		
<i>Rubus spectabilis</i>				1	T			
<i>Climacium dendroides</i>							T	
<i>Plagiothecium undulatum</i>							T	
<i>Plagiomnium insigne</i>							1	
<i>Neckera Douglasii</i>							T	
<i>Achlys triphylla</i>						2		
<i>Lactuca muralis</i>						T		
<i>Polystichum munitum</i>						60		
<i>Vaccinium parvaflorum</i>					T			
<i>Rubus ursinus</i>					T			
<i>Isothecium myosuroides</i>								
<i>Metaneckera menziesii</i>							T	
<i>Rhytidiadelphus triquetrus</i>							T	
<i>Equisetum arvense</i>						T		
<i>Carex spp.</i>						1		
<i>Grass spp.</i>						1		
<i>Galium trifidum</i>						T		
Cover by Layer (%)	Tree:	65	Shrub:	25	Herb:	70	Moss:	10

Soils:

Moder humus form with small patchy Ae and thick Ah layers. Moderately well to imperfectly drained silty clay loam with a silty clay layer appearing roughly at 60 cm in depth where mottling is evident. Coarse fragment content is approximately 15 to 20%.

Wildlife and Wildlife Habitat:

Observed during data collection: Red-legged frog, raven, bard owl.

Habitat: Variety of large diameter coarse woody debris of varying decay class – excellent for amphibians breeding in nearby flooded areas.

Disturbance History:

Selective logging over the past 60 to 80 years along with a number of small clearings associated with meditation huts and other associated infrastructure as well as old logging roads and trails.

Succession:

The mixed species canopy will continue to mature and maintain a similar composition. The currently broadleaf dominated areas on the fringe of the lower slope bordering with the wetland will slowly transition towards a greater percentage of grand fir and western redcedar in the canopy.

Restoration Recommendations:

Recommend removal of the deteriorating hut structures and old building materials.

Ecosystem 26

Description: Maturing western redcedar / Douglas-fir – sword fern / Oregon beaked moss (CDFmm/04 – 80%) dominated forest characterized by sword fern dominated canopy gaps (often associated with laminated root rot (*Phelinus wierii*) scattered throughout the polygon’s dense conifer canopy and relatively barren forest floor. The polygon transitions to a Douglas-fir dominated canopy as it moves into a slightly shallower and coarser soiled upper slope CDFmm/01 (20%) ecosystem. The area is just beginning to develop mature forest characteristics as it transitions from a young forest.

Polygon ID:	26	Slope:	30%		Aspect:	65°
Structural Stage:	MFc	Mesoslope Position:	Mid slope		Site Series:	CDFmm/04 - 80% CDFmm/01 – 20%
Soil Nutrient Reg.:	R - M	Soil Moisture Regime:	2-3		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Pseudotsuga menziesii</i>		20	T					
<i>Thuja plicata</i>		50	5	1	T			
<i>Alnus rubra</i>			1					
<i>Abies grandis</i>		2		T				
<i>Acer macrophyllum</i>		4	T					
<i>Gaultheria shallon</i>					3			
<i>Trientalis latifolia</i>					T			
<i>Mahonia nervosa</i>					5			

<i>Kindbergia oregana</i>							25		
<i>Kindbergia praelonga</i>							1		
<i>Rhizomnium glabrescens</i>							T		
<i>Pseudotaxiphyllum elegans</i>							T		
<i>Achlys triphylla</i>							1		
<i>Lactuca muralis</i>							T		
<i>Polystichum munitum</i>							20		
<i>Vaccinium parvaflorum</i>					1				
Cover by Layer (%)	Tree:	80	Shrub:	10	Herb:	25	Moss:	30	

Soils:

Moder humus form with Ah layers. Moderately to well drained silty loam with a silty clay layer appearing roughly at 50 cm in depth along the lower slope edge of Polygon 25. Coarse fragment content is approximately 25 to 35% increasing to 35 – 50% towards the upper slope edge.

Wildlife and Wildlife Habitat:

Observed during data collection: none observed.

Disturbance History:

The area was clearcut approximately 70 years ago – the stumps are low and almost all Douglas-fir. Prior to the clearcut, Douglas-fir would have occupied a much greater percentage of the canopy cover. The polygon appears to have naturally regenerated. Areas are scattered throughout where there appears to have been heavy soil disturbance from machinery.

Windthrow in areas affected by laminated root rot is the primary natural disturbance – the root rot gaps appear to be growing as die back in surrounding Douglas-fir canopies was observed.

Several meditation huts, sheds and trails are also located within the polygon.

Succession:

The stand is at the end of its young forest successional stage and is beginning to show mature forest characteristics resulting from root rot gap creation and the formation of a multi-storied canopy. The polygon will continue towards a mature forest as gaps and resulting understory diversity increase. The canopy will gradually move to a Douglas-fir dominated over the next century.

Restoration Recommendations:

Recommend removal of the deteriorating hut structures and unused shed structures.

Ecosystem 27

Description: Red alder – salmonberry dominated young forest characteristic of a seasonally flooded (WS53 – 45%) swamp interspersed with western redcedar / big-leaf maple areas occurring on very moist (CDFmm/11 – 40%) forest, and transitioning into a slightly drier (CDFmm/06 – 15%) lower slope ecosystem in a broad band along the gently sloping southern

edge and a narrow band along the toe of the adjacent cliff to the north.

Polygon ID:	27	Slope:	0-1%		Aspect:	160°
Structural Stage:	YFb	Mesoslope Position:	Depressio n		Site Series:	WS53 – (45%) CDFmm/11 (40%) CDFmm/06 (15%)
Soil Nutrient Reg.:	R-VR	Soil Moisture Regime:	7		Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes
<i>Alnus rubra</i>		10	20					
<i>Abies grandis</i>							T	Drier CDFmm06 sites
<i>Thuja plicata</i>		5	5	2	1			
<i>Acer macrophyllum</i>		10						
<i>Psuedotsuga menziesii</i>	2							On raised micro-sites
<i>Gaultheria shallon</i>					5			On raised micro-sites
<i>Rubus spectabilis</i>				35				
<i>Polystichum munitum</i>						20		
<i>Stachys spp.</i>						T		
<i>Plagiomnium insigne</i>							2	
<i>Kindbergia oregana</i>							2	
<i>Kindbergia praelonga</i>							5	
<i>Achlys triphylla</i>								
<i>Urtica dioica</i>						2		
<i>Carex opnupta</i>						2		
<i>Equisetum arvense</i>						8		
<i>Atherium felix-femina</i>						1		
<i>Vaccinium parvaflorum</i>				T	T			
<i>Rubus ursinus</i>					T			
<i>Carex spp.</i>						8		
<i>Sambucus racemosa</i>				T				
<i>Oenanthe sarmentosa</i>						1		Flooded area
<i>Lactuca muralis</i>						T		
<i>Tellima grandiflora</i>						T		
<i>Porella navicularis</i>							2	On salmonberry branches
<i>Rhyzomnium glabrescens</i>							T	
<i>Climacium dendroides</i>							T	
<i>Rhytidiadelphus loreus</i>							1	
<i>Rhytidiadelphus triquetrus</i>							T	
<i>Plagiothecium undulatum</i>							T	
<i>Isothecium myosuroides</i>							2	
<i>Hylocomnium splendens</i>							T	

Cover by Layer (%)	Tree:	10	Shrub:	10	Herb:	95	Moss:	2
---------------------------	-------	----	--------	----	-------	----	-------	---

Soils:

Clay with high organic content in the flooded areas transitioning to slightly raised where red alder are growing which have an upper silty clay horizon. Moder humus form with very low coarse fragment content (0-5%), imperfectly to poorly drained.

Wildlife and Wildlife Habitat:

Observed during data collection: red legged frog, piliated woodpecker heard.

Habitat: Salmonberry and water source extremely valuable for wildlife. Active beaver damming occurring above culvert on Lot 10.

Disturbance History:

The area was logged in the early to mid 20th century. The soil has been severely compacted where road access has occurred resulting in water collection and channelization in the old ruts. There are patches scattered throughout with evidence of heavier disturbance including a staging area where an old Douglas-fir snag with a 50 to 60 foot high burn scar may be evidence of an intense slashpile burn.

Succession:

Red alder is commonly the dominant tree species that regenerates after logging in wet soils – the alder will slowly be taken over by a higher percentage of western redcedar and big-leaf maple as the soils continue to recover. Red alder will persist on the sites in gaps and openings. The percentage of the area characterized by raised micro-sites will also increase allowing for slight increases in Douglas-fir and grand fir cover over time. This area may also move towards a flooded marsh ecosystem if beaver continue to expand their territory and construct more damns in this area (this seems unlikely due to the the broad, gradual slope of in this polygon with no easily dammable ‘bottlenecks’ observed).

Restoration Recommendations:

None recommended.

Ecosystem 28

Description: Sword fern dominated and scattered young western redcedar, big-leaf maple and red alder (CDFmm/06 – 90%) open recently logged lower slope with small patches of seasonally open salmonberry – slough sedge (carex obnupta) flooded wet soils (CDFmm/11 – 10%). There is no defined seasonal stream channel in this polygon with flow likely occurring below the surface.

Polygon ID:	28	Slope:	2 - 10%	Aspect:	160°
Structural Stage:	SH	Mesoslope Position:	Lower slope	Site Series:	CDFmm/11 (10%) CDFmm/06 (90%)
Soil Nutrient Reg.:	R	Soil Moisture Regime:	6-7	Photo Points:	

Vegetation Species	A1	A2	A3	B1	B2	C	D	Distribution Notes		
<i>Alnus rubra</i>			2	1						
<i>Abies grandis</i>				T	T					
<i>Thuja plicata</i>	2		3	T	T					
<i>Acer macrophyllum</i>	5									
<i>Psuedotsuga menziesii</i>				T						
<i>Gaultheria shallon</i>					2					
<i>Rubus spectabilis</i>					5					
<i>Polystichum munitum</i>						80				
<i>Cornus stolonifera</i>				T						
<i>Plagiomnium insigne</i>							T			
<i>Kindbergia oregana</i>							T			
<i>Kindbergia praelonga</i>							T			
<i>Achlys triphylla</i>						T				
<i>Urtica dioica</i>						2				
<i>Carex opnupta</i>						5				
<i>Equisetum arvense</i>						5				
<i>Pteridium aquilinum</i>						T				
<i>Vaccinium parvaflorum</i>				T						
<i>Rubus ursinus</i>					T					
Cover by Layer (%)	Tree:	10	Shrub:	10	Herb:	95	Moss:	2		

Soils:

Dark silty loam with high organic content, thick Ah and low coarse fragment content (10%).
Seasonally moist.

Wildlife and Wildlife Habitat:

Observed during data collection: red legged frog, piliated woodpecker heard.
Habitat: Salmonberry and water source extremely valuable for wildlife.

Disturbance History:

Soils have been heavily impacted from machinery during logging 15 to 20 years ago. Old stumps indicate a mature forest community dominated by large western redcedar with the odd Douglas-fir and grand fir scattered on micro-sites.

Succession:

Western redcedar will gradually increase in density and become the dominant cover with grand fir and Douglas-fir taking hold on appropriate microsites and maple remaining a minor component over the next 50 or 60 years. Sword fern will remain a dominant understorey cover though species diversity should increase as the tree canopy develops

Restoration Recommendations:

None recommended.



GORD BAIRD, BA, (ASSE #41612)
3295 Compton Rd,
Victoria, BC, V9E 1C8
PHN: 250-818-7986
EMAIL: gord@eco-sense.ca

Owner: Crystal Mountain Retreat Centre
Address: Lot A, District Lots 88 and 89, Plan
VIP68079 and
Lot 9, District Lot 90, Plan 31200
Galiano Island, Cowichan District

March 15, 2021

Water Management Plan Overview

This water management plan overview forms a subset of the proposed submission to Island Health to meet their requirements for the approvals of the Crystal Mountain Retreat Centre small water system's construction permits and issuance of an operating certificate under the Drinking Water Protection Act and Regulation (DWPA and DWPR). The design will include wellhead protection, water storage, treatment and monitoring design, and emergency plan as a part of the larger submission to the health authority.

The water systems designs and filings will be jointly performed by Gord Baird of Eco-Sense and Sharon McGeorge P.Eng of Integral Engineering.

The overall water system will be comprised of two separate small water systems, the "Primary Retreat Area A" (Area A) with an anticipated peak Maximum Daily Demand (MDD) 3252 L/day, and the "Upper Ridge Retreat Area B" (Area B) with an anticipated MDD of 284 L/day. Area A would be supplied by the existing Central Well (WID 23227) that has been assessed and referenced in the Groundwater Assessment Report for Crystal Mountain Retreat Centre (Kohut, 2015)(GARCMRC). Area B will be serviced by a newly drilled well.

Island Health is the regulator under the DWPR and, as part of the approval of a "small water system" (SWS), the following items are required by Island Health:

- The wells used in the SMSs require registering with the Province under the Water Sustainability Act. Yearly reporting of withdrawal volumes to the province is a requirement – therefore a totalizing water meter must be installed in each well as part of provincial requirements.
- The applicant has engaged a professional to design and file the appropriate filings for new wastewater systems in accordance with the Provincial Sewerage System Regulations. These regulations align with the requirements under the DWPR for proper setbacks from source wells. Additionally, part of the filing with Island Health requires a Wellhead Protection Plan for each well that services a small water system and thus doubly ensures proper setbacks from sewerage systems and provides additional protections from other potential risks.
- Water treatment and monitoring protocols are set out in the operating certificate issued by Island Health in their capacity as the regulator.
 - The Area A system serviced by the Central Well (WID23227) will employ filtration to 1µ absolute, chlorination and UV sterilization – with chlorination set at 0.5 ppm free chlorine residual, and UV at 40 mJ/cm² via NSF 55 Class A UV system. Monthly water testing is required as part of the operating certificate, with monthly test results sent to Island Health – a requirement under the regulation.

-
- The Area B system is to be serviced by a new well and will employ a treatment system suited to the water quality test results, but will minimally employ filtration at 1µ absolute and UV as per above, with potential point-of -entry (POE) UV systems at each building due to the minimal water requirements and small size of the system.
 - Unused wells will be kept for observation purposes, and have locking well caps to secure them. These wells will be scheduled for yearly disinfection procedures, as well as disinfection procedures each time the well is accessed for monitoring services.

As part of the design for the Primary Retreat Centre, a series of three water storage cisterns totaling 54,600 litres (12,000 IG), the equivalent to two full weeks of peak water use, be topped up from the well. The Groundwater Assessment Report for Crystal Mountain Retreat Centre (Kohut, 2015) (GARCMRC) has suggested that a trickle feed of 2.826 L/min pumping from the well would be sufficient to meet long term daily needs while preserving a 30% safety factor to the well yield.

The top up system would employ a part fill valve that would engage refill after 2 days usage (~6500L) thus allowing 48 hrs well recovery between top up events. The GARCMRC notes that there is full recovery at 1000 minutes (~24 hrs).

Preparing the submission for Island Health will take approximately 3 months to complete the design and submit the filing with Island Health. Approval of the Construction Permit would provide assurances that the design and filings of all the individual required plans have been approved by the regulator. After installation the regulator would inspect and issue operating certificates that sets out any additional conditions around monitoring and water quality testing that are not included in the above overview.

Gord Baird, BS, ASSE Cert#41612
Eco-Sense Living
3295 Compton Rd,
Victoria, BC, V9E 1C8
250-818-7986

Gord Baird



DATE OF MEETING: April 12, 2021
TO: Galiano Island Local Trust Committee
FROM: Phil Testemale, Planner 2
Southern Team
COPY: Brad Smith, Island Planner
SUBJECT: ALR Application for Inclusion
Applicant: Jenna Falk
Location: 620 Montague Road

RECOMMENDATION

- 1. That the Galiano Island Local Trust Committee supports application GL-ALR-2021.1 (Falk) for inclusion of land in the Agricultural Land Reserve and directs staff to forward the application to Agricultural Land Commission for further consideration**

REPORT SUMMARY

The purpose of the report is for the Local Trust Committee (LTC) to decide if it wishes to forward the inclusion application to the Agricultural Land Commission (ALC) for consideration, with or without additional comments or recommendations for the ALC to take into consideration.

The above recommendation is supported as:

- The rationale from the applicant for inclusion is reasonable.
- The proposal is supported by available soils mapping for Land Capability for Agriculture.
- The proposal is supported by the objectives and policies of the OCP.

BACKGROUND

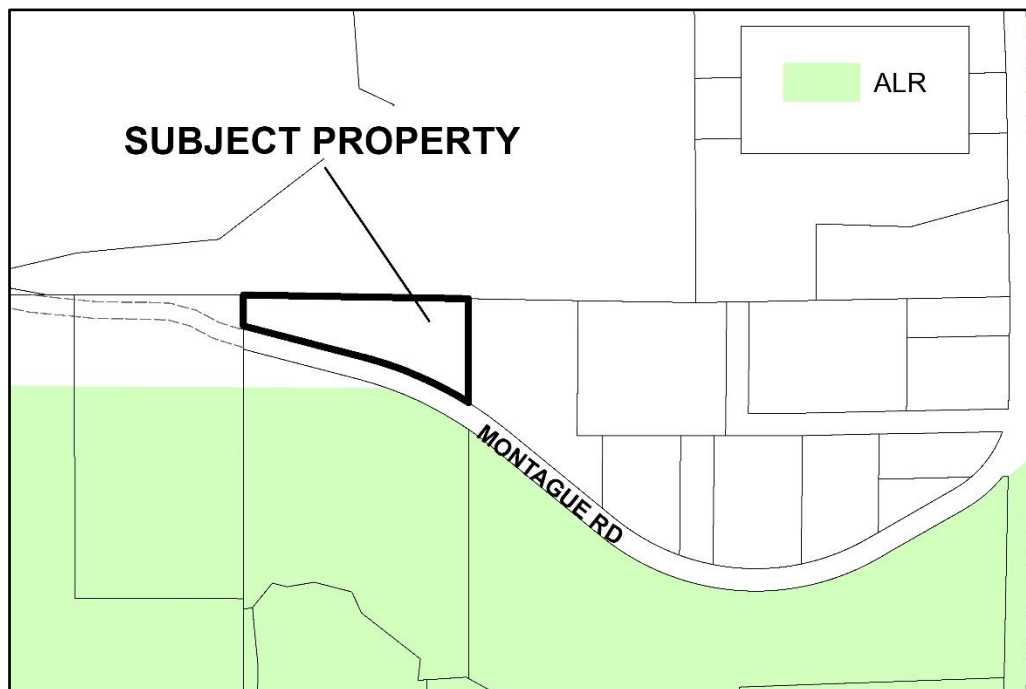
The proposal is to include the entire subject property within the provincial Agricultural Land Reserve (ALR).

The rationale for the application provided by the applicant is as follows:

- The subject property is understood to have previously been in the ALR before it was subdivided off 585 Montague Road (Lot 2, DL11 – south of Montague Road) and the applicant wants to re-establish the designation.
- That the property's soil, exposure and available water is exceptional and perfectly suited for agriculture.
- That the farming activities to date on the property support farming values and that they wish to have the ALR designation in place to uphold farming values into the future on the property.

Staff have not been able to verify that the property was ever part of the ALR. Islands Trust Mapping have looked at the historical ALR mapping and subdivision record. In reviewing historical mapping and correspondence with the applicant, it appears that this may be a misunderstanding by the owners as the title certificate has a legal notation that the property is affected (part of) the ALR. However, this is because a portion of the parent parcel (585 Montague – Lot 2 – Figure 1) is in the ALR and when the subdivision of the subject property occurred in 1980, all legal notations were automatically transferred to the new titles (regardless of applicability). This is standard with all subdivision and they are only removed if the owner applies to Land Titles to do so. Staff will report verbally at the LTC meeting on April 12, 2021 if other information is received from the applicant or owners.

Figure 1 – Subject Property



The subject property is 1.1 ha (2.72 acres) in size. The current uses and proposed uses have been mapped by the applicant and are shown in Figure 2. That indicates:

- a 0.15 ha residential use (home, woodshed and accessory storage buildings – Attachment 2.1);
- a 0.25 ha area of current agricultural use;
- a 0.15 ha area for expanded agricultural use; and,
- a 0.45 ha area of mature forest.

There is no further development proposed as part of this application.

The current agricultural activity includes:

- Vegetable production (peppers, tomatoes, garlic and squash);
- A flower farm;
- A fruit tree orchard (apples, plums, peaches and kiwis); and,
- A small scale apiary.

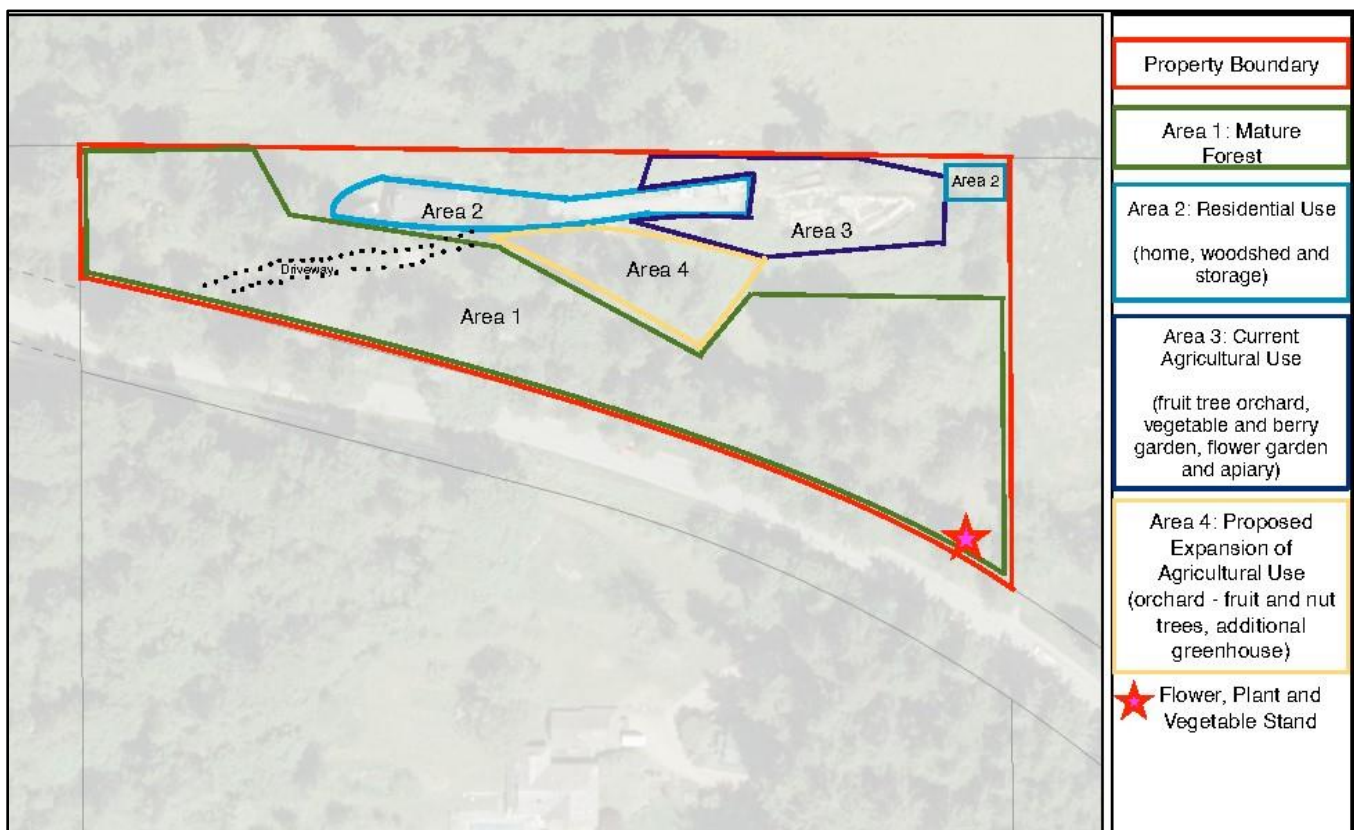
The owners propose to expand the agricultural uses as follows:

- Orchard (fruit and nut trees); and,
- Additional greenhouse (s).

Staff have undertaken preliminary analysis of agricultural capability based on available soils mapping. This as well as a summary of the ALC application process, and OCP agricultural objectives and policies are discussed in 'Issues and Opportunities' (below).

Staff visited the property on March 8, 2021 (Attachment 2.6).

Figure 2 – Applicant’s Site Plan



ANALYSIS

Islands Trust Policy Statement:

Directive policies relevant to this application include:

Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address:

Agricultural Land

4.1.4...the identification and preservation of agricultural land for current and future use.

4.1.5...the preservation, protection and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.

4.1.6...the use of adjacent properties to minimize any adverse affects on agricultural land.

4.1.8...land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land.

Policy/Regulatory

Official Community Plan:

The property is designated as **SLR – Small Lot Residential** in the Galiano Island Official Community Plan Bylaw 108, 1995 (OCP).

Development Permit Area 3 – Tree Cutting and Removal and 7 – Steep Slope Moderate are designated on the property (Attachment 2.2). There is no DP requirement for this application.

Land Use Bylaw:

The subject property is zoned as **Small Lot Residential Zone - SLR** in the Galiano Island Land Use Bylaw No. 127, 1999.

Farm use is not one of the permitted uses in the SLR zone. However, under Section 2. 'General Regulations' the following are listed as 'Uses Permitted in all Zones':

2.1.3 ... agricultural and horticultural uses that by their nature are accessory to and compatible with residential uses, except that boarding kennels, fur farms, feed lots, the keeping of pigs and manure-based mushroom growing are not permitted as accessory uses in any zone, and farm animals including poultry must be confined to their owner's property;

2.1.6 horticulture in all residential zones.

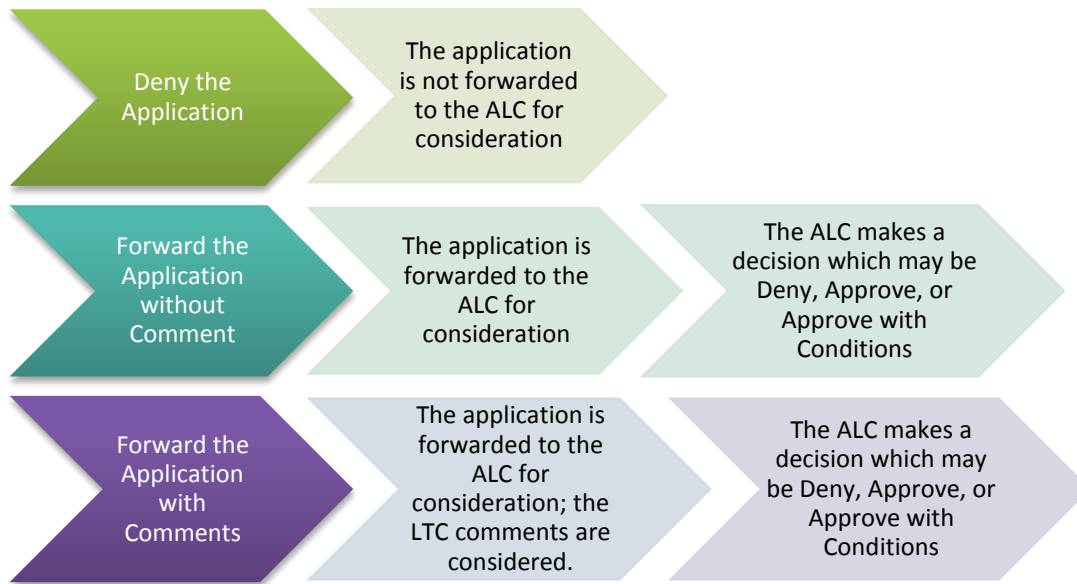
If the application for inclusion is successful they wouldn't need to rezone to undertake farm uses. But it would prudent for the LTC to rezone at some future point though.

Issues and Opportunities

ALC Application Process

The LTC has the discretion to consider the application following one of the three (3) following paths with the subsequent steps as illustrated in Figure 3.

Figure 3 – ALC Applications



Typically the inclusion of ‘comments’ would be recommended conditions that the ALC may or may not include if approving

As stated above, this is an application for inclusion under Sec. 17 (3) of the *Agriculture Land Reserve Act (ALC Act)*:

Inclusion applications

17 (3) On application by an owner of land, the commission may designate all or part of the land within the agricultural land reserve if the commission considers that the designation carries out the intent of this Act.

The following is an outline of the application process for an ALC application (as established in ALC Regulations):

The local government receives the application via the online Local Government Application Portal and completes the following:

- Ensures that the appropriate fee has been paid
- Ensures the application information is sufficient for local government staff and the Board or Council to review and make informed recommendations
- Refers the application to its Board or Council for recommendations and comments
- Refers the application to various committees when necessary (e.g.. Agricultural Advisory Committee (AAC), Advisory Planning Commission (APC))
- Completes a local government report and uploads it through the Application Portal
- Holds a public information meeting when necessary
- If the land is zoned for agriculture or farm use, or if the proposal requires a bylaw amendment, the Board or Council decides whether to authorize the application to proceed to the ALC. If authorization is not granted, the application process ends and the local government returns a portion of the application fee to the applicant.

Land Capability for Agriculture

Staff have undertaken a preliminary analysis based on available soil mapping using the *Soils of the Gulf Islands of British Columbia: Volume 1* (Agriculture Canada, Research Branch, 1987). The purpose of this analysis is to provide some indication, albeit at a general level, to the LTC of the agricultural potential of the property in the absence of professional agrologist's report.

Figure 4 shows *Qualicum* as the only soil type on the subject property. The map symbol indicates an abbreviation of the type (QU) above the slope classification (4-6). Soils are classified for the purpose of determining the capability for agriculture into seven classes that describe the range of suited crops and required management inputs. The range of suited crops decreases from Class 1 to Class 7 and/or the management inputs increase from Class 1 to Class 7. For example, Class 1 lands can support the broadest range of crops with minimal management units. Attachment 3 itemizes the spectrum of soil classes assessed based on factors such as soil moisture and depth, etc. Slope is on a scale of 10 ranging from 1 (level) to 5 (moderate slopes - 10-15%) to 10 (very steep slopes - 100%).

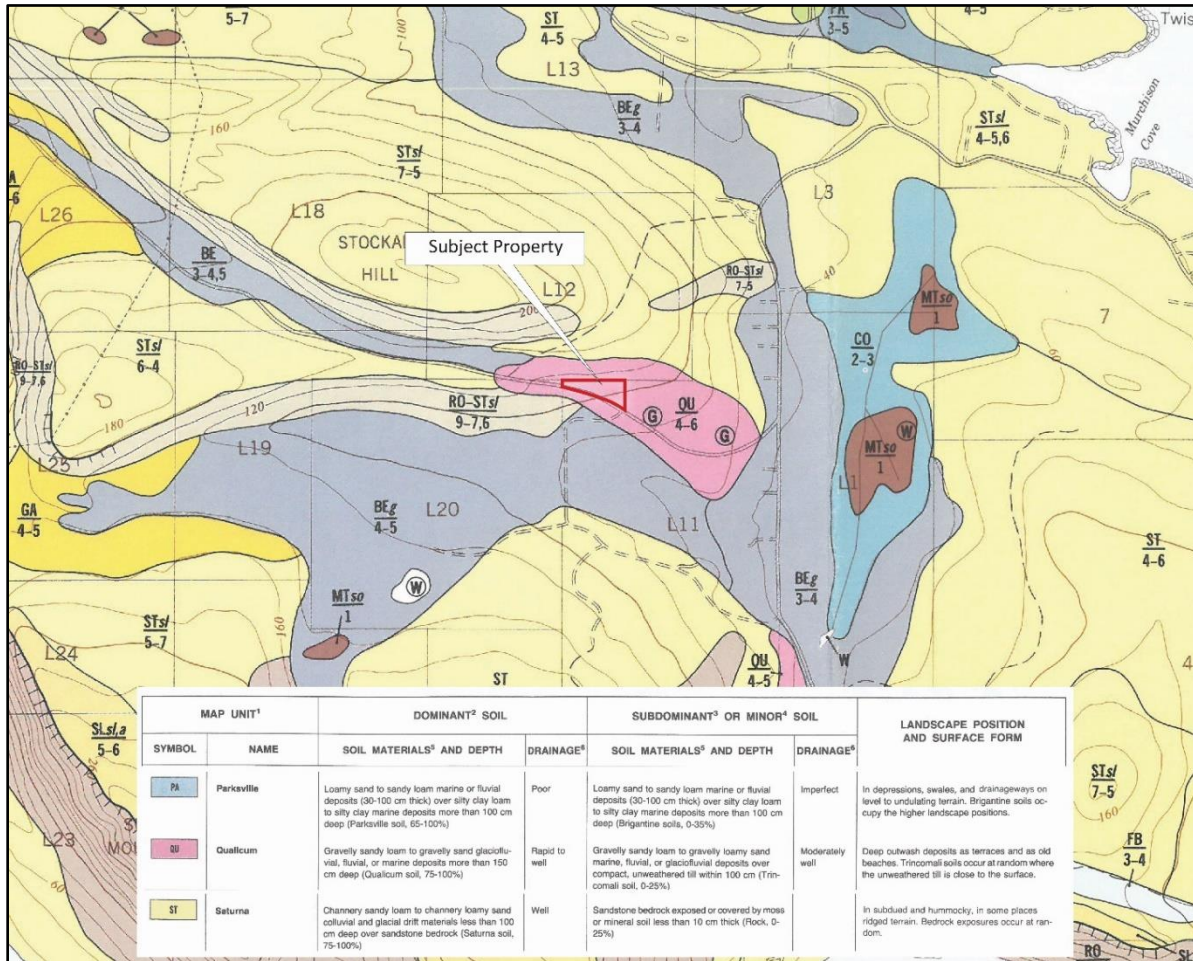
Qualicum has an unimproved (no management inputs) Class from 4 to 6. Limitations include: soil moisture deficiency and stoniness, and topography. The soil has an improved rating of Class 3 with the same limitations (moisture and stoniness). Class 3 land has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both (Attachment 3).

The 'G' in a circle symbol indicates a gravel pit. The applicant and owners are unaware of whether a gravel pit operated on the subject property historically, but also note that there is one pit in the vicinity.

Improvements (which can increase the capability class) reported by the applicant are:

- Deer fencing installed.
- 20 fruit trees planted trees, and the vegetable and flower growing area.
- 6 x 10ft greenhouse (2016).
- Overhead sprinkler system. 1500 gallon water storage tank and gravity feed watering system installed.
- Soil improvements (compost made on site, manure and fish fertilizer (sea soil) brought in from Saanich).

Figure 4 - Land Capability for Agriculture Map (Excerpt)



OCP Objectives and Policies

Agriculture objectives and policies are found on pages 11-14 of the OCP.

The OCP provides the following general direction on Agriculture:

The community endorses this protection and supports the intent of the Agricultural Land Commission Act. Land designated 'Agriculture' on Schedule B may include land not currently in the ALR and ALR land may be included in other designations.

OCP Agricultural Objectives that are relevant to this application are:

- 1) to preserve agricultural land, limit non-farm uses and prevent conversion of agricultural land to other uses.
- 2) to encourage agricultural activities, agricultural best practices, the protection of farmland, and the maintenance of agricultural production.
- 4) to increase local food security by encouraging local production of agricultural and horticultural products that could be sold directly to the public.
- 5) to support farming as an important traditional land use, lifestyle and livelihood on Galiano Island

The one specific agricultural policy in the OCP that references inclusion in the ALR is as follows:

- h) *The Galiano Island Local Trust Committee shall support the retention of farm land within the agricultural land reserve and applications for inclusions of suitable land should be supported.*

In considering whether to support and forward the application to the ALC, the LTC should consider how the proposal would be beneficial to both the agricultural viability of the farm operation and broader agriculture objectives, and whether it supports specific OCP policies. Staff's opinion is that the inclusion is supported by OCP policies and objectives.

Land Use Impacts from ALR Designation

There is no development proposed as part of this application. Designation in the ALR would not impact the allowable density on the subject property as the minimum lot size for subdivision is 0.8 ha and the property is 1.1 ha in size. Inclusion in the ALR does, however, mean that ALC regulations and acts will apply which will restrict some use and development of the property, including maximum floor area of the dwelling and restriction on having a cottage.

First Nations

Although, the current application does not propose any new development activity other than agriculture, staff reviews all applications and referrals using Remote Access to Archaeological Data (RAAD) mapping to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. Further to that review, there are known archaeological sites in close proximity, but there is archaeological potential on the to the subject property. Staff have therefore provided directly to the applicant the Islands Trust Chance Find Protocol, BC Archaeology Branch Guidance document and a link on obtaining archaeological information.

Rationale for Recommendation

The recommendation on page 1 are supported as:

- The rationale from the applicant for inclusion is reasonable.
- The proposal is supported by available soils mapping for Land Capability for Agriculture.
- The proposal is supported by the objectives and policies of the OCP.

ALTERNATIVES

1. Refer the application to the Advisory Planning Commission

The LTC may refer the application to the Galiano Island Advisory Planning Commission for input. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that staff refer application GL-ALR-2021.1 (Falk) to the Galiano Island Advisory Planning Commission.

2. Hold a Public Hearing

The LTC may opt to hold a Public Hearing for the application. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee direct staff to schedule a Public Hearing for application GL-ALR-2021.1 (Falk).

3. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust the following _____.

4. Approve the application with comments

The LTC may support the application being forwarded to the ALC with comments. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee supports application GL-ALR-2021.1 (Falk) for inclusion of land in the Agricultural Land Reserve and directs staff to forward the application to Agricultural Land Commission for further consideration to include the following comments _____

5. Deny the application

The LTC may deny the application. The decision should be accompanied by reasons. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee deny application GL-ALR-2021.1 for the follows reasons _____.

NEXT STEPS

- If approved, the application will be forwarded to the ALC for further consideration.

Submitted By:	Phil Testemale, Planner 2	March 31, 2021
Concurrence:	Robert Kojima, Regional Planning Manager	April 1, 2021

ATTACHMENTS

1. Site Context
2. Maps, Plans, Photographs
3. Land Capability for Agriculture Classification (ALC)

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 1, District Lot 11, Galiano Island, Cowichan District, Plan 33482
PID	000-243-701
Civic Address	620 Montague Road

LAND USE

Current Land Use	Small Lot Residential - SLR
Surrounding Land Use	North – Forest 1 West – Rural 2 East – Small Lot Residential South – Rural 2 and Agricultural

HISTORICAL ACTIVITY

File No.	Purpose
N/A	

POLICY/REGULATORY

Official Community Plan Designations	SLR – Small Lot Residential in the Galiano Island Official Community Plan Bylaw 108, 1995. Development Permit Area 3 – Tree Cutting and Removal and 7 – Steep Slope Moderate are designated on the property (Attachment 2.2). There is no DP requirement for this application.
Land Use Bylaw	The subject property is zoned as Small Lot Residential Zone - SLR in the Galiano Island Land Use Bylaw No. 127, 1999.
Other Regulations	
Covenants	J31183 (Province - MoTI?)
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	This application has no considerations for the Islands Trust Conservancy.
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	None indicated on TAPIS mapping.
Sensitive Ecosystems	The only Development Permit Area for sensitive ecosystems is DPA 3 – Tree Cutting and Removal. See also: Attachment 2.4
Hazard Areas	[Include any information on hazard areas or potential hazard areas, such as unstable slopes or flood areas.

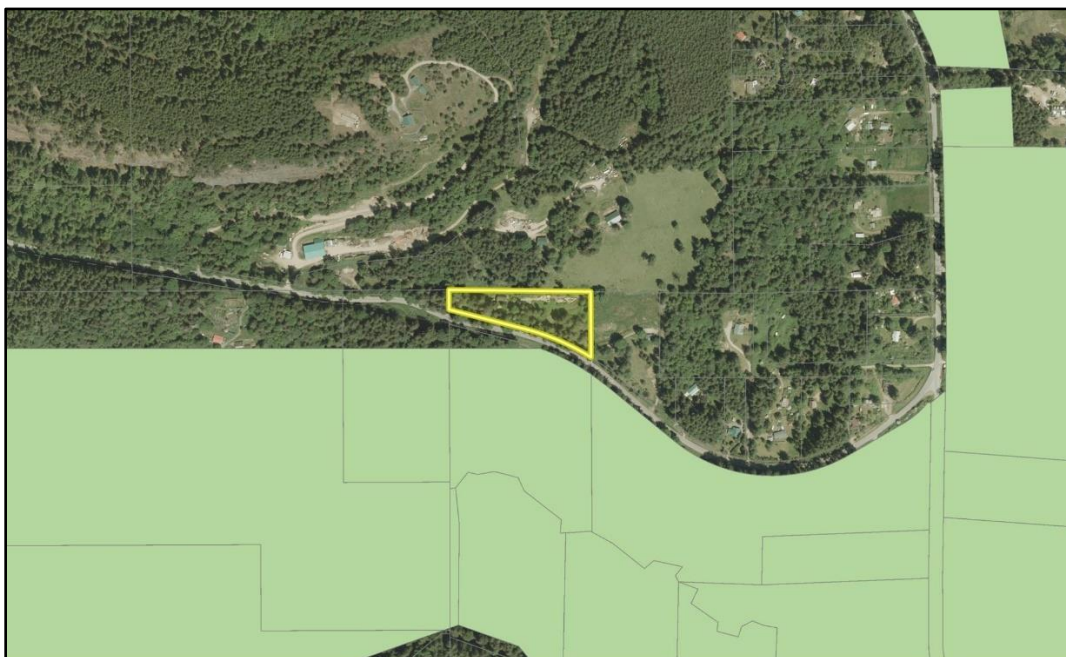
Archaeological Sites	Remote Access to Archaeological Data (RAAD) information and indicates archaeological potential noted within the property. Accordingly, by copy of this report, the owners and applicant should be aware that there is a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work. Additionally, staff have provided directly to the applicant the Islands Trust Chance Find Protocol, BC Archaeology Branch Guidance document and a link on obtaining archaeological information
Climate Change Adaptation and Mitigation	There is no development proposed as part of this application. Designation in the ALR would not impact density (as the property does not have subdivision potential), but would apply ALC regulations and acts which may restrict the extent of development and use of the property over an above that in the zone. Proposed expansion of agriculture and preservation of the mature forest will potentially have a positive impact on GHG emission reduction.

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

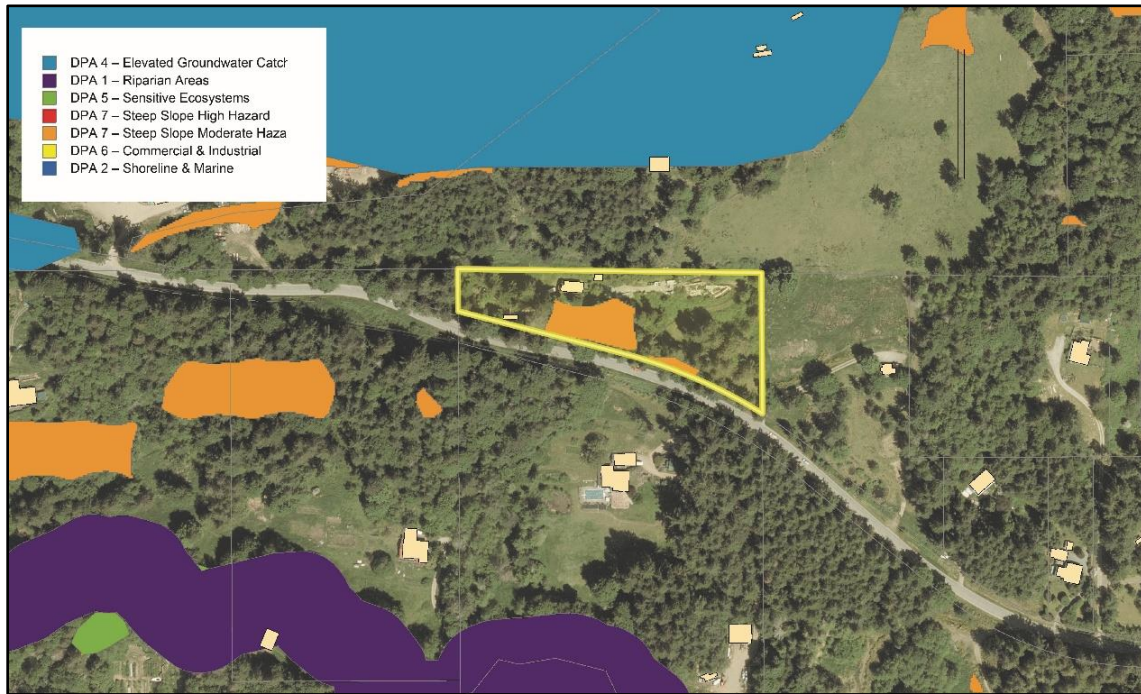
2.1 ORTHOPHOTO & BUILDING FOOTPRINTS



2.2 ALR



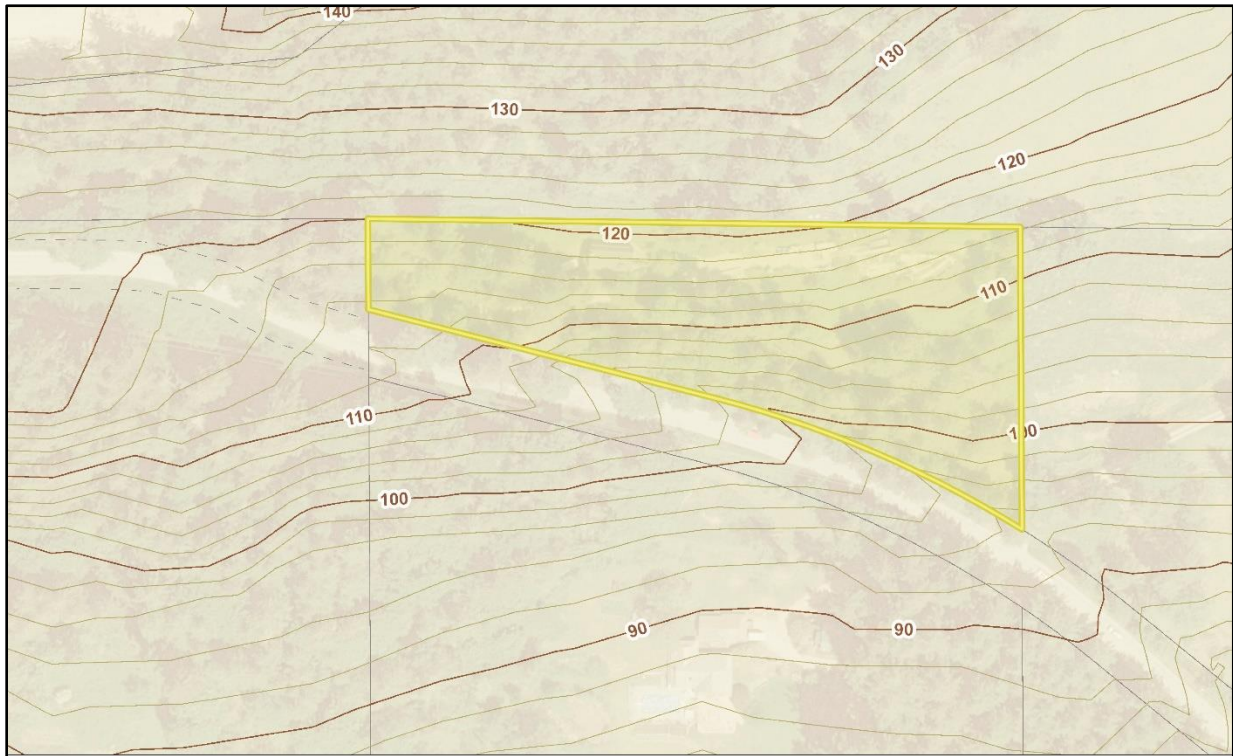
2.3 DPAs



2.4 TERRESTRIAL ECOSYSTEMS

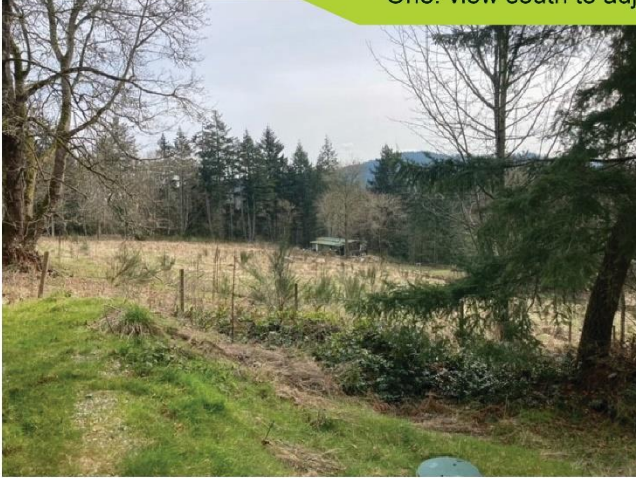


2.5 CONTOURS



2.6 PHOTOGRAPHS

One: view south to adjacent property



Two: view south from above garden area and cistern 'Area 3' - Figure 2)



Three: southeast corner of property



2.6 PHOTOGRAPHS (CONT'D)

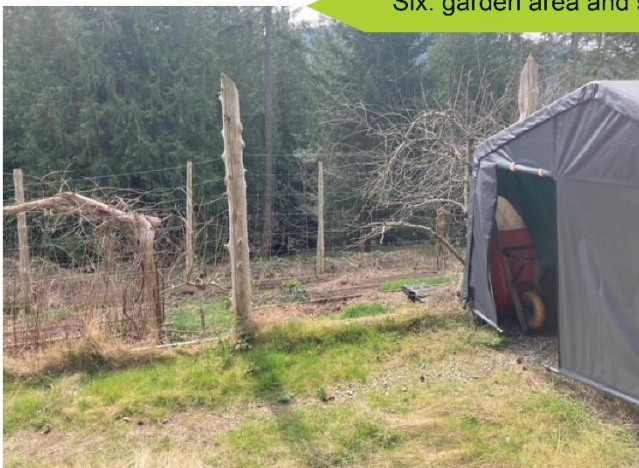
Four: view north toward garden ('Area 3' - Figure 2)



Five: view up at garden area



Six: garden area and storage



2.6 PHOTOGRAPHS (CONT'D)

Seven: view of dwelling (Area '2' - Figure 2)



Eight: view from Area '3' to Area '2'





AGRICULTURAL CAPABILITY CLASSIFICATION IN BC

LAND CAPABILITY CLASSES FOR MINERAL SOILS

The seven land capability classes for mineral soils are defined and described as follows:

CLASS 1 LAND IN THIS CLASS EITHER HAS NO OR ONLY VERY SLIGHT LIMITATIONS THAT RESTRICT ITS USE FOR THE PRODUCTION OF COMMON AGRICULTURAL CROPS.

Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.

CLASS 2 LAND IN THIS CLASS HAS MINOR LIMITATIONS THAT REQUIRE GOOD ONGOING MANAGEMENT PRACTISES OR SLIGHTLY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

CLASS 3 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE MODERATELY INTENSIVE MANAGEMENT PRACTISES OR MODERATELY RESTRICT THE RANGE OF CROPS, OR BOTH.

The limitations are more severe than for Class 2 land and management practises are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

CLASS 4 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTISES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

CLASS 5 LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS.

Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

CLASS 6 LAND IN THIS CLASS IS NONARABLE BUT IS CAPABLE OF PRODUCING NATIVE AND OR UNCULTIVATED PERENNIAL FORAGE CROPS.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for



File No.: GL-DVP-2021.1(Allen & Norgang)

DATE OF MEETING: April 12, 2021
TO: Galiano Island Local Trust Committee
FROM: Phil Testemale, Planner 2
Southern Team
COPY: Brad Smith, Island Planner
SUBJECT: Development Variance Permit Application
Applicant: Lorelei Allen & Michael Norgang
Location: 70 Bluff Road East

RECOMMENDATION

1. That the Galiano Island Local Trust Committee amend Development Variance Permit application GL-DVP-2021.1, (Allen & Norgang) that is Attachment 4 to this report by removing from section 2 the text “...and an existing accessory building...”, and removing section 2(c) in its entirety; and,
2. That the Galiano Island Local Trust Committee approve issuance of Development Variance Permit application GL-DVP-2021.1(Allen & Norgang) as amended

REPORT SUMMARY

The purpose of the report is to consider a Development Variance Permit. The variances are for the siting of a new **dwelling** on the subject property.

RATIONALE FOR VARIANCE

Granting the variance will:

- Facilitate the construction of a new dwelling on approximately the same footprint as an existing dwelling, but fully upon the subject property.
- Allow for the siting of the new dwelling in the most feasible location given the property size, and other constraints on the property.
- Reduce and improve visual impacts to neighbouring properties with the new dwelling’s siting and the removal of a non-conforming accessory building (carport) in a deteriorated condition that encroaches into the public road Right of Way (RoW).
- In part, bring the subject property into compliance with the Land Use Bylaw (LUB).

BACKGROUND

The current application is to vary articles 5.3.8.1 and 5.3.8.2 of the 'General Regulations' in the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) for siting of a new dwelling new structures. Specifically, the variances requested are as follows:

- a) Article 5.3.8.1 which states that buildings and structures must be sited at least 7.5 metres from front and rear lot lines is varied to permit a building (dwelling) that is **0.3 metres** from a front lot line;
- b) Article 5.3.8.2 which states that buildings and structures must be sited at least 6 metres from each interior lot line is varied to permit a building (dwelling) that is **1.2 metres** from an interior lot line; and,
- c) Article 5.3.8.1 which states that buildings and structures must be sited at least 7.5 metres from front and rear lot lines is varied to permit an accessory building (workshop) that is **7.0 metres** from a rear lot line.

Subsequent to notification being undertaken, the applicants provided evidence that the accessory building (workshop) is legal, non-conforming. Therefore, as indicated in the first recommendation on page 1, the requested variance 2. c) (above and Attachment 4) should be removed by amendment as it is unnecessary.

Staff also made omissions in drafting the DVP for notification. Specifically, the following structures were not included (ref: Figure 2):

- The two (2) new cisterns that are required as part of a rainwater catchment system for the dwelling;
- The existing sewer treatment structure (tanks and field);and,
- The existing holding tank.

As notification was completed, in order to include these variances a new notice to neighbouring properties will be required before the LTC can consider them. The applicants were made aware of these oversights and have decided to make a new variance application subsequent to the current one, rather than delay consideration of the dwelling by re-notifying. If the DVP as circulated is granted, the dwelling construction can proceed without a delay. This is important to the applicants as they have contractors scheduled and need to pre-order and pay a deposit for the (modular) dwelling with certainty.

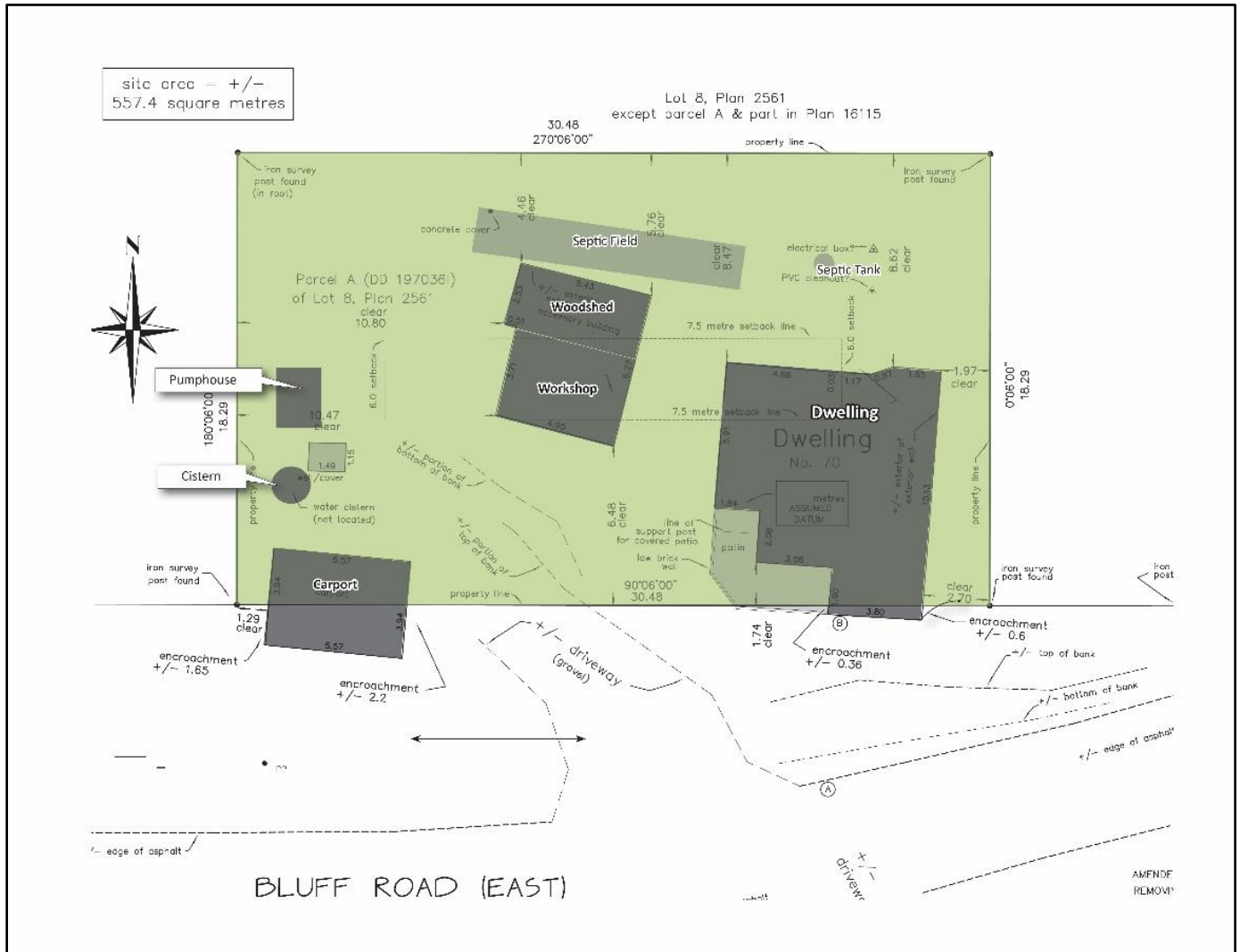
The subject property is located at **70 Bluff Road East** and is very small at 0.056 ha (0.14 ac). The property is within a Water Management Area and therefore the construction of the dwelling requires that a rainwater catchment system with a minimum 16,000 litre capacity be installed.

Given the property size, the building envelope is only 4 m x 20 m (approximately) and does not allow for a reasonable sized dwelling without a variance(s) – Attachment 2.4. In addition, the location of existing structures (including the sewer treatment facility) further confines a very constrained property.

The proposal is for the following:

- Referencing Figure 2, the demolition of:
 - The existing dwelling built in the 1940's that currently encroaches over the front property line by 0.6 m;
 - the carport that currently encroaches over the front property by 2.2 m; and,
 - the woodshed attached to the workshop.

Figure 2 – Site Plan – Existing Development



ANALYSIS

Policy/Regulatory

Official Community Plan:

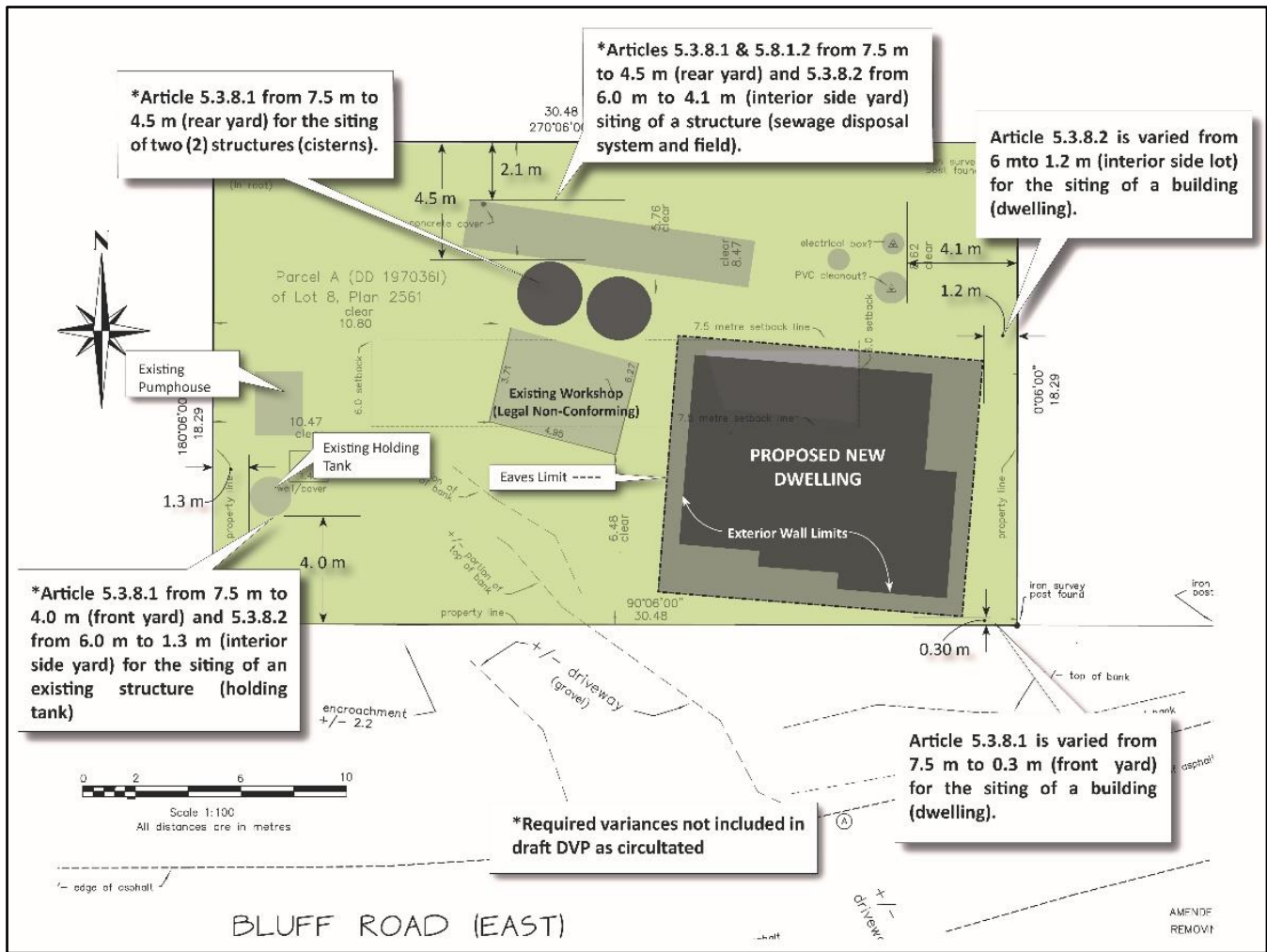
The property is designated as **SLR – Small Lot Residential** in the Galiano Island Official Community Plan Bylaw 108, 1995 (OCP). There are no **Development Permit Areas** designated on the subject property (Attachment 2.2).

Land Use Bylaw:

The subject property is zoned as **Small Lot Residential Zone - SLR** in the Galiano Island Land Use Bylaw No. 127, 1999.

The residential use of the property complies with the LUB. Granting the variances for siting in this application will bring the property partially into compliance with the LUB. The applicant's intention to make a new application will to bring the property fully into compliance, if the outstanding variances are granted.

Figure 2 – Site Plan – Proposed Development



Issues and Opportunities

Impact on Neighbouring Properties/Public Roadway

The proposed demolition of the existing carport and the siting of the new dwelling on the same footprint but entirely on the property will improve visual impacts, particularly from the roadway. The removal of the non-conforming accessory building (carport) will also improve these impacts.

Although sited close to the front property line and two storeys in height, the new dwelling remains modest in size at 142 m² (1536 ft²). Tree and vegetation removal will be limited as the dwelling will be located in the same location as the existing one.

The applicants have stated that they have spoken with the adjacent neighbours who would be most impacted, and that they support the variances.

The Intent of the Regulation being Varied

The overall purpose of the siting regulations are to minimize impacts on adjacent properties related to:

- Limiting the visual impact of development on adjacent properties.
- Establishing a consistent development pattern within a local area.
- Protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- Maintaining a rural character.
- Establishing certainty with respect to residential development by maintaining consistent height and siting regulations.

Potential Impacts of Granting the Variance

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation each application should be evaluated on its own merits.

Consultation

DVP Notices were circulated to surrounding property owners and residents. The notification period ends at 4:30 p.m. on March 31, 2021.

Staff have received one submission at the time of writing (Attachment 5). That submission cites objections to the variances based on numerous concerns. These are summarized as the proposed siting of the dwelling, the size of the dwelling, road safety particularly given the hill and proximity to a sharp bend on Bluff Road, parking, heritage, character of development and affordability.

Further submissions received prior to the LTC meeting will be forwarded to Trustees and reported at the meeting.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the DVP application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff will forward the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

Rationale for Recommendation

Staff is recommending that the recommendations on page 1 be supported for the following reasons:

- The rationale for the variance is reasonable, as the constraints of the subject property are significant given the size of the property and the location of existing buildings and infrastructure which limit the buildable portions of the property.
- The proposal would resolve setback issues with the existing dwelling and partially bring the property into compliance with the LUB.
- The impacts on neighbouring properties and the roadway would be improved with building removal and new construction.
- The proposed variance does not challenge the intent of the regulation.

- Neighbours have been notified and, to date, one submission has been received at the time of writing.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust_____.

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial.

Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee deny application GL-DVP-2021.1 for the follows reasons _____.

NEXT STEPS

Submitted By:	Phil Testemale, Planner 2	April 1, 2021
Concurrence:	Robert Kojima, Regional Planning Manager	April 1, 2021

ATTACHMENTS

1. Site Context
2. Maps, Plans, Photographs
3. Notice
4. Draft Development Variance Permit SA-DVP-2020.1
5. Correspondence

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Parcel A (DD197036I) of Lot 8, Section 5, Galiano Island, Cowichan District, Plan 2561
PID	006-350-194
Civic Address	70 Bluff Road East

LAND USE

Current Land Use	Small Lot Residential - SLR
Surrounding Land Use	North – Small Lot Residential West – Small Lot Residential East – Small Lot Residential South – Small Lot Residential Southwest – Commercial 4

HISTORICAL ACTIVITY

File No.	Purpose
GL-DVP-2013.1	Variance for existing dwelling information not complete and closed.

POLICY/REGULATORY

Official Community Plan Designations	SLR – Small Lot Residential in the Galiano Island Official Community Plan Bylaw 108, 1995. No Development Permit Areas designated on the property (Attachment 2.2).
Land Use Bylaw	The subject property is zoned as Small Lot Residential Zone - SLR in the Galiano Island Land Use Bylaw No. 127, 1999.
Other Regulations	
Covenants	N/A
Bylaw Enforcement	N/A

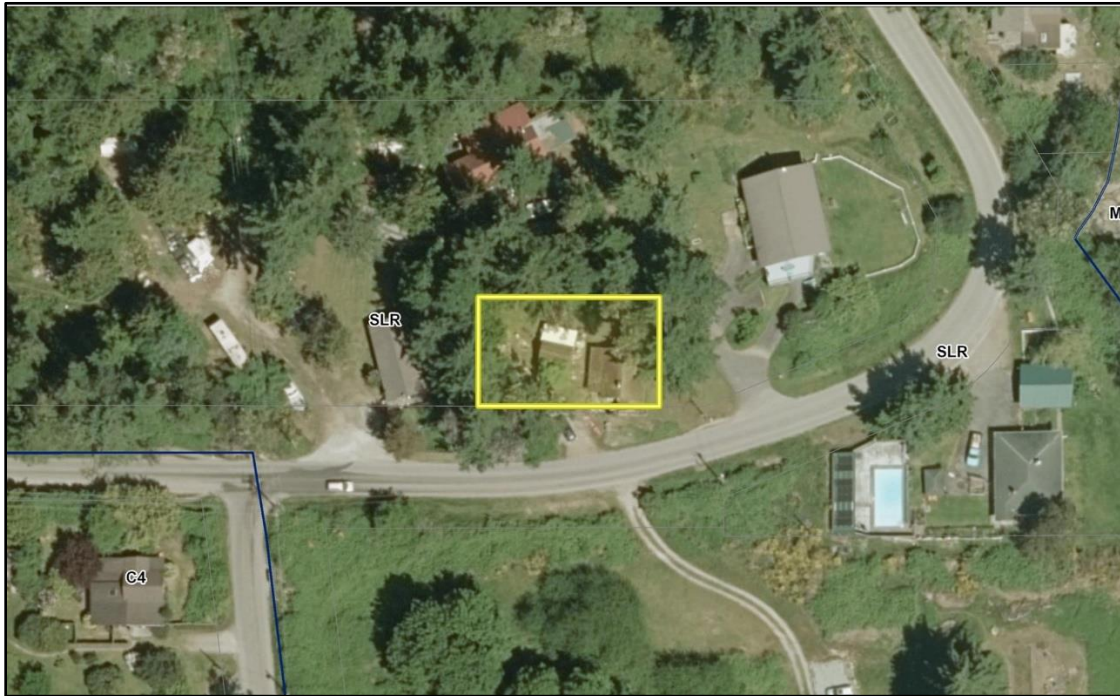
SITE INFLUENCES

Islands Trust Conservancy	This application has no considerations for the Islands Trust Conservancy.
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	None indicated on TAPIS mapping.
Sensitive Ecosystems	No sensitive ecosystems indicated on TAPIS Mapping (other than DPA 3): Attachment 2.2
Hazard Areas	N/A

Archaeological Sites	Remote Access to Archaeological Data (RAAD) information and indicates that there are no recorder archaeological sites or archaeological potential noted within the property. Notwithstanding, by copy of this report, the owners and applicant should be aware that there is a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work. Additionally, staff have provided directly to the applicant the Islands Trust Chance Find Protocol, BC Archaeology Branch Guidance document and a link on obtaining archaeological information
Climate Change Adaptation and Mitigation	Impacts on GHG emissions from demolition and disposal of existing buildings and structure and replacement construction of the dwelling. Vulnerability to climate change impacts low given elevation.

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

2.1 ORTHOPHOTO



2.2 DPAs



2.3 CONTOUR MAPPING



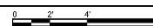
2.6 DWELLING ELEVATIONS



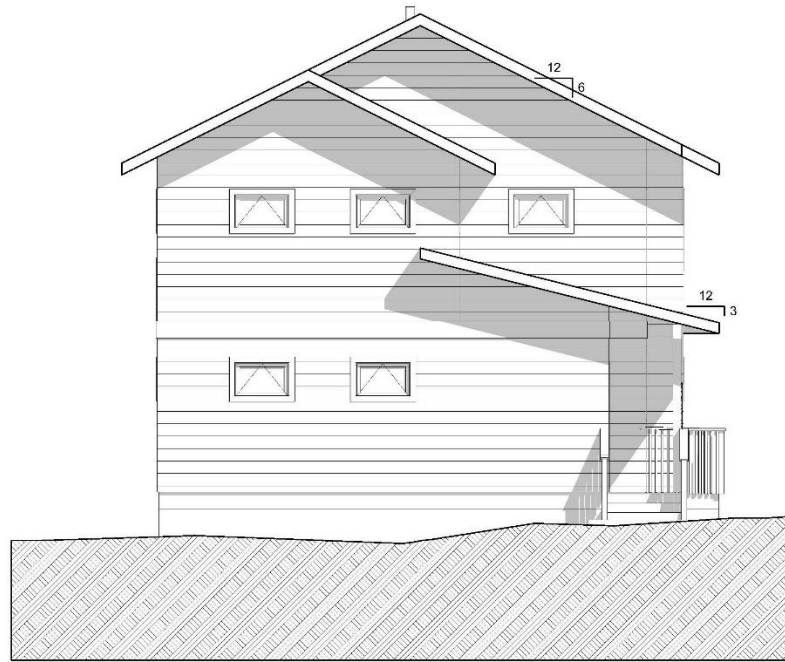
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2.6 DWELLING ELEVATIONS (CONT'D)



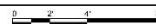
3 WEST ELEVATION

SCALE: 1/4" = 1'-0"



4 EAST ELEVATION

SCALE: 1/4" = 1'-0"



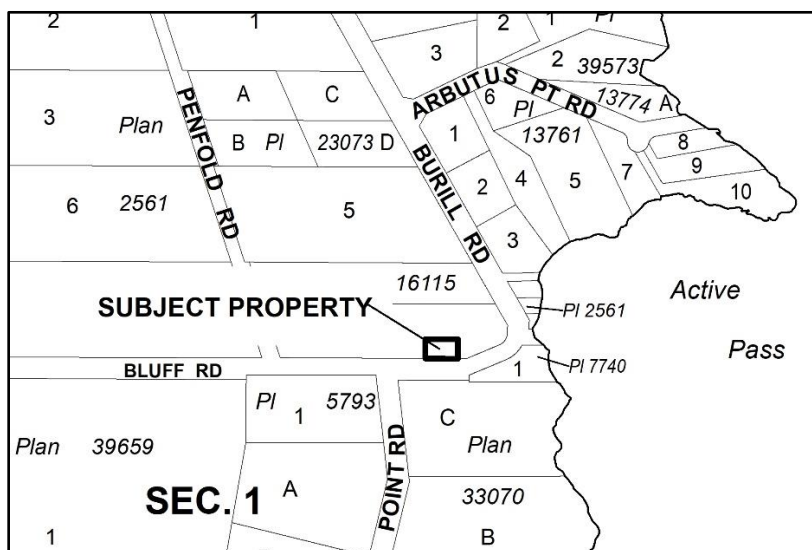


**NOTICE
GL-DVP-2021.1
GALIANO ISLAND LOCAL TRUST COMMITTEE**

NOTICE is hereby given that the Galiano Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 499 of the *Local Government Act*. The proposed permit would vary the Galiano Island Land Use Bylaw No. 127, 1999 as follows:

- Variances to reduce front and interior setbacks for a new dwelling sited in the approximate same location of an existing one (that is to be demolished) as shown on the attached draft permit. And, a variance to the rear yard setback for an existing accessory building (workshop).

The property is located at **70 Bluff Road East** and is legally described as Parcel A (DD 1970361) of Lot 8, Section 5, Galiano Island, Cowichan District, Plan 2561 (PID: 006-350-194). The general location of the subject property is shown on the following sketch.



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing **March 19, 2021** and continuing up to and including **March 31, 2021**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Galiano Island, BC, commencing **March 19, 2021**.

Enquiries or comments should be directed to Phil Testemale, Planner 2 at (250) 405-5170, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca before 4:30 pm, **March 31, 2021**.

The Galiano Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the regular business meeting starting at **12:30 pm., April 12, 2021**, to be conducted electronically.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Jas Chonk, Deputy Secretary



Islands Trust

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT GL-DVP-2021.1

To: Lorelei Allen and Michael Norgang

1. This Development Variance Permit applies to the land described below:

Parcel A (DD 1970361) of Lot 8, Section 5, Galiano Island, Cowichan District, Plan 2561
(PID: 006-350-194)

2. Galiano Island Land Use Bylaw 127, 1999 is varied to allow for the siting of a building (**dwelling**) and an existing accessory building (**workshop**) as follows:

- a) Article 5.3.8.1 which states that buildings and structures must be sited at least 7.5 metres from front and rear lot lines is varied to permit a building (dwelling) that is **0.3 metres** from a front lot line;
- b) Article 5.3.8.2 which states that buildings and structures must be sited at least 6 metres from each interior lot line is varied to permit a building (dwelling) that is **1.2 metres** from an interior lot line; and,
- c) Article 5.3.8.1 which states that buildings and structures must be sited at least 7.5 metres from front and rear lot lines is varied to permit an accessory building (workshop) that is **7.0 metres** from a rear lot line.

The development shall be consistent with Schedules 'A', 'B' and 'C' which are attached to and form part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Galiano Island Land Use Bylaw No. 127, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE GALIANO ISLAND LOCAL TRUST COMMITTEE THIS [DAY]TH DAY OF [MONTH], 2021.

Deputy Secretary, Islands Trust

[date]_____
Date of Issuance

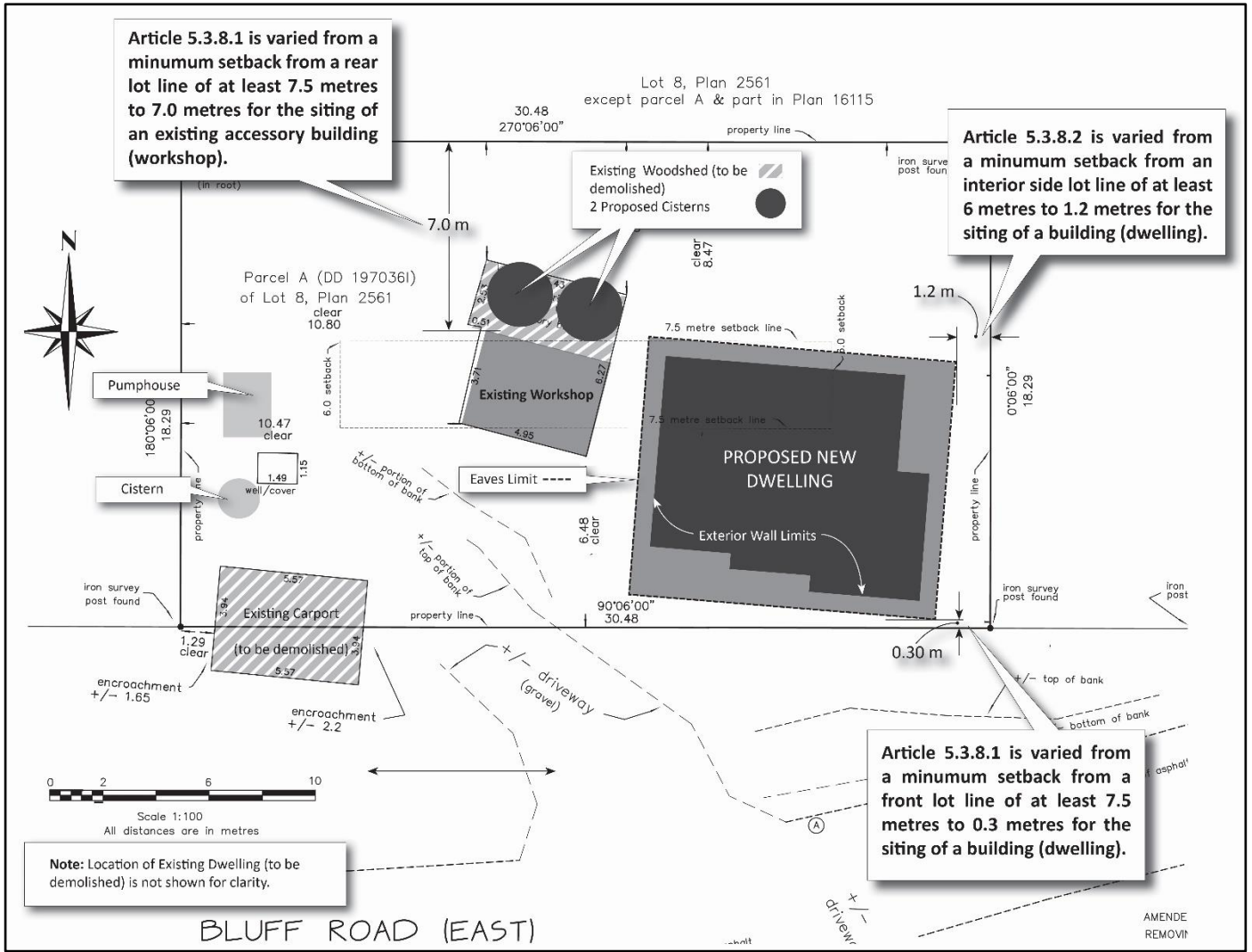
IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th 10F [DATE], THIS PERMIT AUTOMATICALLY LAPSES.

GALIANO ISLAND LOCAL TRUST COMMITTEE

GL-DVP-2021.1

SCHEDULE 'A'

Site Plan



GALIANO ISLAND LOCAL TRUST COMMITTEE

GL-DVP-2021.1

SCHEDULE 'B'

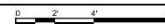
Elevations 1 of 2



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

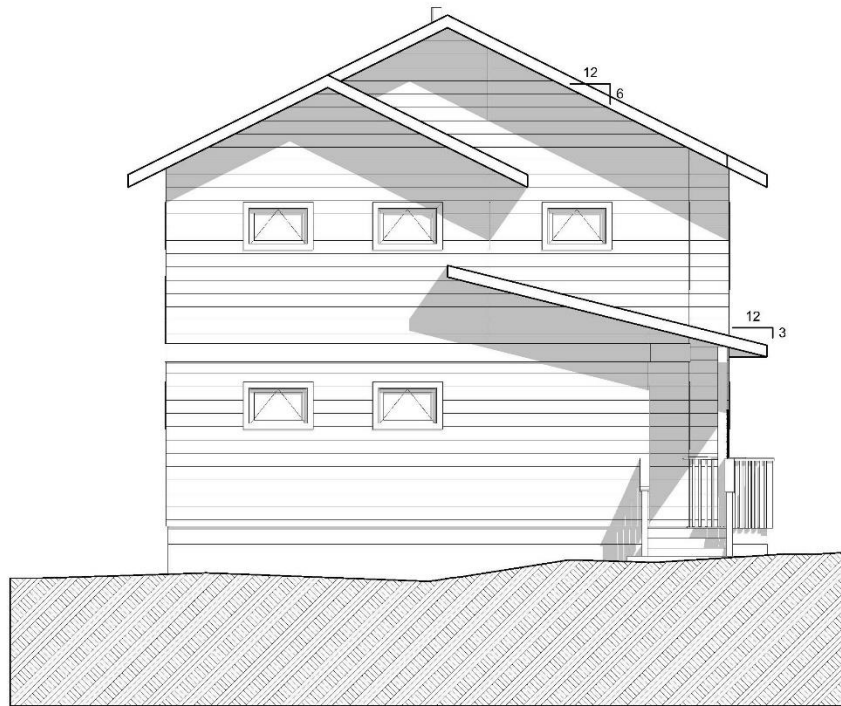


GALIANO ISLAND LOCAL TRUST COMMITTEE

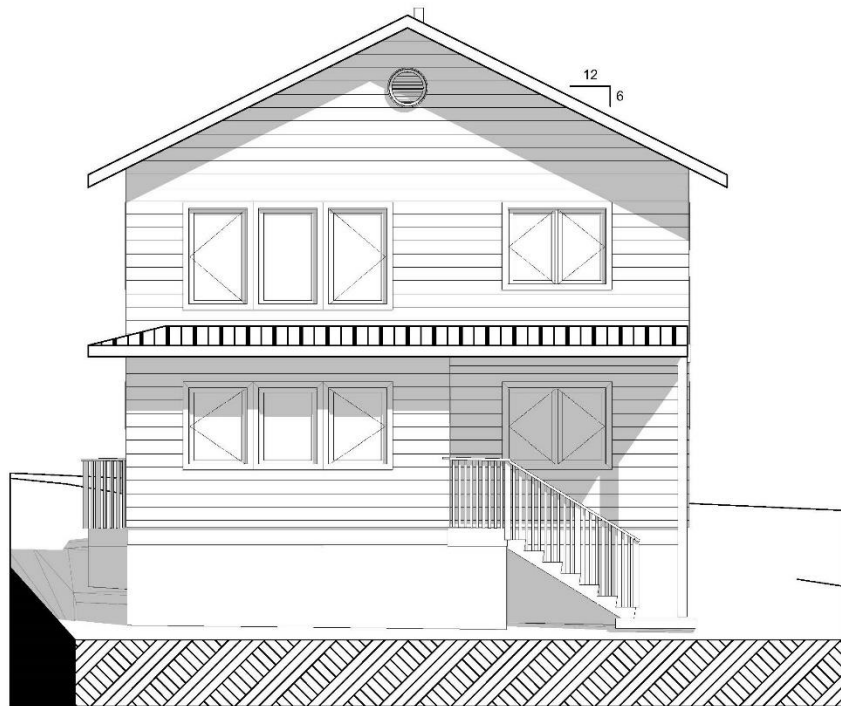
GL-DVP-2021.1

SCHEDULE 'C'

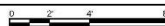
Elevations 2 of 2



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



Attachment 5

From: Ken-Marilyn MacCrimmon [REDACTED]
Sent: Wednesday, March 31, 2021 1:12 PM
To: Dan Rogers; Jane Wolverton; Tahirih Rockafella
Subject: RE: Application for variance at 70Bluff Rd.E.

Hi Dan, Jane and Tahirih,

Based on information received on Monday from the planner, Phil Testamale, we have made some significant changes to our comments on the variance request at 70 Bluff Rd.E. We are attaching a copy of our final comments to this e-mail; please discard the draft sent a few days ago. We have now submitted these comments to information@islandstrust.bc.ca as per the distributed notice. We are available to try to help clarify any part of our submission. Thanks for your attention to this matter. Best regards.

Ken, Marilyn and Brian MacCrimmon

Re: Proposed permit notice GL-DVP-2021.1 70 Bluff Rd. E.- to vary the Galiano Island Trust Bylaw #137, 1999

We have resided at [REDACTED] for more than 30 years and are directly across the road from the proposed development at 70 Bluff Rd E. We believe that there are several purposes of a setback requirement on a public roadway which are violated by this variance application: safety, future development, neighbourhood character, and economic considerations. The proposed elimination of the front setback from 7m (25 ft) to 0.3m (1 ft) is inconsistent with the purposes of the regulation and lacks proper justification. We question whether the variance is in the best interests of the community as a whole. For the reasons given below, we are opposed to the Land Use Bylaw exception being granted.

BACKGROUND

- a) Bluff Road is the main Heritage Road on Galiano (as designated by the Ministry of Transportation); there are only a few other, much shorter, ones. It is the main access to Bluffs Park.
- b) The East section of Bluff Road, in particular, has been singled out because of the view over Active Pass. This distinction applies to the whole lower section of the road not just the viewpoint on Active Pass.
- c) The intersection of Bluff and Burrill is a sharp curve with very limited visibility. Current conditions are hazardous for motorists and unsafe for bicyclists and pedestrians.
- d) There is a sloped bank between the Bluff Rd and the property boundary. The verge width is 18 ft from the property line on the SE corner (nearest to the hazardous intersection) but 30 ft wide at the SW corner.
- e) The lot in question is one of the smallest lots (0.14 acre, 6000 sq ft) on Galiano; it is one-sixth the size of the current minimum lot requirement.

f) The existing cottage, having been built in 1942, is of a heritage character and is distinctive. This cottage is non-conforming and would not be permitted under current bylaws.

g) The 2020 Property appraisal is for a total of \$183,000 which is the lowest in the Bluff/Mary Anne/Penfold/Arbutus Point/S.Burrill neighbourhood.

ISSUES WITH THE APPLICATION

1. Rationale.

The applicants request permission to build a two-story house on the South-East corner of their property lot at 70 Bluff Rd. E. However, it is this corner that is of utmost importance to public interest for reasons of safety, future development, and aesthetics. The South-East corner is the closest to the hazardous intersection of Bluff & Burrill. The verge at this corner is 60% narrower than the verge at the SW corner. It is, by far, the most visible part of the property from Bluff Road.

Why has this location on the site been chosen, when other locations would not violate the critical bylaws? Perhaps, the argument is that the applicants simply wish to replace the current dwelling on its current site. However, this is not a replacement building. The floor area is to be more than twice as large (1644 sq ft vs 676 sq ft). Furthermore, it is two stories instead of one --the height will be almost the maximum allowed (8.99 m), which is an average, not the highest point. Note that the 9m height restriction is the same restriction that applies to all residential dwellings on Galiano, even ones in the middle of a secluded 20 acre lot, not just one sitting at the edge of a scenic roadway.

Even if a small sized, one story dwelling was being proposed, there is no legal right to use the same site as a voluntarily demolished building; other locations with less impact on the public interest could have been chosen. Removal of the existing non-conforming cottage is an opportunity to examine the property lot with fresh eyes and see how it best might be used. For eighty years the position of the cottage at 70 Bluff Rd E. has limited the ability to use the North verge to improve or enhance Bluff Rd. There is no need to renew that obstruction for the indefinite future. If an implied rationale is avoiding the existing location of auxiliary buildings and the septic field; this is not a sufficient rationale for the proposed location-- they can be demolished, moved or rebuilt elsewhere.

We suggest that the applicants rethink their property as an organic whole and submit a more appropriate plan. Any variances granted should have a strong rationale and not be harmful to the community as a whole. That is not the case here. If the requested site setback variances are granted in this case, what threshold could possibly be met for the Trust to deny variance requests for any other property?

2. Future Improvements and Safety.

One needs to view this proposed development within the context of the road system and the blind curve at the intersection of Burrill and Bluff. There are many potential enhancements that may be desirable to improve the safety and accessibility of this area. These include widening of the road, drainage for water runoff, building bike lanes, and providing pedestrian paths. If a significant building is placed adjacent to the banked slope of the narrowest part of the North verge, all these public improvements would be problematic. The possibilities for future enhancement or road safety measures on this scenic and important road should not be curtailed. Hence, if the current non-conforming cottage is

demolished, it is particularly important to enforce the required South-East setback for any replacement structure. The full setback should be required on this South-East corner.

3. Parking.

All variances for lot development should be submitted at the same time in order to devise the best plan. We have only been notified of the setback variance application, but the submitted plans are in clear violation of the parking setback bylaws (14.5-6), with almost all the proposed parking being located on the SW setback area with only about 5% within the legal area.

Historically, adequate onsite parking has been difficult on this small property due to the density of constructed buildings. The lack of onsite parking has led to the owner's vehicles being parked on the verge at the very edge of Bluff Road, on both sides of the road. This has created dangerous conditions. Note that if the house site was shifted 40 feet or so to the West and further back, not only could it satisfy the full South, East and West setbacks, it would also allow plenty of parking on the East side as well as manoeuvring space. In such a critical location, it is essential that adequate provisions are made for parking all vehicles a significant distance from the road. A variance request for a parking exception should be explicitly made at the same time as the setback variance request.

4. Island Character and View.

New construction should fit the character of the Island and the immediate neighbourhood. Apart from demolishing a heritage cottage, allowing the construction of a thirty foot tall house, positioned one foot from the property line, would make a drastic change in the character of a very visible part of the island. This concern is particularly important on the most scenic part of Bluff Road. The view at the intersection of Bluff and Burrill is recognized as one of the outstanding views on Galiano as is shown by the designation as an official viewpoint (#13) and the placement of a bench that currently has no pedestrian pathway. Of all possible positioning sites for the house on the property, the proposed one, on the South-East corner, is the most harmful to the public interest.

The view of Active Pass will be partially obstructed for vehicle passengers, bicyclists, and pedestrians travelling Eastbound toward this intersection by the proposed house and Westbound travel will be visually imposed upon by a tall structure positioned immediately adjacent to the road. Preserving public views on key parts of Galiano is an important role of our Public Trust and new construction that interferes with views should have an important community, not just private, rationale.

There is a need for a range of housing on Galiano, especially small and affordable properties. Maximum development on the only property in the neighbourhood with an assessment under \$200,000 is removing a key part of the affordable housing stock. The next smallest assessment is 50% larger. With a livable heritage cottage already on site, why should it be demolished and replaced by a much larger dwelling? Is there no market for small, affordable properties such as this? The Trust should not encourage overbuilding and reducing affordable housing.

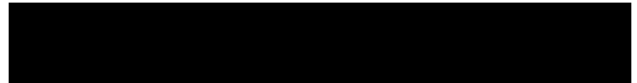
It should be recognized that the current concerns are not just a matter of setbacks. Almost all of the relevant bylaws are being pushed to the limit or exceeded. The proposed lot development will use 99% (1492 vs 1500) of the maximum lot coverage for buildings. It will be at 98% of the height limit for the proposed dwelling. It will ignore parking bylaws, where 95% of parking spaces are located on the setback. Note that these Galiano Island Bylaws are designed for a minimum lot size of one acre, more than six times as large as this property. We don't know why this subdivision was initially allowed or

under what conditions. In such a case as this, where the lot is an exception, the Trustees have to be particularly vigilant to use their discretion as guardians of community interests.

CONCLUSION

There may be other concerns, but the points made above should be sufficient to support the position that the variance application to reduce the setbacks be disallowed. It is important to state that we are not opposed to development per se, just that development should conform to the current bylaw requirements and that any exceptions should be consistent with the best interests of the community as a whole. We ask that the Trust to carefully consider the reasons why this bylaw exists. In particular, dwelling front set backs from a road are a universal requirement of community planning, and especially so for sensitive locations. We ask whether the proper threshold has been met for the Trust Committee to override this law given the reasons that we list above.

Ken, Marilyn and Brian MacCrimmon





DATE OF MEETING: April 12, 2021

TO: Galiano Island Local Trust Committee

FROM: Narissa Chadwick, Island Planner
Southern Team

COPY: Brad Smith, Island Planner
William Shulba, Freshwater Specialist
Robert Kojima, Regional Planning Manager

SUBJECT: Report subject Groundwater Sustainability Project: Phase 3 Implementation and Planning Preliminary Options

REPORT SUMMARY

This report provides an update on progress related to the Groundwater Sustainability Project Phase 3 Implementation and Planning. It identifies a preliminary list of options for Official Community Plan (OCP) and Land Use Bylaw (LUB) amendments based on data collected through the mapping of groundwater recharge potential and regional groundwater availability (water budgets).

BACKGROUND

At the February 1, 2021 Galiano LTC meeting the LTC approved the project charter for “Phase 3: Implementation Planning” of the Groundwater Sustainability Project (see Attachment 1).

The project was initiated in 2019 as an initiative of five Southern Local Trust Committees. The phases of the project are as follows:

Phase 0: Data and Information

Phase 1: Groundwater Recharge Potential Mapping

Phase 2: Regional Groundwater Availability Assessment (Water Budgets)

Phase 3: Implementation and Planning

A [summary report](#) providing details on project was provided at the November 26, 2020 LTC meeting. As indicated in the February 1, 2021 staff report the use of the data and mapping will be integrated into the development review procedures for all local trust areas as final mapping data becomes available.

Staff are integrating the mapping into the Islands Trust TAPIS mapping system. The options for OCP and LUB amendments identified in this report are informed by draft outcomes from the project.

ANALYSIS

What will the maps tell us?

Groundwater recharge potential and groundwater protection zones- Groundwater recharge potential refers to potential of the island to replenish water within its aquifers. This potential is dependent on factors such as the capacity of soils to retain water, interaction of the watershed ecosystems, changes in topography, geology, biogeography, land use and precipitation distribution. Understanding groundwater recharge potential helps estimate the amount of groundwater available for use by island communities and the environment. .

Understanding significant groundwater recharge potential areas can be represented as groundwater protection zones. Groundwater protection zones are physical landscape areas on the islands that are determined by natural, ecosystem, geological, topographic elements to protect groundwater recharge potential and other sensitive groundwater dependant ecosystems.

The availability of groundwater in each Groundwater Region (water budget) - Groundwater regions are loosely based on natural elements but can be considered boundaries or management unit areas consistent with the existing water management areas on Galiano Island (see Figure 1 and Figure 2). To quantify the amount of groundwater available within groundwater regions, the data collected considers climate variables, groundwater recharge potential, estimated water demand/usage, and three dimensional island hydrogeological models. A groundwater budget is determined by the rate of domestic water well use, ecosystems use, and discharge to the ocean from surface water runoff balanced by the amount of available recharge. Each groundwater region for Galiano has a water balance calculation (Figure 3). .

Figure 1: Delineation of Groundwater Regions

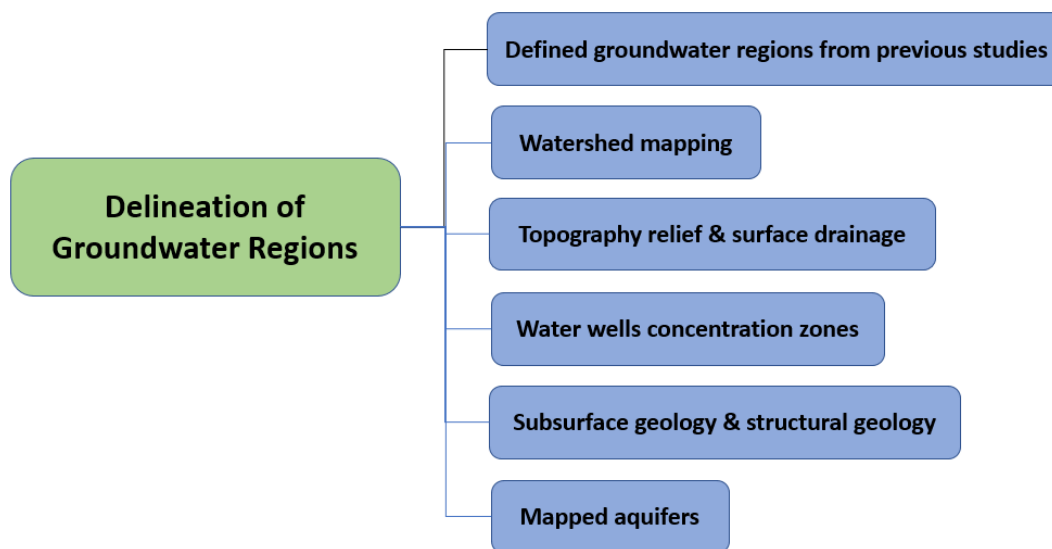
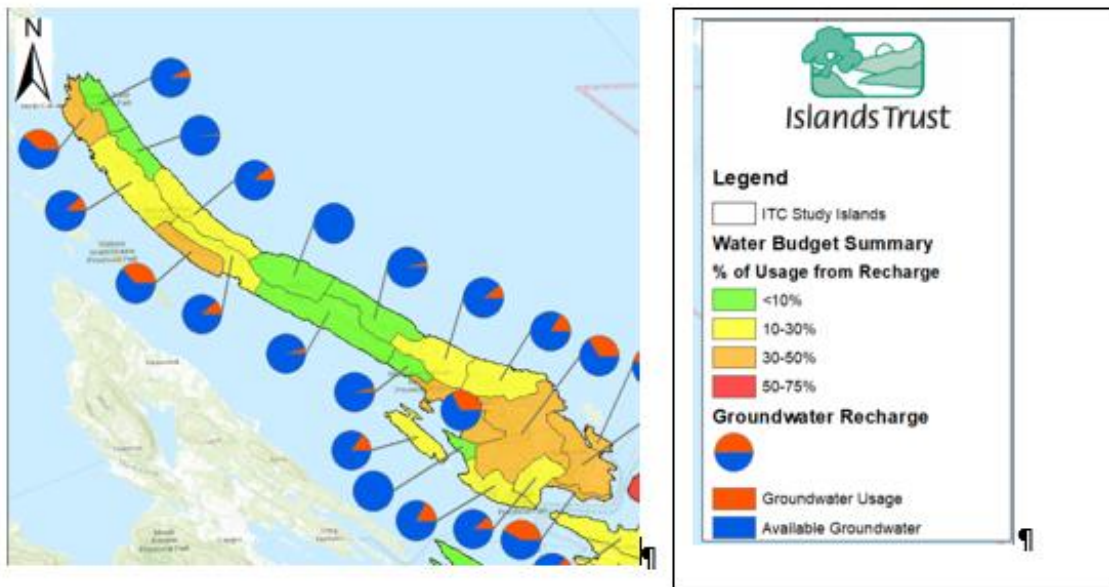


Figure 2: Groundwater Regions of Galiano Island



Figure 3: Draft Water Budget Summary for Groundwater Regions of Galiano Island



How can groundwater recharge potential mapping and regional water budgets inform changes land-use policy and regulation?

Spatially determining groundwater recharge potential and regional groundwater availability can help refine the Local Trust Area's policies and regulations currently supporting groundwater sustainability.

The groundwater mapping of Galiano Island provides an opportunity for a tiered approach to OCP and LUB amendments supporting groundwater sustainability. The mapping and data factors include:

1. Spatial concentration of significant groundwater recharge potential identifies certain areas of the island that may be vulnerable to development and land use changes.
2. Water usage informs the water budgets in the different Groundwater Regions across the island.
3. Data gaps and the need for further analysis of water use, such as agricultural water demand, and differences between estimated water use, actual use and deemed water rights. Regional groundwater budgets are based on a conservative assumption of average usage per lot related to land use designation.
4. Build out potential and the existence of undeveloped land that has the potential to be developed over time. This includes private managed forest lands.
5. Influences of climate change on groundwater systems and the direct connection of groundwater to surface water bodies, streams, and watershed ecosystems.

A tiered approach to protecting groundwater recharge and regional groundwater sustainability focusses on four (4) classifications in two (2) subgroups: 1) groundwater protection areas 2) groundwater region sustainability (water budgets).

Class 1- Areas that are in critical need of attention where there is high confidence in existing data.

Class 2 – Areas where there is a potential for critical attention but some data uncertainty.

Class 3 – The level of attention needed is moderate based on existing use but could become critical if buildout or licensed potential (typically agriculture) is maximized.

Class 4 – The level of attention needed is not critical. This includes protected areas and forest lots, or areas with limited development potential. In these areas there is high confidence in existing data.

What policies and regulations does Galiano already have in place to support groundwater sustainability?

The Galiano OCP recognizes the need for and encourages groundwater sustainability in a number of ways.

These include:

- Recognition of the importance of using the precautionary approach to water use and policies related to water supply that address the interests in using the precautionary principle.
- Policies that encourage the protection of groundwater quality.
- Recognition of the “deteriorating water quality” on the island and the pressure of increasing demands
- Policy supporting designating sensitive watershed areas, water recharge areas and wetlands and streams and protecting them with development permit areas and other mechanisms “when accurate data is available”
- Identification of climate change as a fundamental factor in land use decision making

- The designation of a development permit areas (DPA) for Elevated Groundwater Catchment and related guidelines.
- The identification water regions and water management regions.
- Support of rainwater management and rainwater capture
- Advocacy policies related to the sustainability of water supply.

The Land Use Bylaw includes a number of regulations which support groundwater sustainability. These include:

- Rainwater capture (storage of minimum 16,000 litres) as a requirement for building permits for new construction in water management areas.
- Exempting cisterns located in a building from the calculation of floor area of the building and the lot coverage of the lot on which it is located.
- Requiring rainwater capture and storage system of at least 16,000 litres as a condition of building permit if the building is to contain a secondary suite.
- Standards for potable water supply with respect to subdivision

What are the OCP and LUB amendment options?

Based on a preliminary review of existing policies and regulations and considering the information provided in the draft groundwater mapping data staff have identified a number of OCP and LUB amendment options ranging from simple updates to the addition of new DPA and the creation of a Water Protection Zone.

Options for OCP Amendments:

- Refining the language and update objectives related to water supply to include reference to groundwater regions, groundwater sustainability, water balance and the existence of groundwater mapping data (there are currently many references to “when accurate data is available”). This will include additional definitions.
- Recognition of groundwater sustainability and the cultural heritage value of water in OCP key principles.
- Addition of policies related to preservation of groundwater sustainability for each land use designation.
- Connecting groundwater sustainability to the health of ecosystems (current focus is more on water as groundwater as a providing a service to the community).
- Consideration of the climate change on water sustainability.
- Consideration of groundwater sustainability needs in TUP guidelines.
- Update existing groundwater regions to align boundaries with in the groundwater mapping work.
- Identify in mapping, areas that cannot support additional density (e.g Class 1 as first focus)
- Clarifying requirements for rezoning applications to consider impacts on groundwater sustainability.
- Update policies related to water licensing requirements.
- Replace the DPA policies and guidelines for Elevated Groundwater Catchment Areas with DPAs that consider: recharge protection areas, water conservation measures in small lot subdivisions, groundwater protection guidelines, ecosystem protection, and well capture for water systems.
- Advocacy policies amended to be informed by the Islands Trust Freshwater Sustainability Strategy.
- Develop water sustainability analysis criteria for rezoning .

Options for LUB Amendments

Updates to existing zoning regulations updates could include:

- The creation of groundwater protection zones for critical areas (Class 1, some areas in Class 2 and 3).
- Changes to zoning in some critical areas that reduce current density or development potential.
- Zoning regulations that provide the opportunity for density bonus if certain conditions are met.

- Zoning regulations that limit existing uses, place restrictions on size and siting (e.g. setbacks for wells, setbacks from community water system wells).
- Consideration of potable water as a condition of certain uses (It is currently a condition of subdivision).
- Review of water management area regulations and boundaries.
- Update of reference to potable water supply standards to include multi-unit residential.
- Limiting impermeable surfaces.
- Review and update rainwater capture and cistern regulations.
- Updating subdivision servicing regulations related to potable water requirements, cistern requirements, drainage requirements.

Other Considerations

- Development of guidelines for the rezoning of land in Forest (F1) Zone to consider cumulative impact on water region.
- Updates to bylaw enforcement policies
- Development Approval Information (DAI) bylaw amendments
- Development of a terms of reference for hydrogeologists
- Consideration of administrative requirements related to development permits, TUP, covenants and monitoring.
- Consider monitoring programs

Next Steps

- Staff will work to finalize mapping, including build-out analysis and integrate it into the Islands Trust TAPIS mapping system.
- Mapping will be done in phases: Phase 1 Recharge Potential Mapping, Phase 2 Regional Groundwater Availability Mapping
- Groundwater regions will be reviewed by provincial staff.
- Staff will classify groundwater protection areas and groundwater regions by incorporating build-out mapping.
- Staff will focus first on policy development for Class 1 and use build out overlays to identify what areas in Class 3 could become critical if not addressed through policy amendments.
- Methodology to address areas in Class 2 will be developed.
- Staff will schedule community meeting to share mapping results and implications.

Submitted By:	Narissa Chadwick, Island Planner	March 31, 2021
Concurrence:	Robert Kojima, Regional Planning Manager	March 31, 2021

ATTACHMENTS

1. Project Charter

GROUNDWATER SUSTAINABILITY - IMPLEMENTATION – Project Charter v1

Galiano Island Local Trust Committee

Date: January 2021

Purpose: To implement results of Phases one and two of the Southern Gulf Islands Groundwater Sustainability Project through community engagement and education, policy, and changes to regulations.

Background: The Southern Gulf Islands Groundwater Sustainability project was initiated in early 2019 and consisted of data collection, mapping and analysis of groundwater regions in the southern gulf islands. The results of the first phases of the project will be incorporated into Islands Trust development review processes. The Local Trust Committee has identified further implementation of the results through public engagement and potential bylaw amendments as a Top Priority project.

Objectives

- Identify implementation options
- Analyze and assess options
- To update bylaws to provide to greater protection of groundwater resources

In Scope

- Analysis of options for bylaw amendments to implement groundwater protection measures based on earlier phases of the project
- Community engagement on phases I and II
- Community, First Nations, and agency consultation
- Recommendations on potential amendments
- Legislative process to amend bylaws

Out of Scope

- Unrelated regulatory amendments
- Unrelated amendments to the OCP

Workplan Overview

Deliverable/Milestone	Date
Preliminary report and review of Project Charter by LTC	January 2021
Staff report on implementation options, LTC direction	April 2021
Community Groundwater Workshop to present findings of Phases 1 and 2	June 2021
Early First Nations Consultation and Targeted Agency referrals	April – Sept 2021
LTC review of issues and options	September 2021
Community consultation	October – Dec 2021
LTC direction to prepare draft bylaws	January 2022
LTC review of draft bylaws, First Nations referrals, agency referrals and First Reading	Feb – April 2022
Public Hearing	May 2022
Post-hearing legislative process	May – Sept 2022
Implementation: educational materials, DAI Bylaw amendments, BVN Bylaw amendments, procedure bylaw amendments, application processing procedures revised	June – Dec 2022

Project Team

Project Team		Est. Hours/annum
Robert Kojima	<i>Project sponsor</i>	50
Narissa Chadwick	<i>Project planner</i>	200
William Shulba	<i>Professional advisor</i>	200
Maple Hung	<i>Admin support</i>	30
Jas Chonk	<i>Legislative Clerk</i>	10
Jackie O'Neill	<i>IS support</i>	10
		500
RPM Approval: <i>Robert Kojima</i> Date: January 25, 2021	LTC Endorsement: Resolution #: Date: February 1, 2021	

Budget

Budget Sources:		
Fiscal	Item	Cost
21-22	Community consultation	\$1000
21-22	Legal review contingency	\$2000
21-22	First Nations consultation	\$2000
22-23	Public Hearing	\$2000
22-23	Contingency	\$1000
	Total	\$8000



Memorandum

Date: April 12, 2021

File Number: 6500-20
Affordable Housing –
STVR Review

To: Galiano Island Local Trust Committee

From: Brad Smith, Island Planner
Southern Team

CC: Robert Kojima, Regional Planning Manager

Re Galiano Island STVR Review Project – Project Update and Additional Considerations

Purpose

The purpose of this memo is to update the Galiano Island Local Trust Committee (LTC) on the status of proposed Bylaw No. 275, and to identify additional considerations with respect to Short Term Vacation Rentals (STVR) via temporary use permit (TUP) if proposed Bylaw No. 275 is given final approval by LTC.

Background and Project Update

LTC has been engaged in a review of STVR bylaws and policies since June 2019. Following extensive public and stakeholder engagement, LTC directed staff to draft bylaw amendments that remove TUP guidelines for STVRs from the Galiano Island Official Community Plan No. 108, 1995 (OCP).

Based on this direction, staff prepared draft Bylaw No. 275 which was given first reading by LTC on June 1, 2020, and second reading on November 2, 2020 (Attachment 1).

A Community Information Meeting (CIM) and Public Hearing for proposed Bylaw No. 275 was held electronically on February 1, 2021. There were approximately 18 attendees. Three people spoke generally in favour of the amendments, and five people spoke generally against the amendments. The Public Hearing record is included as Attachment 2.

Proposed Bylaw No. 275 was given third reading on February 1, 2021, following the Public Hearing.

Islands Trust Executive Committee approved proposed Bylaw No. 275 on February 24, 2020. The bylaw is now with the Minister of Municipal Affairs for provincial review and approval.

Further project information is located here:

<http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/projects-initiatives/2019-stvr-review/>

Additional Considerations

Standing Resolutions

LTC currently has two standing resolutions with respect to STVRs:

2019-057 (Standing)

Carried

08-Jul-2019

that the Galiano Island Local Trust Committee initiate a moratorium on new TUP applications until the STVR project is completed and that bylaw enforcement is directed to require that unlawful STVRs comply with the land use bylaw.

2016-000 (Standing)

Carried

05-Dec-2016

Without fettering its discretion, the LTC provided the following guidance with respect to its consideration of TUP applications for Commercial Vacation Rentals:

1. A Commercial Vacation Rental use should only be considered in one dwelling per lot
2. Permits being considered in Water Management Areas should include conditions requiring cisterns with a minimum capacity of 16,000 litres and a water meter.
3. In order to assist in assessing cumulative impacts, staff are requested to continue to provide an updated map showing the location, status, and maximum number of guests of all Commercial Vacation Rental TUP applications.

LTC should give consideration to rescinding these standing resolutions when proposed Bylaw No. 275 is considered for final reading. Also, the LTC should consider if a new policy authorizing proactive enforcement of illegal STVRs is warranted.

Existing TUP Holders

TUPs can be issued for up to 3 years and renewed once for up to an additional 3 years. After that, a new permit is required. LTC cannot amend or cancel a TUP once issued, it can only undertake enforcement action if permit conditions are not being met by the permit holder. As such, all current TUP holders will be able to operate their STVRs under their existing permit until it expires.

Existing TUPs holders are grouped into two categories (Table 1). LTC is requested to decide if any consideration should be given to these permit holders when their current permit expires.

Table 1. Categories of current TUP Holders

Category	Total #	Time Period to Expiration	Staff Comments
1st time TUP holders	2	July 2021 and March 2022	LTC should decide if TUP renewals will be considered in the future for current 1 st time permit holders or if the land use should cease following expiration of the existing TUP
Renewal TUP holders	10	Ranges from May 2021 to December 2022	LTC should decide if any existing TUP holders that have renewed their permit and are now seeking a new permit should be considered in the future, or if the land use will need to cease following expiration of the existing TUP renewal

Attachment 3 provides a current list of all STVR TUPs (first time permits and renewals) and a map showing the location of each.

Status of Application GL-TUP-2019 (Page)

Staff have contacted the applicant and she is considering whether to withdraw her application should proposed Bylaw No. 275 be given final reading by LTC.

There are currently no other outstanding new or renewal STVR TUP applications for LTC to consider.

Next Steps

Staff will prepare amendments to the standing resolutions based on direction from LTC and report back concurrently with final adoption.

Attachments: 1. Proposed Bylaw No. 275
2. February 1, 2021 Public Hearing Record
3. Current STVR TUP List and Map (March 2021)

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 275

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2020”.

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	1 ST	DAY OF	JUNE	2020
READ A SECOND TIME THIS	2 ND	DAY OF	NOVEMBER	2020
PUBLIC HEARING HELD THIS	1 ST	DAY OF	FEBRUARY	2021
READ A THIRD TIME THIS	1 ST	DAY OF	FEBRUARY	2021
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20__
APPROVED BY THE MINISTER MUNICIPAL AFFAIRS AND HOUSING THIS	_____	DAY OF	_____	20__
ADOPTED THIS	_____	DAY OF	_____	20__

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 275**

SCHEDULE 1

The Galiano Island Official Community Plan No. 108, 1995, is amended as follows:

- 1) Section VII, Subsection 1 (Circumstances) is amended by inserting a new article (iii) as follows:

“iii) A Temporary Use Permit shall not be issued by the Local Trust Committee for the purpose of a commercial vacation rental.”

- 2) Section VII, Subsection 2 (Objectives) is amended by deleting article iii in its entirety.
- 3) Section VII, Subsection 2 (Objectives) is amended by reordering article iv as article iii.



**Galiano Island Local Trust Committee
Record of Public Hearing
Bylaw No. 275**

Date: February 1, 2021
Location: Zoom Webinar

Members Present: Dan Rogers Chair
Tahirih Rockafella, Local Trustee
Jane Wolverton, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Brad Smith, Island Planner
Maple Hung, Planning Assistant (Host)
Carly Bilney, Recorder

Others Present: There were approximately 18 members of the public.

7.1 Galiano Island Local Trust Committee Bylaw No. 275 - STVR Project

Chair Rogers called the Public Hearing to order at 12:58 p.m. and acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. He read a statement outlining the content, purpose, and process of the Public Hearing.

Chair Rogers noted that a number of written submissions have been received prior to the meeting.

Planner Smith provided a summary of proposed Bylaw No. 275.

Stephen Rybak opposed the proposed bylaw suggesting it is premature and that a tool ought to be developed to replace Temporary Use Permits (TUP) before they are done away with, or else risk a proliferation of unrestricted Short Term Vacation Rentals (STVRs) on the island.

Erik Meden, located on Porlier Pass Road just north of Clanton Road, opposed the proposed bylaw and agreed that a replacement for the TUP ought to be established. He suggested decisions not be made based on what has happened due to an unprecedented pandemic that has completely altered the real estate market.

Jennifer Margison opposed the proposed bylaw noting the report on the issue is inconclusive as to whether eliminating TUPs will impact the long-term rental market. She suggested eliminating TUPs will drive STVR market underground.

Art Moses expressed support for the proposed bylaw and commented that the use of TUPs to run STVR allows for a commercial enterprise to be run in a residential area.

Jenna Falk, located near Montague Harbour Marina, noted she has been a long-time renter on Galiano and expressed support for the proposed bylaw; she suggested hard decisions made today will open up the long-term housing market in the future.

Susan Angel, located on Georgia View Road, commented that she has applied for a TUP because she would like to have her home occupied while she is unable to be on Galiano; she noted she has no intention of renting it out full-time as she would no longer have access to her home.

Diana Lilly expressed support for the proposed bylaw for reasons already given.

Lori McHattie, located on Sticks Allison Road, commented that she has a TUP and that long-term rentals are as much a business enterprise as STVR.

Chair Rogers called three times for further speakers. He stated that if there are any written submissions, this is the last opportunity to submit them to the Local Trust Committee.

There being no further submissions, Chair Rogers closed the Public Hearing at 1:36 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Dan Rogers, Chair

Certified Correct:

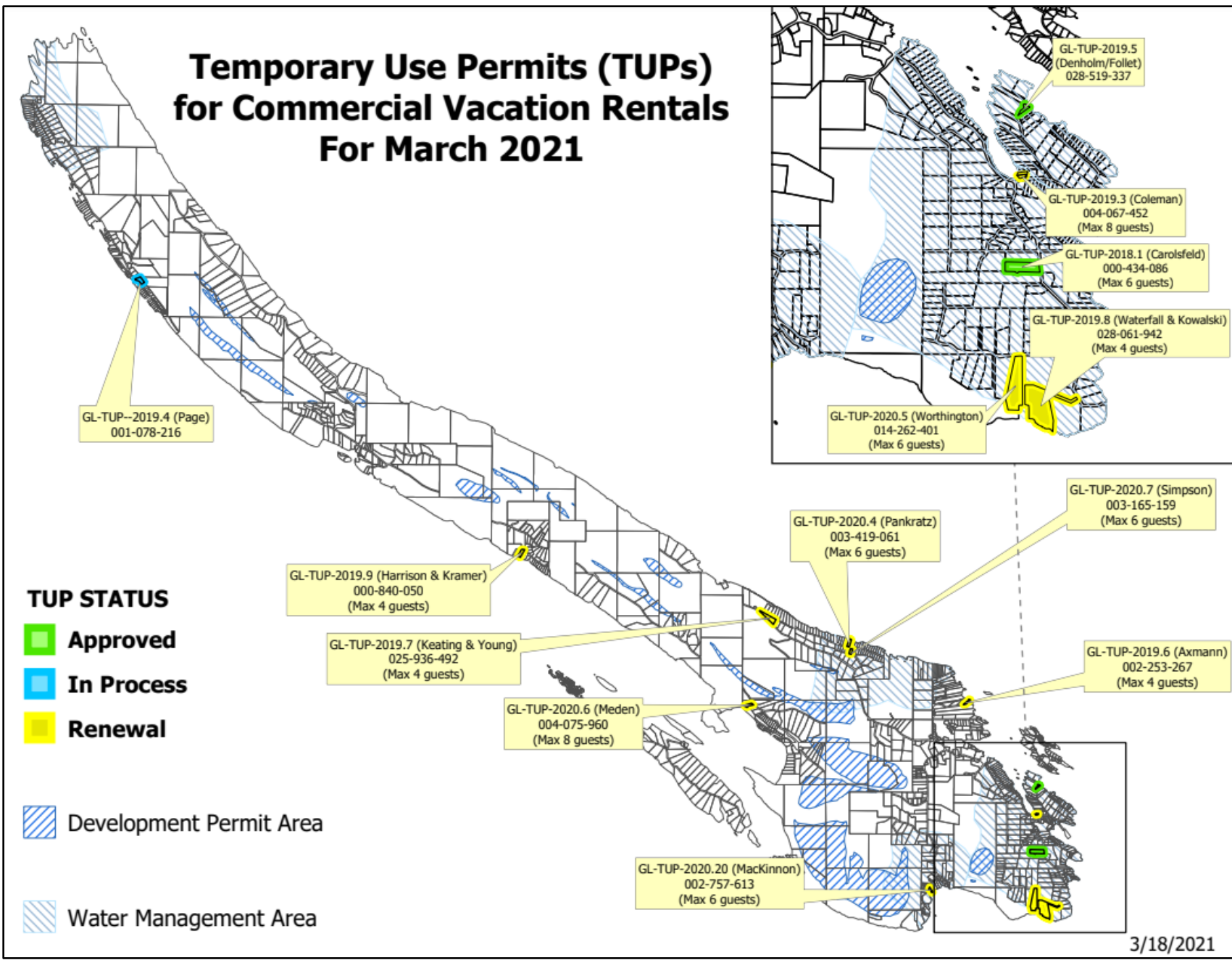
Carly Bilney, Recorder

DATE

Attachment 3. List of Current STVR TUPs and Reference Map

Temporary Use Permit (TUP) #	Name	Property Address	Term	Approval Date	Expiry Date
NEW PERMITS					
GL-TUP-2018.1	Carolsfeld	754 Burrill Rd	3 year	July 9, 2018	July 17, 2021
GL-TUP-2019.4	Page	19120 Porlier Pass Rd		Application in progress	
GL-TUP-2019.5	Denholm/Follet	660 Cain Rd	2 years		
PERMIT RENEWALS (Permits can be renewed 1 times for up to 3 years depending on circumstances.)					
GL-TUP-2019.3	Coleman	2333 Sturdies Bay Rd	2 year	May 6, 2019	May 8, 2021
GL-TUP-2019.6	Axmann	625 Harper Rd	2 year	May 6, 2019	May 8, 2021
GL-TUP-2019.7	Keating/Young	1541 Sticks Alison Rd.	2 year	Oct 7, 2019	Oct 8, 2021
GL-TUP-2019.8	Waterfall/Kowalski	350 Mary Ann Point Rd.	2 year	Nov 4, 2019	Nov 14, 2021
GL-TUP-2019.9	Harrison/Kramer	45 Alder Way	2 year	Oct 7, 2019	Oct 8, 2021
GL-TUP-2020.2	MacKinnon/Rosnick	257 Active Pass Drive	2 year	March 2, 2020	March 13, 2022 (renewed)
GL-TUP-2020.4 (x-ref GL-TUP-2017.1)	Pankratz	154 W Sticks Allison Rd.	2 year	July 6, 2020	July 9, 2022
GL-TUP-2020.5 (x-ref GL-TUP-2017.2)	Worthington	617 Bluff Rd.	2 year	Sept 8, 2020	Sept 14, 2022
GL-TUP-2020.6 (x-ref GL-TUP-2017.3)	Meden	4121 Porlier Pass Rd	2 year	Nov 2, 2020	Nov 2, 2022
GL-TUP-2020.7 (x-ref GL-TUP-2017.4)	Simpson	65 Sticks Allison Rd W	2 year	Dec 7, 2020	Dec 15, 2022

Temporary Use Permits (TUPs) for Commercial Vacation Rentals For March 2021



3/18/2021

Top Priorities Report

Galiano Island

1. Affordable Housing Strategy - STVR Review

Responsible

Dates

Phase 1: STVR review: public hearing in February 2021

Brad Smith

Rec'd: 04-Mar-2019
Target: 31-Mar-2021

2. Groundwater Sustainability

Responsible

Dates

Phase 1 and 2: mapping and data analysis - COMPLETING SPRING 2021

Narrisa Chadwick

Rec'd: 02-Apr-2019

Phase 3: Implement of mapping and data analysis

William Shulba

Target: 30-Sep-2022

- Project Charter - February 2021

3. Land Use Bylaw amendments

Responsible

Dates

To review LUB for: any technical/administrative bylaw amendments (e.g. definition references and numbering), shoreline zoning wording, crown lot rezonings, and review park zoning (specifically to allow stairs in setbacks).

Brad Smith

Rec'd: 28-Apr-2020
Target: 31-Mar-2021

LTC review in early 2021, public hearing in spring 2021



Galiano Island

1. *Parking Issues*

Responsible

Date Received

Issue for discussion with MoTI and public parking issues generated from associated islands.

23-Jul-2012

(see correspondence from P. Midgely on agenda of Apr/12)

2. *Light Industrial Zoning*

Responsible

Date Received

A review and inventory assessment of existing and potential light industrial zones.

18-Nov-2013

3. *Coastal Douglas-Fir Protection*

Responsible

Date Received

Review 'Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)' and provide recommendations from toolkit.

04-Feb-2019

- LPC is intending to develop a model bylaw in 2021-22.

Include review the Contiguous Forest Mapping in the Islands Trust Area Report.

4. *Cannabis Retail and production*

Responsible

Date Received

Consider review of policies and regulations to address cannabis retail sales and production

05-Mar-2019

5. *Dock review*

Responsible

Date Received

To review policies and regulations relating to private moorage, including suitable locations, siting and size, and incorporating First Nations sites

02-Apr-2019



Galiano Island

6. *Emergency Access Planning*

Responsible

Date Received

Follow-up from CRD emergency planning process - include consideration of developing driveway guidelines for emergency access within land use bylaw

02-Apr-2019

7. *Review of maximum house sizes*

Responsible

Date Received

To review policies and regulations to potentially establish maximum floor area(s) for dwellings

06-May-2019

8. *Review of forestry land designations, policies and community benefit approaches*

Responsible

Date Received

Project represents a consolidation of a number of previously identified projects with a similar theme related to forestry zoning on Galiano Island. Project scope within previous projects included: current and potential future approaches to community benefit agreements, use of split zoning, F1 forest lot issues, issues regarding lands without managed forest status, amendments to re-designate and rezone crown owned Forest lots (Bylaws 231, 232 at First Reading)

03-Feb-2020

9. *Review of Road Network Plan*

Responsible

Date Received

Review of Road Network Plan - include December 11th APC memo in review process - meet with MOTI

02-Mar-2020



Projects Report

Galiano Island

10. <i>Review of LUB tiny home/trailer regulations</i>	Responsible	Date Received
		02-Nov-2020
11. <i>Review of LUB water management and cistern regulations</i>	Responsible	Date Received
		02-Nov-2020
12. <i>F1 conservation covenant rezoning option</i>	Responsible	Date Received
		01-Mar-2021



Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
GL-ALR-2021.1	FALK, JENNA	28-Jan-2021	620 Montague Road - Application for inclusion of land in the Agricultural Land Reserve

Planner: Phil Testemale

Planning Status

Status Date: 17-Mar-2021
April 12, 2021 LTC agenda for consideration.

Status Date: 10-Mar-2021
Planner conducted site visit

Status Date: 19-Feb-2021
Planner initiating review

Development Permit

File Number	Applicant Name	Date Received	Purpose
GL-DP-2021.1	ORLITZKY, ROXANNE	06-Jan-2021	743 Georgeson Bay Road - Application for a DP for development in a sensitive ecosystem DPA

Planner: Phil Testemale

Planning Status

Status Date: 17-Mar-2021
QEP is revising EIA to include establishing RAPR SPEA. July 5, 2021 LTC agenda for consideration pending QEP's schedule.

Status Date: 09-Mar-2021
Planner conducted site visit

Status Date: 19-Feb-2021
Planner initiating review



Development Permit

File Number	Applicant Name	Date Received	Purpose
GL-DP-2021.2	Hoole, Warren	22-Mar-2021	to replace septic system (1970) -DL

Planner: Phil Testemale

Planning Status

Status Date: 01-Apr-2021

June 1, 2021 agenda for notification and consideration

Status Date: 26-Mar-2021

docs received, sent to Robert for planner assignment -DL\nAssigned to Phil \nPayment received and processed by acct rec. -DL

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2020.2	Hotte, Brenda	09-Jun-2020	14475B Porlier Pass Road - Variance Permit for the existing stairs and the set back of the existing cottage

Planner: Brad Smith

Planning Status

Status Date: 10-Mar-2021

Planner working with MOTI to finalize permission to keep stairs re: MOTI covenant conditions

Status Date: 19-Feb-2021

MOTI still assessing how to address covenant and whether to sign-off

Status Date: 11-Jan-2021

MOTI has responded to Planner with questions - information provided and awaiting final response from MOTI



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2021.1	ALLEN, LORELEI AND NORGANG, MICHAEL	24-Feb-2021	70 Bluff Road East - Application for a variance for siting of a dwelling in a setback encroachment

Planner: Phil Testemale

Planning Status

Status Date: 17-Mar-2021

DVP and Notice drafted for notification and sent. April 12, 2021 LTC for consideration.

Status Date: 09-Mar-2021

Planner assigned; emailed payment ackn letter to Applicants, originals by post; emailed AppPkg to LTC; requested mapping docs fr GIS; physical folder to Planner. - SR

Status Date: 05-Mar-2021

Recd cc of eTransfer receipt fr Finance; emailed e-folder link to RPM to assign planner. - SR

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2021.2	Blain, Monica	17-Mar-2021	245 Trincomali Drive - Application for a variance for a siting of a single family dwelling in a setback.

Planner: Phil Testemale

Planning Status

Status Date: 01-Apr-2021

June 1, 2021 agenda for notification and consideration

Status Date: 23-Mar-2021

Payment received, assigned to Phil T. -DL



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2021.3	Hoole, Warren	19-Mar-2021	replace septic system

Planner: Phil Testemale

Planning Status

Status Date: 26-Mar-2021

documents received, sent to Robert awaiting planner assignment. -DL\nAssigned to Phil Testamale\npayment process by Accts Rec. -DL

Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2005.2	Romagnoli	21-Mar-2005	Application to amend the LUB to rezone from F1 to F3

Planner: Brad Smith

Planning Status

Status Date: 24-Mar-2021

Planner has requested that applicant work towards mid-June deadline for covenant agreement to have application on July 5 LTC agenda

Status Date: 19-Feb-2021

Applicant now engaged with Galiano Conservancy re discussions about finalizing forestry covenant

Status Date: 21-Jan-2021

Planner to contact Galiano Conservancy and applicant by end of Jan 2021



Rezoning

File Number	Applicant Name	Date Received	Purpose
-------------	----------------	---------------	---------

GL-RZ-2014.1	Crystal Mountain Society	28-Oct-2014	20300 PORLIER PASS RD: Application for rezoning to amend the OCP and LUB to allow for a Forest Retreat Centre
--------------	--------------------------	-------------	---

Planner: Brad Smith

Planning Status

Status Date: 01-Apr-2021

Staff report on Apr 12 LTC agenda

Status Date: 11-Feb-2021

Follow-up meeting held with Planner and CMS project manager to discuss site plan changes

Status Date: 15-Jan-2021

Planner had phone discussion with new CMS project manager - targeting April 12 LTC meeting for next staff report with updated site plan

File Number	Applicant Name	Date Received	Purpose
-------------	----------------	---------------	---------

GL-RZ-2019.1	GIGAHR	11-Sep-2019	Georgia View rd: rezoning application for to amend the OCP and LUB to permit an affordable housing development
--------------	--------	-------------	--

Planner: Brad Smith

Planning Status

Status Date: 15-Mar-2021

Draft housing agreement vetted to Young Anderson for legal review

Status Date: 19-Feb-2021

Staff report on March 1 agenda - re: housing agreement content for LTC consideration

Status Date: 22-Jan-2021

Planner sent draft Bylaws 276 and 277 out for First Nation and agency referrals



Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2019.2	Gauvreau, Lisa	01-Oct-2019	Application to amend the LUB rezone to commercial

Planner: Brad Smith

Planning Status

Status Date: 11-Mar-2021

CRD has confirmed driveway access is adequate - last item remaining is demonstrating proof of water

Status Date: 19-Feb-2021

Applicant still working to address potable water supply and driveway access

Status Date: 29-Jan-2021

Well drilling report submitted - still waiting for pump test results (or other method) to confirm water quantity

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2020.1	KING, FRED & DEBBIE	27-Oct-2020	51 Galiano Way - Application for rezoning to amend the OCP to permit residential use.

Planner: Brad Smith

Planning Status

Status Date: 09-Mar-2021

Planner conducted site visit with applicant

Status Date: 01-Feb-2021

Applicant directed to proceed with completing items in TOR

Status Date: 21-Jan-2021

Preliminary Report on Feb 1 LTC agenda



Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2021.1	New Commons Development Planner: Brad Smith	08-Mar-2021	409 Porlier Pass Road - Application for rezoning to amend the LUB to permit an affordable housing development with a total of 20 units (within 4 buildings).
Planning Status			
Status Date: 01-Apr-2021 Site visit scheduled for May 3, 2021			
Status Date: 01-Apr-2021 Staff report planned for June 1 LTC meeting			
Status Date: 24-Mar-2021 LPS admin received cheque payment, assigned to Brad Smith. -DL			

Subdivision

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2020.1	Mitchell, Glen Planner: Brad Smith	19-Dec-2019	GIGHARS - Proposed two lot conventional subdivision referral of Lot 1 District Lots 30 and 31
Planning Status			
Status Date: 19-Feb-2021 Applicant working on referral report items			
Status Date: 15-Dec-2020 Referral report reviewed with applicant			
Status Date: 11-Dec-2020 Referral report sent to MOTI and applicant			

Islands Trust

LTC EXP SUMMARY REPORT F2021
Invoices posted to Month ending February 2021

625 Galiano	Invoices posted to Month ending February 2021	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-625	LTC "Trustee Expenses"	507.00	112.75	394.25
LTC Local				
65200-625	LTC - Local Exp - LTC Meeting Expenses	4,528.00	2,659.52	1,868.48
65210-625	LTC - Local Exp - APC Meeting Expenses	253.00	706.32	-453.32
65220-625	LTC - Local Exp - Communications	250.00	2,154.36	-1,904.36
65230-625	LTC - Local Exp - Special Projects	294.00	519.74	-225.74
TOTAL LTC Local Expense		<u>5,325.00</u>	<u>6,039.94</u>	<u>-714.94</u>
Projects				
73001-625-2002	Galiano OCP/LUB	3,000.00	0.00	3,000.00
73001-625-4051	Galiano Affordable Housing	3,000.00	2,038.63	961.37
TOTAL Project Expenses		<u>6,000.00</u>	<u>2,038.63</u>	<u>3,961.37</u>



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
<p>2020-042 (Standing)</p> <p>That the Galiano Island Local Trust Committee request that development permit applications where a variance is requested be processed as a combined application with both a development permit and a development variance permit.</p>	Carried	08-Sep-2020
<p>2020-041 (Standing)</p> <p>that the Galiano Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:</p> <ol style="list-style-type: none"> a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and that staff are directed to continue with enforcement until the use is ceased. b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease. c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee; bylaw enforcement actions, including the issuing of notices, will continue. d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application. 	Carried	06-Jul-2020



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
<p>2020-013 (Standing)</p> <p>that the Galiano Island Local Trust Committee request that prior to expiration of Advisory Planning Commission members terms of office, staff write to commissioners asking if they wish to be reappointed and also advertise for expressions of interest for new commissioners.</p>	Carried	03-Feb-2020
<p>2019-057 (Standing)</p> <p>that the Galiano Island Local Trust Committee initiate a moratorium on new TUP applications until the STVR project is completed and that bylaw enforcement is directed to require that unlawful STVRs comply with the land use bylaw.</p>	Carried	08-Jul-2019
<p>2019-053 (Standing)</p> <p>that the Local Trust Committee seek to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:</p> <ul style="list-style-type: none"> a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite First Nations to attend meetings; as well as, provide a traditional welcome to their territory if they would like; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area. 	Carried	03-Jun-2019



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
<p>2019-014 (Standing)</p> <p>that the Galiano Local Trust Committee adopt the following standing resolution with respect to the processing of non-medicinal cannabis retail license applications:</p> <ul style="list-style-type: none"> - Proposed or amended licenses for non-medicinal cannabis retail establishments require an application to the local trust committee. - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. - The public consultation process shall be determined by the local trust committee after initial review of the proposal. - However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: <ul style="list-style-type: none"> o Name of the applicant and a description of the proposal in general terms o The location of the proposed establishment and the subject site o The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application o How public comments may be submitted to the local trust committee. 	Carried	04-Mar-2019
<p>2018-064 (Standing)</p> <p>that the Galiano Island Local Trust Committee endorses the Telecommunication strategy Project Charter dated June 22, 2016</p>	Carried	04-Jun-2018



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
<p>2016-000 (Standing)</p> <p>Without fettering its discretion, the LTC provided the following guidance with respect to its consideration of TUP applications for Commercial Vacation Rentals:</p> <ol style="list-style-type: none"> 1. A Commercial Vacation Rental use should only be considered in one dwelling per lot 2. Permits being considered in Water Management Areas should include conditions requiring cisterns with a minimum capacity of 16,000 litres and a water meter. 3. In order to assist in assessing cumulative impacts, staff are requested to continue to provide an updated map showing the location, status, and maximum number of guests of all Commercial Vacation Rental TUP applications. 	Carried	05-Dec-2016
<p>2014-029 (Standing)</p> <p>That the Galiano Island Local Trust Committee will consider as a community benefit for all rezoning applications where there is an increase in density, the establishment of an instrumented observation well.</p>	Carried	07-Apr-2014
<p>2014-000 (Standing)</p> <p>On properties where there is an open bylaw enforcement file, planning staff should refer planning applications to the Bylaw Enforcement Manager for comment where one or more of the following circumstances exist:</p> <ol style="list-style-type: none"> 1. There have been significant delays or longer than typical timelines in the enforcement process 2. The LTC is considering on-going, relevant policy or regulatory changes that could impact enforcement 3. Litigation has been recommended 4. Legal counsel has been involved (beyond providing a basic interpretation) 5. There has been enforcement action beyond seeking voluntary compliance (e.g. a BEN warning or ticket, adjudication, a compliance agreement negotiated, etc.) 6. There has been, or is an expectation of, joint enforcement with other jurisdictions 7. There is potential for impact on other related enforcement files. 	Carried	03-Feb-2014



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
<p>2011-205 (Standing)</p> <p>That where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property on which Galiano Island Land Use Bylaw No. 127, 1999 permits public assembly uses, such as restaurants or community halls, and where there have been no issues related to parking or past complaints for the preceding three years , staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.</p>	Carried	17-Oct-2011
<p>2010-115 (Standing)</p> <p>That the Galiano Island Local Trust Committee will advertise Public Hearing Notices in the Active Page Magazine in addition to the legally required advertising in the Driftwood Newspaper.</p>	Carried	18-Oct-2010
<p>2009-085 (Standing)</p> <p>That staff refer all applications adjacent to a park or ocean access to the Galiano Island Parks and Recreation Commission for comment</p>	Carried	11-May-2009

British Columbia Ferry Services Inc.
The Atrium
Suite 500, 1321 Blanshard St.
Victoria, BC V8W 0B7
Tel (250) 381-1401
Fax (250) 360-2093
bcferries.com

February 23, 2021

Ms. Laura Patrick
Chair, Islands Trust
Pender Island, Saturna Island
lpatrick@islandstrust.bc.ca

Dear Ms. Patrick,

BC Ferries is getting ready to introduce a new Salish Class ferry to the Southern Gulf Islands in 2022. This new ferry is larger than the one it is replacing (the *Mayne Queen*) and will provide more capacity simply by introducing it into the current schedule. However, we think it's possible to enhance the schedule even further, and we are engaging with Island communities to help us shape and evaluate these possibilities.

On February 16, 2021, we launched the first phase of the Southern Gulf Island Schedule Enhancement engagement. This first phase opens conversation with our customers, employees, and the wider Southern Gulf Island communities that will help us establish a list of criteria we can use to evaluate schedule options. In the next phase of engagement, we will be asking communities to help us evaluate possible schedule options using the criteria we establish during this first phase.

The Southern Gulf Islands is our most complex scheduling region, serving five islands (Saturna, Pender, Mayne, Galiano and Salt Spring Islands) from two major ports (Swartz Bay and Tsawwassen) and connecting the five islands to each other. We must consider each island and customer need, and how these needs fluctuate by season as we look at making enhancements to our service. Community engagement forms a critical component of this project's success.

More information about the project and the engagement survey can be found at www.bcferriesprojects.ca/sgi. The first phase of engagement runs until March 16, 2021.

As COVID-19 restrictions make it difficult to hold large community gatherings at the moment, we will be doing careful outreach to promote the engagement at terminals, onboard our vessels, through social media channels, and through our Ferry Advisory Committee members on the Islands. We welcome you to promote the opportunity to engage through your own networks and social media channels as well.

We will continue to update you as the project progresses. In the meantime, if you have any questions or want to discuss the project directly please contact me to arrange a time to meet.

Sincerely,



Brian Anderson
Vice President, Strategy & Community Engagement
brian.anderson@bcferries.com

Date: March 15, 2021

Memo To: The Galiano Trustees & The Island Trust Planners

From: Richard and Evelyn Dewinetz

Subject: Proposed plan for our 13 forest lots on Galiano

Introduction:

A few years ago, we worked successfully with the Galiano Local Trustees to rezone several of our forest lots to create 12 five acre residential lots. As part of this rezoning, we donated approximately 160 acres to BC Parks to expand Bodega Ridge Park. We subsequently sold all these lots. From the proceeds of those sales, we made donations of \$130,000.00 to the Galiano Museum Society, \$35,000.00 to the Health Care Society, \$50,000.00 to the New North End Fire Hall and just over \$108,000.00 to Page Drive.

Total donations for this rezoning was \$323,000.00

New Rezoning Request:

- We still own 13 F1 lots, (#1,2,4,11,13,14, 16,17,18,19,22,29,30) and have owned them since the early 1990's. We are requesting that 8 of our 13 lots be rezoned to F3 that allows a single residence per lot.
- Each of these 8 lots upon any buildings being constructed would be required to conform to local Galiano requirements, including the required setbacks from the ocean and from property lines, and the size and height limits as set out in the Galiano OCP.

Our Offer:

We offer the following donations for the benefit of the Galiano Community.

Community Park Donation:

- We will donate five of our waterfront lots (#16,17,18,19 & 22), comprising 100 acres, to BC Parks. When joined to BC Park's lots #20 & 21 (40 acres), which we donated to them a few years ago, Galiano and BC Parks could create a new 140 acre waterfront park, with almost two kilometers of waterfront and 2 eagle nesting trees.

Community Financial Donations:

- Of the eight rezoned lots, Lot #11, when sold, we will donate the net proceeds to the Galiano Club. These funds could complete the restoration of their Community Forest. Approving our plan could provide an expected \$200,000.00 for the Galiano Club.
- When each of our seven remaining 20 acre lots are sold, we will donate \$25,000.00 to the Affordable Housing Society (GIGARHS) on Galiano: for a total of \$175,000.00
- When lot 4 (the lot with a home) is sold, a further \$50,000.00 will be donated to the Galiano Health Care Centre.
- This would bring the total financial donations to \$425,000.00

Forest Protection

- All eight lots would remain in the Provincial Managed Forest category, because the Managed Forest Act includes the following benefits/protections to the community:
 - The federal fisheries act
 - Forest management regulations
 - Water sustainability act
 - Fish protection act
 - Drinking water protection act
 - Managed forest land regulations
 - Wildlife act
 - Species at risk act
 - Soil conservation act
 - Fire protection
 - *Our addition---no clearcutting*

Forestry Agreement/Covenant:

- We offer a clear, one page agreement with the Galiano LTC or another Appropriate body acceptable to us (such as the The Land Conservancy) that prohibits any clearcutting and limits any harvesting to what is spelled out clearly in the managed forest regulations.
- Note: there are no Old Growth Trees on any of our properties.

Imporant Note:

- This offer, and any of its proposed community benefits, will not be a condition of any rezoning for any other F1 lots on Galiano. Most, if not all, of these owners only want, after a quarter century of prohibition, the simple right to build a family home on their property.

Why Now?

- You may wonder why I am making this offer at this time in my life. Simply put, I am now 80 years old, Evelyn and I have lived almost full time on Galiano for over 12 years and we have made many good friends here, have become involved in several aspects of this community, supporting many non-profits and societies. I have had a successful business career, and now I want to spend my remaining retired years here on Galiano and leave a legacy for the present and future community.

We believe that this proposal is a win, win for all of Galiano.

We are asking for your support, if you agree with and support our proposal, please, let your Compatriots know your thoughts.

Thank you for your consideration in this important matter.