



Salt Spring Island Local Trust Committee

Regular Meeting Addendum

Date: Thursday, February 13, 2025
Time: 9:30 a.m.
Location: Meaden Hall
120 Blain Road, Salt Spring Island, BC

Pages

17. REPORTS

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17.4.1 Natural Area Protection Tax Exemption Program (NAPTEP)
application

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Staff Memo



MEMORANDUM

File No.: SS-NAP-2024.1

DATE OF MEETING: February 13, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Islands Trust Conservancy

COPY:

SUBJECT: Natural Area Protection Tax Exemption Program (NAPTEP) application information item

PURPOSE

The Islands Trust Conservancy has received a Natural Area Protection Tax Exemption Program (NAPTEP) application from Dr Tara Martin, to donate a covenant on approximately 1 ha on Salt Spring Island, to protect woodlands and herbaceous habitats, maturing dry Douglas-fir forest with large veteran trees, and rare and at-risk species and ecosystems. As per NAPTEP policy, the Salt Spring Island Local Trust Committee is being advised of this application as an information item.

BACKGROUND INFORMATION

At its November 19th, 2024 meeting, the Islands Trust Conservancy Board accepted a conservation proposal from landholder Tara Martin, to negotiate a Natural Area Protection Tax Exemption Program (NAPTEP) conservation covenant on a portion of a property on southeast Salt Spring Island (1261 Isabella Point Road). The proposed NAPTEP covenant would protect approximately 1 ha of undeveloped steep, rocky, oak meadow ecosystem with scattered Douglas-fir, oak, and arbutus trees including some very large veteran trees. All plant communities identified on the property are considered at-risk. There are numerous species of cultural significance and confirmed species-at-risk include Common Sharp-tailed Snake, Common Nighthawk, and Band-tailed Pigeon. The property is in close proximity to existing protected areas, further increasing its conservation value. The landholder is a recognized expert in ecocultural restoration of oak meadows and has initiated restoration and stewardship activities within the proposed covenant area, including fencing to exclude deer, invasive species removal, and seeding native species.

Protection of this property is a high conservation priority, despite its small size, because of presence of species and habitats at risk, rare and sensitive ecosystems, and close proximity to other protected areas (Mt Tuam Ecological Reserve, Lumley Road Nature Reserve). ITC's [Regional Conservation Plan](#) places a High priority for Sensitive Ecosystems protection on Salt Spring Island, and a Very High overall priority for protection in the Salt Spring Island Local Trust Area. The Islands Trust Conservancy Board currently holds 12 NAPTEP covenants in the Salt Spring Island Local Trust Area, and 14 conservation covenants that are not part of NAPTEP (all on Salt Spring Island).

Property Information:

Address: 1261 Isabella Point Road, Salt Spring Island

PID: 000-363-740

Legal Description: Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768

Property size: 1.35 ha (3.36 ac)

Proposed protected area size: ~1 ha (excluding residential area; exact boundaries TBD)

Figure 1. Subject Property location on southeastern Salt Spring Island



NAPTEP Natural Values & Amenities

Islands Trust Conservancy staff have reviewed the proposal and confirmed that it is eligible under section 2 of the NAPTEP Regulations, due to presence of:

- 1 Areas that are relatively undisturbed by human activity¹ and are good examples of one or more of the ecosystems described in the Schedule (Regulation 2[a])**
 - *Woodland ecosystem*
 - *Terrestrial Herbaceous ecosystem*
- 2 Areas that are relatively undisturbed by human activity¹ and are key habitat for rare native plant species or plant communities (Regulation 2[b])**
 - ITC's Sensitive Ecosystem Mapping shows the entire property contains ecological communities considered at-risk (Red- or Blue-listed) in British Columbia:
 - Douglas-fir / Alaska oniongrass (S1: Critically Imperiled, Red-listed)

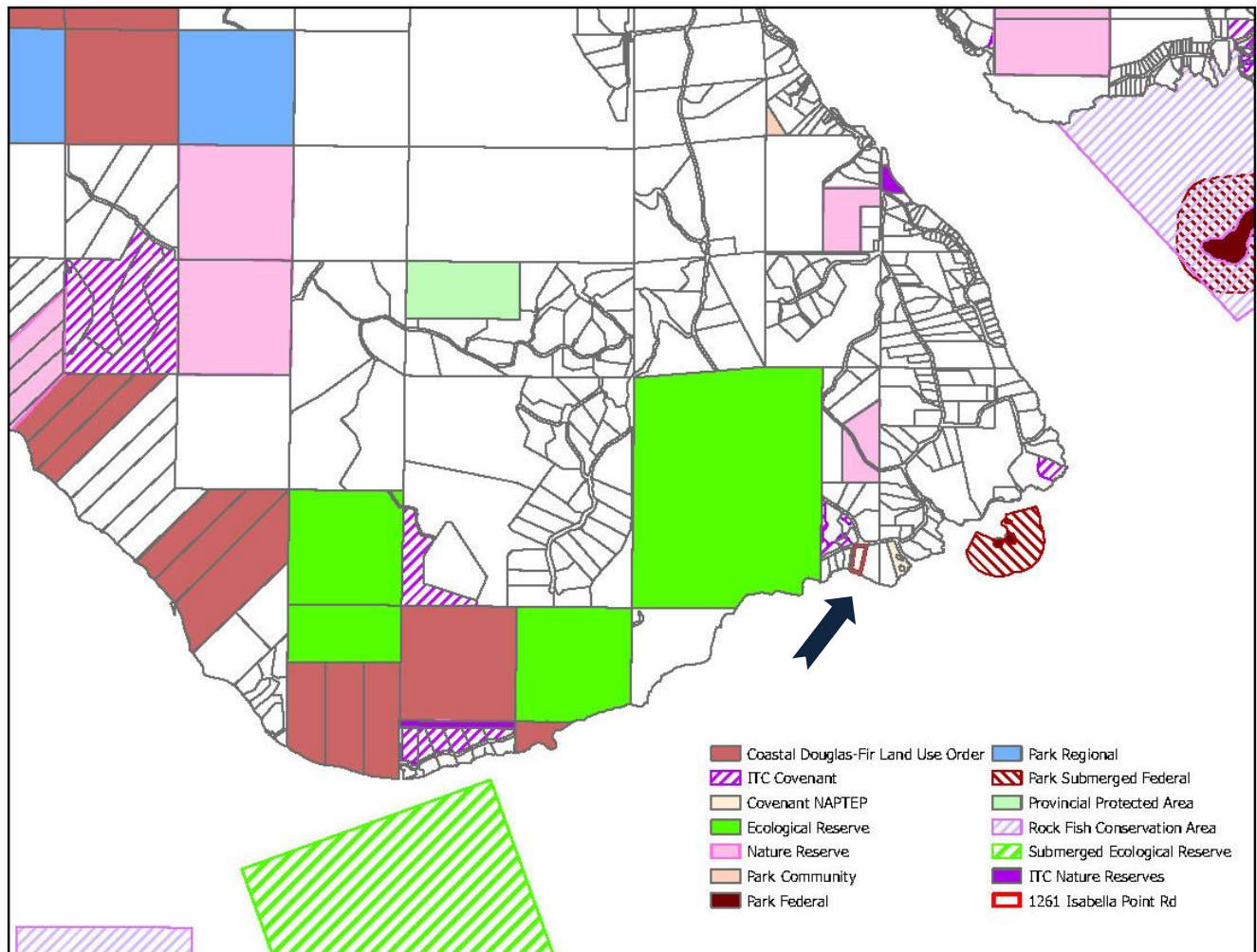
¹ Islands Trust Conservancy notes that the entire Islands Trust Area has a rich history of human activity pre- and post-contact and is an area of Indigenous cultural heritage, activity, and use.

- Douglas-fir / shore pine / arbutus (S1: Critically Imperiled, Red-listed)
- Douglas-fir / dull Oregon-grape (S1: Critically Imperiled, Red-listed)
- Wallace's selaginella / reindeer lichens (S3: Special Concern, Blue-listed)
- The property contains veteran Douglas-fir trees (>250 years old), scattered rock outcrops, and a small pond and seep, supporting rare and sensitive plant communities

3 Areas that are critical habitat for native animal species in relation to breeding, rearing, feeding, or staging (Regulation 2[c])

- Rare and at-risk species confirmed for this property: Common Sharp-tailed Snake, Olive-sided Flycatcher, Band-tailed Pigeon
- There are many culturally important plants present

Figure 2. Conservation context of proposed covenant area on southwestern Salt Spring Island.



FIRST NATIONS RELATIONS:

This conservation proposal has been referred to all First Nations within the BC Consultative Areas Database for this property (Semiahmoo First Nation, Tsawout First Nation, Tsawwassen First Nation, Pauquachin First Nation, Tsartlip First Nation, Tseycum First Nation, Snuneymuxw First Nation, Penelakut Tribe, Halalt First Nation, Ts'uubaa-asatx First Nation, Cowichan Tribes, Lyackson First Nation, Stz'uminus First Nation, Malahat Nation.) Staff will update the ITC Board with information from the First Nations referrals before proceeding with covenant registration.

NEXT STEPS

- Comments from the SSI LTC will be relayed to the ITC Board and Trust Council.
- Trust Council review of application, March 11-13, 2025
- ITC staff will proceed as directed by Trust Council and the ITC Board, and negotiate the conservation covenant with the applicant.

Submitted By:	Ecosystem Protection Specialist, Islands Trust Conservancy	February 11, 2025
Concurrence:	A/Manager, Islands Trust Conservancy	February 11, 2025

ATTACHMENTS

None