



Salt Spring Island Local Trust Committee

Regular Meeting Agenda

Date: Thursday, August 27, 2026
Time: 9:30 a.m.
Location: Meaden Hall
120 Blain Road, Salt Spring Island, BC

Pages

1. **CALL TO ORDER** 9:30 AM - 9:35 AM

Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.
2. **APPROVAL OF AGENDA**
3. **PUBLIC PARTICIPATION** 9:35 AM - 9:50 AM

Reminder, the Public Hearing for Proposed Bylaw No. 546 has been held.

Per Meeting Procedure Bylaw No. 197, the Local Trust Committee must not permit a delegation to address a meeting of the Committee regarding a bylaw in respect of which a public hearing has been held.
4. **DELEGATIONS - NONE**
5. **TRUSTEE REPORTS** 9:50 AM - 10:00 AM

Verbal Report
6. **CHAIR'S REPORT** 10:00 AM - 10:05 AM

Verbal Report
7. **CRD DIRECTOR'S REPORT** 10:05 AM - 10:10 AM

Verbal Report
8. **PREVIOUS MEETINGS** 10:10 AM - 10:15 AM
 - 8.1 **Draft Minutes of the Salt Spring Island Local Trust Committee**
 - 8.1.1 Draft Minutes of the JULY 09, 2026 SSI LTC Regular Meeting
For Adoption
 - 8.2 **Resolutions Without Meeting Report - NONE**
 - 8.3 **Draft Minutes of the Advisory Planning Commissions**

8.3.1	<u>Draft Minutes of the July 21, 2026 Project Advisory Planning Commission</u>	13
	For Review	
8.3.2	<u>Draft Minutes of the July 23, 2026 Advisory Planning Commission</u>	17
	For Review	
8.4	Local Trust Committee Public Hearing Record - NONE	
9.	CORRESPONDENCE	10:15 AM - 10:20 AM
	Please visit the Applications and Projects pages on the Islands Trust website for recent public submissions.	
	For Applications, go to: https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/	
	For Projects, go to: https://islandstrust.bc.ca/island-planning/salt-spring/projects/	
9.1	F. Attorp to SSI LTC - dated July 03, 2026 - OCP-LUB project	22
9.2	R. Gary to SSI LTC - dated July 07, 2026 - TUP for 805 Vesuvius Bay Rd	25
9.3	V.Neaves to SSI LTC - dated July 22, 2026 - Mouat Park Safety Concerns	29
9.4	D. McKerrell to SSI LTC - dated July 28, 2026 - Float Size	31
9.5	S. Klaver to SSI LTC - dated August 14, 2026 - PLDP20250452 and PLDVP20250460 434 Baker Road	37
10.	BUSINESS ARISING FROM MINUTES	10:20 AM - 10:25 AM
10.1	Follow-Up Action List	39
	Report dated AUGUST 2026	
11.	WORK PROGRAM	10:25 AM - 10:30 AM
11.1	Active Projects List	46
	Report Dated AUGUST 2026	
11.2	Future Projects List	49
	Report Dated AUGUST 2026	
12.	COMMUNITY INFORMATION MEETING - None	
13.	PUBLIC HEARING - None	
14.	CLOSED MEETING	10:30 AM - 11:30 AM

14.1 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) for the purpose of considering:

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

and that the recorder and staff be invited to remain.

14.2 Rise and Report

.....BREAK UNTIL 12:00 NOON.....

15. APPLICATIONS AND REFERRALS

12:00 PM - 1:30 PM

15.1 PLDVP20250460 & PLDP20250452 - S. Klaver - 434 Baker Road, SSI 52

Staff Report

15.2 PLTT20260200 - C. James – 1370 Musgrave Road, SSI 111

Staff Report

15.3 PLRZ20260013 - M. Oglivie – 116 Jackson Avenue, SSI 146

Staff Report

15.4 ALC Exclusion Request - M. Smith - 131 Brinkworthy Road, SSI 164

Staff Report

15.5 PLRZ20260093 - A. Palframan - 2232 Fulford-Ganges Road, SSI 175

Staff Report

15.6 PLDVP20260306 – B. Fossen – 115 Le Page Road, SSI 197

Staff Report

16. LOCAL TRUST COMMITTEE PROJECTS

1:30 PM - 2:30 PM

16.1 OCP-LUB Update 222

Staff Report

16.2 Community Care Facilities and Transition Housing in the Salt Spring LUB 375

Staff Report

17. NEW BUSINESS

2:30 PM - 3:30 PM

17.1 SS LTC 2027/28 Operations Budget 385

Request for Decision

17.2	Proposed Pilot Project: Replacing the Future Projects List with a Planning Issues Register	390
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Trustee generated Request For Decision

18. REPORTS

18.1	Policy and Standing Resolutions List	394
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For Information

18.2	Open Applications Report	400
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Report dated AUGUST 2026

18.3	Expense Report	426
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Report dated JUNE 2026

18.4	Islands Trust Conservancy Board Report - None	
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19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 12:30 p.m. on September 24, 2026 at the Legion Meaden Hall, 120 Blain Road, Salt Spring Island.

20. ADJOURNMENT



Salt Spring Island Local Trust Committee

Minutes of Regular Meeting

Date: Thursday, July 9, 2026

Location: Meaden Hall
120 Blain Road, Salt Spring Island, BC

Members Present: Timothy Peterson, Chair
Laura Patrick, Local Trustee

Members Absent: Jamie Harris, Local Trustee

Staff Present: Stefan Cermak, Director, Planning Services (electronic)
Jason Youmans, Regional Planning Manager
Mary Storzer, Regional Planning Manager (electronic)
Warren Dingman, Manager, Bylaw Compliance & Enforcement (electronic)
Joe Elliott, Senior Indigenous Relations Advisor (electronic)
Peter Thicke, Island Planner
Dede MacLean, Office Administrative Assistant (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 8 members of the public in attendance

1. CALL TO ORDER

Chair Peterson called the meeting to order at 9:30 a.m. He introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting in the territory of the Coast Salish First Nations including the Hul'qumi'num and SENĆOŦEN speaking peoples.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

16.3 Mining Claims on Eco Reserves – Verbal Discussion

By general consent the agenda was approved as amended.

3. PUBLIC PARTICIPATION

Three members of the public spoke to an upcoming Development Variance Permit application to enable the build-out of the permitted densities at Pioneer Village, with the addition of a fourplex. It was noted that funding will be sought and it was requested that the application be fast-tracked. A Trustee encouraged the group to reach out to the housing society to gain knowledge from their experience and the Salt Spring Foundation for funding support. A trustee suggested it may be possible for the Local Trust Committee to fast track the application once it comes before them.

A member of the public asked if a specific property was on the agenda and stated the owners would be seeking to rezone the property back to the original Commercial Accommodation 2 (CA2) zone in order to operate a short-term vacation rental. The speaker indicated they will also be asking the Local Trust Committee to exempt them from the BC short-term rental regulation requirements.

Staff noted that correspondence was received from the owner of the subject property after the agenda cut-off, so it is not on the agenda. The Chair encouraged the speaker to work with staff regarding an application and that the speaker should contact the bylaw enforcement for information regarding exemption from the Province's short-term vacation regulations.

A member of the public stated that the Project Advisory Planning Commission for the Official Community Plan-Land Use Bylaw project would likely have higher success if project terms of reference were better defined and the commission members were given clear direction about those terms.

4. DELEGATIONS - None

5. TRUSTEE REPORTS

Trustee Patrick reported the following:

- Chaired the June Trust Council meeting and stated appreciation to staff for work that goes into supporting the meeting;
- Attended an Agricultural Advisory Planning Commission meeting as an observer;
- The BC Public Lands map has been released that shows parcels that might be suitable for potential housing;
- Attended a Salt Spring Forum meeting which featured a discussion with Adam Olsen about the Declaration on the Rights of Indigenous Peoples Act.

6. CHAIR'S REPORT

Chair Peterson reported attendance at the June Trust Council meeting, provided meeting highlights, and noted attendance at a BC Healthcare professional recruitment and retention session.

7. CAPITAL REGIONAL DISTRICT DIRECTOR'S REPORT

Local Community Commission Chair Rook reported the following:

- Attendance at a dedication for the completion of the Merchant Mews pathway and a ribbon cutting ceremony for the newly resurfaced pickleball court;
- Projects charters have been initiated for the repurposing of the fire hall and additional pickleball courts in the south end;
- Work is being done on the completion of the housing strategy project;
- Upcoming meeting in August will focus on the provisional 2027 budget.

Capital Regional District Area Director Holman reported the following:

- The Capital Regional District (CRD) Board will be approving a provisional budget in September instead of October due to the upcoming election;
- The Project charter related to the pickleball court relocation will seek community input prior to any actions;

- The fire rating is high and associated restrictions are in place;
- The high school's waste is 75% recyclable and compostable and there is opportunity for some of that waste to go to the new composting facility but this will require and exemption to the CRD composting bylaw;
- The Tsawout First Nation is developing a 60-site campsite, road building has commenced, and there is hope for community support.

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the June 11, 2026 Salt Spring Island Local Trust Committee Regular Meeting

The following amendments to the minutes were presented for consideration:

In item 9.2 change that a letter was addressed to "multiple parties" to a letter was addressed to "a quorum of trustees".

By general consent, the minutes of the June 11, 2026 Salt Spring Island Local Trust Committee Regular Meeting were adopted as amended.

8.2 Resolutions Without Meeting Report - None

8.3 Draft Minutes of the Advisory Planning Commissions

8.3.1 Draft Minutes of the June 25, 2026 Agricultural Advisory Planning Commission

Received for information.

8.4 Local Trust Committee Public Hearing Record – None

9. CORRESPONDENCE

9.1 J. Cooke to Salt Spring Island Local Trust Committee - dated June 6, 2026 - Tsawout Campground

Received for information.

9.2 Bayside Strata to Salt Spring Island Local Trust Committee - dated June 22, 2026 - Form and Character

Discussion ensued and a Trustee noted the letter writer should reach out to staff regarding potential options.

9.3 L. Large to Salt Spring Island Local Trust Committee - date June 26, 2026 - Ganges Hill Saturday Market Parking

The letter was received for information and a Trustee indicated Mr. Large should contact staff to determine the appropriate planning process.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List

Received for information.

11. WORK PROGRAM

11.1 Active Projects List

A Trustee noted previous intent was not to add all 19 Watershed Protection Plan actions to the Active Projects list but to align the current suite three LTC watershed projects with the appropriate parent actions in the watershed plan, specifically actions 6, 15, and 19..

11.2 Future Projects List

A Trustee stated the preference that the Future Projects list be replaced with a project registry as an element of corporate planning and will raise the issue with the Governance Committee.

12. COMMUNITY INFORMATION MEETING - None

13. PUBLIC HEARING - None

14. APPLICATIONS AND REFERRALS

14.1 North Pender Island Local Trust Committee Draft Bylaws 240 & 241 Referral

SS-2026-093

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee respond to the North Pender Island Local Trust Committee that interests are unaffected by Draft Bylaws 240 and 241.

CARRIED

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Official Community Plan – Land Use Bylaw Update

The Planner summarized the staff report which presents an updated Project Charter and Workplan for the Official Community Plan – Land Use Bylaw Project.

A Trustee noted they have submitted their comments to the Planner in writing and highlighted the following of those comments:

- It needs to be emphasized that the project is a comprehensive review;
- The intent is to update both the Official Community Plan and Land Use Bylaw and this should be made clear in the project purpose;
- The policy areas identified for review are not necessarily the limits of the project;
- Recognize that implementation planning will be required;
- Strengthen the engagement description in the purpose;
- Clarify intended outcomes to support transparent decision-making revolving around community needs;

- The work is not to facilitate more growth but to manage inevitable growth and update the current growth model;
- A short plain language statement of what the project is about needs to be included as part of communication planning, and this statement needs to be repeated in reports and communications to the public;
- Objective 1 add “and equitably” after the word “meaningful”;
- Objective 2 the phrase “reflects current community interests” should be reconsidered and language used that emphasizes needs or realities rather than interests;
- Add a new project objective that explicitly commits to evaluating the effectiveness of the existing Official Community Plan and Land Use Bylaw before determining the scope and policy of the regulatory changes;
- The proposed scope is focussed on updating the documents rather than undertaking a comprehensive review and minor wording changes are recommended to strengthen the “in scope”;
- “Out of scope” should be reframed to avoid predetermining the outcome and avoid limiting the work if it becomes necessary;
- Define what substantial means in reference to stating no “substantial changes”.

SS-2026-094

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to revise the Salt Spring Island Official Community Plan-Land Use Bylaw (Phase 2) Project Charter dated June 30, 2026 and attached as Attachment 1 in accordance with Local Trust Committee comments.

CARRIED

SS-2026-095

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee receive the updated Salt Spring Island Official Community Plan-Land Use Bylaw Workplan attached as Attachment 2 to the staff report titled “OCP-LUB Project Update” dated July 9, 2026.

CARRIED

SS-2026-096

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to bring forward a business case for the 2027/2028 Fiscal Year for the Salt Spring Island Official Community Plan-Land Use Bylaw Update Project.

CARRIED

A Trustee noted a wildfire Development Permit Area should be incorporated.

The meeting was recessed for a break at 11:02 a.m. and reconvened at 11:15 a.m.

16. NEW BUSINESS

16.1 Options for Introducing a Septic System Maintenance Regulatory Program

The Director of Planning Services summarized the staff report and noted Capital Regional District (CRD) staff have provided relevant background materials including governing bylaws and implementation information and confirmed that the CRD electoral area director must initiate the process as a septic maintenance program falls within their jurisdiction.

Discussion ensued and it was noted that the LTC's request to include Salt Spring Island in a septic maintenance program stems from the need to protect the shoreline and First Nations harvesting areas in addition to watershed zones.

SS-2026-094

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Salt Spring Island Electoral Area Director to consider initiating the process for adding all of Salt Spring Island to the Capital Regional District Onsite Sewage System Service (Bylaw 3478) and associated Onsite Sewage System Maintenance Bylaw (3479).

CARRIED

SS-2026-095

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to add the topic of adding all of Salt Spring Island to the Capital Regional District Onsite Sewage System Service (Bylaw 3478) and associated Onsite Sewage System Maintenance Bylaw (3479) to the agenda of the next Salt Spring Local Trust Committee-Local Community Commission joint meeting for discussion and information sharing.

CARRIED

16.2 Advisory Planning Commissions Secretary Appointment

The Regional Planning Manager stated that in accordance with Salt Spring Island Local Trust Committee Bylaw No. 467 the Local Trust Committee is required to appoint a secretary for Advisory Planning Commissions.

SS-2026-096

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee appoint the following positions as secretaries for all Advisory Planning Commissions:

- a. The Planning Team Assistant, with duties assigned by the Regional Planning Manager; and
- b. The contract minute-taker, with duties assigned by the Regional Planning Manager.

CARRIED

16.3 Mining Claims on Eco Reserves – Discussion

A trustee referenced a recent article in the Driftwood newspaper.

SS-2026-097

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to investigate the mining claims registered in error reported in the July 8 2026 Gulf Island Driftwood and report back to the Local Trust Committee.

CARRIED

17. REPORTS

17.1 Policy and Standing Resolutions List

Received for information.

17.2 Open Applications Report

Discussion ensued on the status of specific open applications.

SS-2026-098

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to prioritize the processing of all development applications related to 275 Lower Ganges Road.

CARRIED

17.3 Expense Report – May 2026

Received for information.

17.4 Islands Trust Conservancy Board Report – None

18. CLOSED MEETING

18.1 Motion to Close the Meeting

SS-2026-099

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) for the purpose of considering:

- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
 - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- and that the recorder and staff be invited to remain.

CARRIED

The meeting was closed to the public at 11:39 a.m. and reconvened at 12:16 p.m.

Chair Peterson rose and reported the adoption of the June 11, 2026 in-camera meeting minutes and that the Local Trust Committee requested staff to prepare a Request for Decision for Trust Council to consider a letter of understanding with the Salt Spring Local Community Commission.

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on August 27, 2026 at the Legion Meaden Hall, 120 Blain Road, Salt Spring Island.

20. ADJOURNMENT

By general consent the meeting adjourned at 12:18 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Salt Spring Island Project Advisory Planning Commission Minutes of a Regular Meeting

Date of Meeting: Tuesday, July 21, 2026

Location: Islands Trust Ganges Office
4-121 McPhillips Avenue, Salt Spring Island

Members Present: Eric March, Chair
John Cade, Commissioner
Riley Donovan, Commissioner
Anne Gunn, Commissioner
Tim Hiltz, Commissioner
Maxine Leichter, Commissioner
Robert Steinbach, Commissioner

Staff Present: Peter Thicke, Island Planner
Jason Youmans, Regional Planning Manager
Carly Bilney, Recorder

Others Present: None

1. AGENDA

Chair March called the meeting to order at 9:00 a.m. and acknowledged that the meeting was taking place on the traditional territory of the Hul'q'umi'num and SENĆOŦEN-speaking Coast Salish peoples.

1.1 Approval of Agenda

Requests were made to add the following items to Other Business:

- Salt Spring Seniors and the Official Community Plan, and
- Electronic Participation in Meetings

By general consent the agenda was adopted as amended.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Draft Minutes of the May 26, 2026 Meeting – For Adoption

The following amendment to the minutes was proposed:

- In the last bullet under Item 3.2 (page 4 of the minutes) change “...for example, the B.C. government’s integrative housing strategy” to “...for example, the Local Community Commission’s Integrative Housing Strategy”

By general consent, the minutes of the May 26, 2026 Salt Spring Island Advisory Planning Commission meeting were adopted as amended.

CARRIED

3. BUSINESS ITEMS

3.1 Review of draft updated Project Charter

Planner Thicke reviewed the draft updated Project Charter and the following comments were made:

- The Local Trust Committee endorses the Project Charter in principle, but has asked for some minor revisions.
- These revisions do not substantially change the direction of the document but are intended to add clarity.
- As part of the Island Trust's Regional Planning Team's broader goal to update all Official Community Plans within the Trust Area, the Regional Planning Team has been assigned to support the project on Salt Spring
- Using in-house staff will provide greater flexibility in moving the project forward
- A major component of this project is working with First Nations whose interests are impacted
- Housing is tied to environment stewardship, Reconciliation and other key priorities
- While many aspects of the Official Community Plan remain effective, a more comprehensive overhaul is now planned with a continued focus on the core priorities outlined in the Project Charter

Discussion ensued and the following comments were made:

- A suggestion was made to provide a glossary before initiating public consultation to explain terms, especially the meaning of "attainable" housing as opposed to "affordable" housing
- A suggestion was made to clarify that achieving affordable housing is outside the scope of land use planning

Commissioner Leichter joined the meeting at 9:21am. Discussion continued and the following comments were made:

- The Planner noted the Official Community Plan and land use bylaw can include glossary sections, and explained there is occasional value in leaving terms vague so as to not be constrained
- A comment was made that there is no generally accepted term for attainable housing as it has different meanings to people in different places
- The Planner commented on the scope of the Advisory Planning Commission's referral and explained that the Project Charter is a document owned by the Local Trust Committee

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends that the Salt Spring Island Local Trust Committee include a glossary that is available to the public with technical terms defined, such as “attainable housing.”

CARRIED

Discussion continued and the following comments were made:

- A suggestion was made to remove “and growth” from the Project’s stated purpose
- A suggestion was made to clarify the current legislative requirements that are to be met by the updated Official Community Plan and land use bylaw
- A suggestion was made to include *existing Development Permit Areas* in the glossary so the public understands the meaning of *new Development Permit Area* mapping and guidelines

3.2 Review of updated Project Workplan

Planner Thicke reviewed the updated Project Workplan. He described the Project Advisory Planning Commission as a steering commission and flagged the items that will be coming forward for review. The following comments were made:

- The Planner noted a desire of the Islands Trust to see official community plans within the Trust Area have similar frameworks (e.g. tables of contents) although specific policies will differ in each community
- The Planner commented that the draft vision and guiding principles will help to inform the communication strategy
- A Commissioner asked if the Commission’s role will include specific work with First Nations and land use planning; the Planner described the Island Trust’s updated approach to engagement with First Nations and noted this will be primarily a Regional Planning Team responsibility
- The Planner commented that Commissioners can assist with explaining to community members that building healthy relationships with First Nations is a core principle of the project

3.3 Review of PAPC Terms of Reference

Planner Thicke reviewed the Terms of Reference and noted a desire to ensure everyone is on the same page regarding the Commission’s scope moving forward. Discussion ensued and the following comments were made:

- A Commissioner expressed a desire that their contribution to the decision-making process is meaningful despite the advisory role of the Commission
- A Commissioner expressed a need to ensure that diversity of opinion within the community is heard
- A Commissioner suggested that the Commission should review the draft OCP and LUB and reviews proposed policies and regulations
- A Commissioner emphasized a need for meaningful guidance within the Official Community Plan, such as the procedures for development permit areas that set specific limits

- A Commissioner commented that the Official Community Plan is a set of suggestions, not rules
- The Planner acknowledged the advisory role of the Commission and commented that only the elected officials have the legal authority to make decisions
- The Planner expressed a need to work within the process to achieve effective communication and public engagement

4. OTHER BUSINESS

4.1 Salt Spring Seniors and the Official Community Plan

A Commissioner commented on concerns raised by some senior members of the community with mobility issues, and questioned whether there was scope within the project for them to provide input. The Planner responded that the goal of the communications and engagement plan is to have opportunities for everyone to provide input. Discussion ensued and the following comments were made:

- A Commissioner commented on a high percentage of seniors who are living in houses that are too large for them, but have little opportunity to move; he emphasized the importance of considering affordable senior housing in the overall discussion
- A Commissioner commented on the need to address road infrastructure such as tripping hazards in Ganges Village
- The Planner noted that advocacy can be included within the Official Community Plan for partnering with the Capital Regional District to create an effective transportation/mobility plan

4.2 Electronic Participation in Meetings

A Commissioner explained that electronic participation is restricted for local advisory planning commission members. Brief discussion ensued.

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends that the Salt Spring Island Local Trust Committee advocate to the Province that electronic participation by committee members be permitted in meetings.

CARRIED

5. ADJOURNMENT

By general consent the meeting adjourned at 10:41 a.m.

Eric March, Chair

CERTIFIED CORRECT:

Carly Bilney, Recorder



Salt Spring Island Advisory Planning Commission Minutes of a Regular Meeting

Date of Meeting: Thursday, July 23, 2026

Location: Boardroom, Salt Spring Islands Trust Office
4 – 121 McPhillips Avenue, Salt Spring Island

Members Present: Elaine M. Buck McCann, Vice-Chair
Dolores Bender-Graves, Commissioner
Anne Gunn, Commissioner
Tim Hiltz, Commissioner
Osman Phillips, Commissioner
Gabriel Wiebe, Commissioner

Members Regrets: Jean Brouard, Chair
Leigh Large, Commissioner

Staff Present: Jason Youmans, Regional Planning Manager
Anthony Fotino, Planner (electronic)
Carly Bilney, Recorder (electronic)

Others Present: Randy Cunningham, David Menschel, Elizabeth FitzZaland (applicants)

1. AGENDA

Vice-Chair Buck McCann called the meeting to order at 11:07 a.m.

1.1 Approval of Agenda

By general consent the agenda was adopted as presented.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Draft Minutes of the April 30, 2026 Meeting – For Adoption

The following amendment to the minutes was proposed:

- Note that Vice-Chair Buck McCann did not attend the meeting

It was **MOVED** and **SECONDED**,
that the Project Advisory Planning Commission accept the minutes as amended.

CARRIED

3. BUSINESS ITEMS

3.1 PLRZ20250407 - 805 Lower Ganges Road - Rezoning

Vice-Chair Buck McCann briefly introduced the application. Discussion ensued and the following comments were made:

- A Commissioner questioned why the proposed application does not constitute an intensification of activities. The applicant commented that the change would not lead to an increase in activities like weddings and parties since such events already take place there
- The applicant explained that the current liquor license (food primary) restricts the golf course's ability to provide service on the weekends due to a lack of staffing, and the proposed change would provide greater flexibility
- The Planner identified a typo in the staff report that says "a non-farm use permit is required" and noted it should say "not" required per confirmation from Agricultural Land Commission staff

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends that the Salt Spring Island Local Trust Committee approves application PLRZ20250407.

CARRIED

3.2 PLRZ20250331 - 230 Smith Rd (Hope Hill Farm - Musgrave Rd), SSI - Rezoning

Vice-Chair Buck McCann briefly introduced the application. Discussion ensued and the following comments were made:

- Support was expressed for the proposed decrease in potential residential density and restrictions on future development on the property outlined in the proposal
- The Planner explained regulatory and legal mechanisms through which future densities could be reduced

The applicants were invited to address the APC, and they made the following comments:

- The applicants have made a subdivision application that redraws the existing property boundaries of the four lots, but does not create new lots
- Existing property lines do not serve the property and the proposal seeks to redraw the parcel lines to fit the existing and desired uses
- The area has one of the best pockets of old growth forest on the island, including cedar trees believed to be 500-700 years old
- Current zoning on the four subject lots would allow the owners to subdivide and create 41 houses and 41 seasonal cottages
- The applicants propose to create a retreat centre for progressive social activists and a space that allows for Indigenous cultural practices to take place

- There are already lots of buildings on the farm portion of the property and more than 20 people could easily sleep in the existing structures
- The proposal would include updating some buildings and adding cabins to change the sleep configurations, but not to intensify the use that is currently permitted
- The retreat would be non-profit (the proposal seeks to define *non-profit retreat centre*) and participants would attend on scholarship or by invite
- Removing the subdivision potential from three (3) of the four (4) the subject lots would be a win for protecting old growth forest on the island

Discussion between the applicants and Commissioners continued and the following comments were made:

- A Commissioner asked how many houses would be allowed under the proposed zoning change. The applicants responded that there are already four houses, one of which would be replaced with a meeting space, and up to twenty single sleeper cabins (without kitchens)
- A Commissioner asked whether the cabins would be pre-fabricated or built on site, and the applicant responded it would likely be a combination of prefabrication with finishing on site
- The applicants noted there are no plans to do anything with what they refer to as the caretaker parcel
- The applicants noted in addition to a retreat for attendees, there would also be workshops and opportunities to network
- A Commissioner asked if the applicants considered donating land to a land conservancy and the applicants responded that through their environmental due diligence, which included scientific inventorying, archaeological work and discussions with First Nations representatives, they learned that First Nations find conservation covenants to be too restrictive on cultural practices; the applicants thus expressed a preference to developing a memorandum of understanding with First Nations rather than working with conservancies
- In response to a question from a Commissioner, Regional Planning Manager Youmans commented that a covenant can be used as a legally binding commitment between the local government and the landowner to a course of action
- The applicant expressed an openness to rezone to limit the maximum subdivision potential to one on a specific parcel
- The Planner commented that site-specific zoning could be used on the land, but that could be amended in the future; he suggested that a covenant gives the greatest ability to restrict what happens to the land
- In response to a question from a Commissioner, the applicants noted that wildfire consultants have developed recommendations (such as fire resistant materials for buildings), and a civil engineer is developing a servicing plan that includes water storage for firefighting
- A Commissioner questioned how the proposal meets Official Community Plan policies related to climate change mitigation. The Planner responded that by reducing the permitted residential density the proposal decreases the intensity and less overall activity on the land is positive for climate change mitigation; he

added that this is a preliminary report and more work could be done with the applicant to ensure climate-related policies are met

- A Commissioner suggested that ensuring reduced activity under a covenant would be a strong argument under the climate change adaptation policy
- In response to a question about climate policy related to rainwater catchment and FireSmart activity, the applicants commented that rainwater collection is an option, as is solar power. The applicants noted that they have a water license on streams that flow through the lots
- The applicant commented that discussions have been held with members of the Stqeeye' Learning Society related to encouraging salmon in the creek
- The Planner noted that the wording of a covenant to restrict densities would be determined further along in the process
- The Planner commented that work is being done to define *retreat centre* in the land use bylaw
- The applicants added that they have provided draft zoning that specifies their desired uses and limits subdivision and development potential
- In response to a question about the watershed that feeds into the forest parcel, the applicants suggested the area has survived so well because of its access to a robust water supply

Commissioners shared perspectives on how to proceed. The Planner explained that zoning for a retreat centre is being considered because it would allow everything in rural zoning to apply, with site-specific variations. The Vice-Chair suggested Commissioners are generally in support of the proposal but would like to know more about the details.

The applicants left the meeting at 12:28 p.m. Commissioner Wiebe left the meeting at 12:29 p.m. Discussion continued and the following comments were made:

- A Commissioner reminded the group that it is the Local Trust Committee that decides whether or not to proceed with the application
- A Commissioner commented on the number of people living in substandard living conditions on the island, and expressed support for the proposal, in principle, but also concern about what it represents at a time when so many on the island are struggling. A Commissioner replied that the proponent is trying to use their resources to do good
- A Commissioner expressed concern about fire emergency management and the roadway and questioned the benefits that the proposal brings to the community
- A Commissioner suggested the proposal is not compatible with policies related to climate adaptation, and does not meet the policy related to minimizing development footprint
- A Commissioner commented that the proposed reduction in development potential is appealing

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends to the Salt Spring Island Local Trust Committee that application PLR220250331 proceeds, on the condition that the application returns to the Advisory Planning Commission once draft zoning and/or restrictive covenants have been drafted.

4. **OTHER BUSINESS – None**
5. **ADJOURNMENT**

By general consent the meeting adjourned at 12:53 p.m.

Elaine M. Buck McCann, Vice-Chair

CERTIFIED CORRECT:

Carly Bilney, Recorder

DRAFT

From: Frants Attorp [REDACTED]
Sent: Friday, July 3, 2026 7:31 AM
To: SSIInfo
Cc: Rueben Bronee; Stefan Cermak; Peter Thicke; Laura Patrick; Jamie Harris; Timothy Peterson
Subject: Please include with the July 9, 2026 agenda package for the SSI LTC

Dear SSI LTC,

Further to my concerns expressed in person at the June 11, 2026 LTC meeting:

In April, following the sudden departure of the McElhanney consulting firm, the citizens' advisory group (PAPC) for the OCP update project requested the "raw datasets" to go with the final public engagement report that was received—a report that identified "the vision" for the future of the island (pending more public engagement). The data appeared in a June 11, 2026 staff report in the form of "Appendix 1" (which McElhanney has not confirmed as belonging to them). I note that the following data is still missing:

1. Weeks of OCP survey results. According to McElhanney, "an online survey was available throughout the duration of the engagement period" which extended from September 15, 2025 to October 24, 2025. However, Appendix 1 shows the last inputs were recorded on October 7, 2025, more than two weeks before the end of the engagement period. Not a single input was recorded after October 7. Significantly, most of the last inputs came from Transition Salt Spring—about 17 in all—described by the consultant as "coordinated inputs rather than individual inputs." Nevertheless, those few inputs seem to have had tremendous influence over the consultant's final conclusions, especially with regard to "expanded affordable housing"—which is not even the real issue. Our existing OCP already allows additional affordable housing,

Please include with the July 9, 2026 agenda package for the SSI LTC

but strictly limits free-market housing, which some euphemistically call "attainable housing." In any case, Appendix 1 contains only 142 OCP survey inputs total—far too few to draw any conclusions regarding the "community vision" for the future.

2. All inputs from McElhanney's in-person pop-up activities and tailgate talks. (Appendix 1 contains only survey results.)

3. All 350 plus inputs (survey and three open house sessions) from the Complete Communities Assessment which cost \$140,000. Although these inputs were from a different engagement period, Trust documents confirm they were also part of the Phase 1 (visioning). Those inputs, the vast majority of which emphasized environmental protection, were legitimate and paid for by taxpayers and must be included as part of the vision.

4. All inputs from the Positively Forward petition, now with 1900 signatures, submitted in person to the LTC within the official engagement period

5. The hundreds of OCP survey inputs over and above the 142 listed in Attachment 1—as identified in McElhanney's November update for the "August through December 2025" time period: "421 online and 6 paper copy surveys were received."

6. All OCP inputs submitted by email during the public engagement periods. (Many people received written confirmation that their "input has been received and will be added to this stage of public engagement.") Please note that letters re the OCP "update" were submitted during both the Complete Communities

Assessment project and the subsequent project by McElhanney Ltd.

Given the many irregularities surrounding the McElhanney submissions (including gross errors regarding the application of provincial regulations), the mysteries surrounding the raw data (including the reason it was not included as a deliverable in McElhanney's service contract), and the overall paucity of data (only 142 inputs made public so far), I ask the LTC to set the McElhanney reports aside and instruct staff not to use them as "a strong foundation" for future work. I also ask the LTC to instruct staff to investigate the matter of the missing data as outlined in this email and respond to all of my questions and concerns in detail. Communication with McElhanney should not be a problem as they have written: "If SSI requires additional information or clarification, they can reach out to us as needed."

Regards,

Frants Attorp

Salt Spring Island

From: Reed Gary <reed@saidcompany.ca>

Sent: Tuesday, July 7, 2026 7:29 PM

To: SSIInfo <ssiinfo@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>; Jamie Harris <jharris@islandstrust.bc.ca>; Travis Heide [REDACTED]

Subject: 805 Vesuvius Bay Rd.

Attachments: Vesuvius Letter to LTC.pdf

Hello all,

Please find the attached PDF regarding the use of 805 Vesuvius Bay Rd.

I will be in attendance at the Islands Trust Meeting on July 9 sharing on behalf of Travis Heide.

Thank You

Reed Gary

Said Company Consulting Inc.

Check out our website SaidCompany.co

- Leverage Experience - Elevate Business -

[Book a FREE call with me](#)

July 6, 2026

To the Salt Spring Island Local Trust Committee

Re: 805 Vesuvius Bay Road – Request for Temporary Use Permit Extension, Restoration of CA2 Zoning, and Clarification to the BC Ministry of Housing

Dear Trustees,

I am writing in advance of the July 9, 2026 Local Trust Committee meeting regarding our property at **805 Vesuvius Bay Road**.

First, I would like to thank the Committee and staff for their time and consideration over the past several years. We appreciate the opportunity to operate our property under a Temporary Use Permit and to demonstrate that visitor accommodation can continue to be a responsible and valuable use of this historic site.

I respectfully ask the Committee to consider three requests.

1. Extend the Temporary Use Permit

We respectfully request an re-issuance of the Temporary Use Permit to allow the current operation to continue while a permanent planning solution is considered.

Over the course of the permit, we have worked hard to operate responsibly, respect our neighbours, and contribute positively to the Vesuvius community. We believe the operation has demonstrated that visitor accommodation can coexist successfully within the area and that an extension would avoid unnecessary disruption while longer-term planning is undertaken.

2. Initiate the process of restoring the property's original CA2 Commercial Accommodation zoning

I also respectfully request that the Local Trust Committee direct staff to begin the process of restoring the property's original **CA2 Commercial Accommodation** zoning.

For more than fifty years, 805 Vesuvius Bay Road operated as a hotel, pub, restaurant, and visitor accommodation. It was an established part of the Vesuvius community long before it was rezoned to R8 Residential approximately a decade ago.

The property's location adjacent to the Vesuvius ferry terminal has always made it uniquely suited for visitor-serving commercial use. Restoring the original CA2 zoning would not introduce a new commercial use into a residential neighbourhood. Rather, it would recognize and restore the historic function of a property that served residents and visitors for generations.

I fully recognize that restoring the CA2 zoning requires a formal planning process. My request is simply that the Committee initiate that process by directing staff to prepare the necessary bylaw amendments for future consideration.

3. Provide direction to the BC Ministry of Housing regarding the property's status

The current zoning has also created uncertainty regarding the Province's Short-Term Rental Accommodations Act.

Because the property is presently zoned residential, the BC Ministry of Housing has advised that it falls within Salt Spring Island's principal residence restriction area for short-term rentals. This appears to treat the property as though it were a conventional residential short-term rental, despite its long-established history as visitor accommodation and its current operation under a Temporary Use Permit authorized by the Local Trust Committee.

We respectfully request that the Committee provide written clarification to us for the BC Ministry of Housing confirming:

- that 805 Vesuvius Bay Road is a long-established visitor accommodation property operating under a Temporary Use Permit authorized by the Local Trust Committee;
- that the Committee is considering restoration of the property's historic CA2 Commercial Accommodation zoning; and
- that, in the Committee's view, the property's historic and intended use is fundamentally different from a conventional residential short-term rental.

The Province's principal residence requirement was introduced to return residential housing to the long-term housing supply. Our property has historically functioned as visitor accommodation for more than five decades. We believe this distinction is important and respectfully request the Committee's assistance in providing clarity to the Province while the zoning matter is being considered.

Closing

We appreciate the responsibility entrusted to the Local Trust Committee in balancing the needs of residents, businesses, visitors, and the broader community.

Our requests are intended to provide certainty, preserve a historic visitor accommodation property, and establish a permanent planning solution that reflects the property's longstanding role in Vesuvius Bay.

Thank you for your time, your consideration, and your continued service to the Salt Spring Island community. I look forward to speaking with you at the July 9 meeting.

Respectfully,

Travis Heide

Owner

805 Vesuvius Bay Road

From: Vj BrewerNeaves [REDACTED]
Sent: Wednesday, July 22, 2026 9:43 PM
To: SSInfo; directorssi@crd.bc.ca
Subject: Phoenix School and Mouat Park - wildfire concern and erratic behavior

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Public Safety Concerns regarding Fire Risk, Land Use, and Mental Health Support Services around Mouat Park

Dear Capital Regional District and Islands Trust Representatives,

I am a resident of Drake Road and live very close to Mouat Park. I want to share a few safety concerns, particularly regarding **wildfire risk** and community land use in and around the old Phoenix School.

Over recent years, I have noticed more concerning activities in the park and along the trail adjacent to the old Phoenix School that require attention:

- **Wildfire and Litter Hazards:** I frequently observe individuals smoking, drinking, and some playing disc golf inside the park boundaries, discarding their garbage around the park. I have also noticed a buildup of discarded cigarette butts and garbage along the trail directly across from the old Phoenix School, which also poses a real fire hazard under current dry conditions.
- **Safety and Community Interactions:** I have regularly encountered vulnerable individuals smoking within or near the park, and I have been approached by impaired individuals utilizing the access road leading from the Phoenix School into the park. I worry about my 20-year-old daughter who also walks these paths. When impaired, I am concerned for the ability to be cognizant of your smoking habits and ability to extinguish a lit cigarette or joint.

To protect both our island's forest environment and our community's most vulnerable residents, I ask that your respective agencies consider the following coordinated steps:

1. **Prioritize Accessible Mental Health and Care Support:** Deeply forested areas like Mouat Park are isolated and unsuited for individuals experiencing complex challenges, especially when fire risks are high. *The vulnerable population currently gathering around the old Phoenix School needs to be supported in a safe, open, paved area located closer to the center of town.* This would give them immediate, dignified access to local mental health supports, medical care, and specialized care teams, while keeping forested areas clear of accidental ignition hazards.
2. **Repurpose the Phoenix Space:** Please consider returning the space across from the old Phoenix School to child nature play schools or similar structured community programs and restore a safer, supervised environment to the school area.
3. **Increase Wildfire Signage:** Install highly visible signage throughout Mouat Park emphasizing the extreme seasonal wildfire risk and the strict prohibition of smoking.

Thank you for your time, consideration, and your ongoing commitment to balancing public safety with compassion on Salt Spring Island. I look forward to hearing how your respective boards plan to address these pressing concerns.

With kind regards,
Val Neaves

[REDACTED]
[REDACTED]

From: Laura Patrick <lpatrick@islandstrust.bc.ca>
Sent: Tuesday, July 28, 2026 9:20 AM
To: SSIInfo <ssiinfo@islandstrust.bc.ca>
Subject: Fwd: Float size Motion SS-2021-035
Attachments: moved and carried.pdf; Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to our August meeting.
Sent from my iPhone

Begin forwarded message:

From: Dave McKerrell <dave.islandmarine@gmail.com>
Date: July 27, 2026 at 11:41:07 PDT
To: Laura Patrick <lpatrick@islandstrust.bc.ca>
Cc: Corey Johnson <corey@islandmarine.ca>
Subject: Float size Motion SS-2021-035

Hello Laura,

Back in January 2021, I submitted correspondence regarding the permitted maximum float size. That correspondence was subsequently tabled at the February 16, 2021 Salt Spring Island Local Trust Committee meeting. I have included copies of the relevant agenda material below.

At that meeting, the LTC passed Resolution **SS-2021-035**, referring my correspondence to the Regional Planning Committee “**with support.**” The subsequent Salt Spring Follow-Up Action Report records that referral as “**Completed.**”

What I have not been able to locate is any Regional Planning Committee resolution rejecting my proposal, nor have I found a resolution stating that 35 m² was to remain the Trust-wide standard.

More importantly, the proposal clearly remained under consideration. In November 2021, Islands Trust planning staff, while reviewing the Gambier OCP/Land Use Bylaw, specifically referred to my January

Fwd: Float size Motion SS-2021-035

2021 correspondence when considering float size. Staff noted that the proposed Gambier regulation was 35 m² and summarized my reasons for suggesting 36 m², including the following common construction dimensions:

$$12' \times 32' = 384 \text{ sq. ft.} = 35.67 \text{ m}^2$$

$$10' \times 38' = 380 \text{ sq. ft.} = 35.3 \text{ m}^2$$

$$8' \times 48' = 384 \text{ sq. ft.} = 35.67 \text{ m}^2$$

That staff report also specifically noted that my correspondence had been referred to the Regional Planning Committee **“with support.”**

Could you please provide me with a copy of the Regional Planning Committee resolution, staff direction, or other record associated with SS-2021-035 that resulted in the referral being recorded as **“Completed”**?

For clarity, my proposal to increase the maximum float area from 35 m² to 36 m² was not intended to encourage larger floats. The purpose was to avoid unnecessary cutting and disposal of otherwise usable construction material simply to satisfy a metric limit that falls slightly below common imperial construction dimensions.

In my view, the proposed one-square-metre adjustment is primarily a matter of practical construction efficiency and conservation of a valuable resource, rather than an attempt to increase the scale of private moorage structures.

I would appreciate any records or clarification you can provide regarding the disposition of SS-2021-035.

Respectfully Yours

David McKerrell

--



David McKerrell

#2-156 Alders Ave, Salt Spring Island BC V8K 2K5
Office 250 537 9710 ext 3
International 011.250.537.9710

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Thank you.

The report was received.

8.3 Projects List dated February 2021

The report was received.

8.4 Applications with Status Report dated February 2021

The report was received.

8.5 Expense Report dated December 2020

The report was received.

8.6 Islands Trust Conservancy Board Report - None

8.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report dated January 2021

The report was received.

9. CORRESPONDENCE

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

9.1 D. McKerrell, Island Marine Construction Services Ltd. to LTC - Dated January 8, 2021 - Concerning request to amend Marine Float Size Bylaw

The correspondence item was received.

SS-2021-035

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee refer the correspondence received from D. McKerrell, Island Marine Construction Services Ltd. dated January 8, 2021 to the Regional Planning Committee with support.

CARRIED

9.2 A. Fischer-Jean, Harbour House Hotel to LTC - Dated January 14, 2021 - Concerning regulation of illegal Short-Term Vacation Rental Properties on SSI

The correspondence item was received.

It was noted Trustee Patrick would communicate with Harbour House Hotel management regarding the correspondence received from A. Fischer-Jean, Harbour House Hotel dated January 14, 2021 concerning regulation of illegal short-term vacation rental properties on SSI.

From: Dave McKerrell <dave.islandmarine@gmail.com>
Sent: Friday, January 8, 2021 11:28 AM
To: ssiinfo
Subject: Request to amend Marine Float Size Bylaw
Attachments: LTC_FloatSize.pdf

Hello Islands Trust,

Please find attached a letter I would like you to present to the Trustees. Many Thanks

Stay Safe

--

David McKerrell



**Island Marine Construction
Services Ltd.**



#2- 156 Alders Ave Saltspring Island BC V8K 2K5

250 537 9710 ext 3 fax 250 537 1725

Toll Free 1 855 437 9710 ext 3 International 011.250.537.9710



<http://islandmarine.ca/>

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Thank you.



Esteemed Trustees,

January 6, 2021

I am writing to represent Island Marine Construction Services Limited, a long time Island business incorporated in 1996. IMC employs 13 full time employees and supports the GISS TASK program work experience students and ITA apprenticeships. Our current operational profile consists of marine construction, specifically private moorage facilities and marinas, dock maintenance on both private and public facilities, including salvage operations of sunken or abandoned vessels.

As we perform construction of our private moorage facilities, we are governed by the Salt Spring Island Local Trust Committee Land Use Bylaw #355 which restricts float size in S6 and S7 Zones to 35 sq metres, or 377 sq ft.

We request that the Local Trust Committee consider modifying the bylaw to allow one additional square metre, increasing the allowed float size to 36 sq metres, or 387.5 sq ft.

Currently in Canada the lumber industry still operates largely in feet and inches. Efficient float construction naturally follows the industry standards. As an example, the following float sizes would allow for the most efficient use of these of these standards:

12' x 32' = 384 sq ft or 35.67 sq m

10' x 38' = 380 sq ft or 35.3 sq m

8' x 48' = 384 sq ft or 35.67 sq m

The small increase requested would enable float construction without cutting, thereby eliminating considerable waste, reducing labour, and generally making the whole process more efficient. Douglas fir is the main material used in these floats and, as a valuable resource in British Columbia, the least waste created is best.

Please consider our request.

Respectfully Yours,

David McKerrell

David McKerrell



#2 - 156 Alders Ave. Saltspring Island, BC V8K 2K5
ph 250-537-9710 fx 250-537-1725
info@islandmarine.ca

...

Date: August 13, 2026

Dear Salt Spring Island (SSI) Local Trust Committee (LTC)

Re: PLDP20250452 and PLDVP20250460 – 434 Baker Road applications being considered on August 27, 2026.

The Ask to the SSI LTC

The applicant and property owner are respectfully asking that the above-named applications (PLDP20250452 and PLDVP20250460 – 434 Baker Road) be both reasonably considered and approved by the SSI LTC and evaluated similarly to applications such as SS-DP-2021.8/SS-DVP-2021.13 applications for 371 Isabella Point Road (on [June 14, 2022 resolutions: SS-2022-88-SS-2022-91](#)) which involved a retaining wall along the Present Natural Boundary on the subject property that was approved and along the S6 zone, and evaluated on all the very same bylaw regulations and DPA guidelines.

Application-Planning Background

In July 2025, Islands Trust was emailed seeking clarity and a level of confidence in the interpretation and application requirements for boulder shoreline stabilization works specifically within the S6 zone. Staff responded by identifying the DP and DVP processes and providing the corresponding application guides. Staff did not identify a prohibited-use issue, cite section 9.11.1, or say that relocation or rezoning was required.

We relied on that written direction. We proceeded with PLDP20250452 and PLDVP20250460, paid the application and professional fees, commissioned the required engineering and environmental work, and submitted an accepted application on November 17, 2025. We waited (and followed up on many occasions) seeking feedback, comments, a site visit, a meeting, or even a phone call about the applications. It was not until March 18, 2026, when we received our first bit of feedback and were told by staff to withdraw our application.

In my professional opinion, this is not good planning and how a professional planner(s) should be fairly approaching work with an applicant through a development application. In standard planning practice at a Local Government level, if there is a fundamental flaw like the need for a rezoning application, this should be acknowledged when the application is opened and deemed accepted, not months later, nor communicated with a single direction to withdraw an application.

Property owners have every right to make a fair and reasonable attempt to protect their property, especially after having numerous professional evaluations confirm the need. In turn, planners should make a fair effort to work with property owner/applicants to support

them in their land use planning needs; this is fundamental to the Code of Ethics to the Planning Institute of BC and of Canadian Institute of Planners.

A revetment to protect the shoreline is a reasonable development proposal for 434 Baker Road. This type of proposal is evaluated under a development permit (DPA 3) and associated guidelines. Setback variances, if required, are fair and reasonable to be relaxed if and when adequately evaluated by both Professional Geotechnical Engineers and Registered Professional Biologists, (and at times Archaeologists are also involved), all of which have evaluated and confirmed the need for the revetment, and the safety in doing so; along the Present Natural Boundary (PNB) at 434 Baker Road. Details are described in the corresponding Islands Trust staff report.

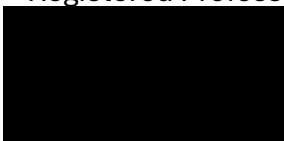
A rezoning should not be necessitated for shoreline protection works for properties with a Shoreline 6 zone, nor should be deemed prohibited in most shoreline zones, otherwise this would require most waterfront properties to be rezoned to protect their property; this rationale is fundamentally flawed. There are numerous examples that have proven that a DP-DVP is an adequate pathway forward; including the example noted above for SS-DP-2021.8/SS-DVP-2021.13 - 371 Isabella Point Road. Adjacent and nearby properties (to the subject property), also along the PNB and in the S6 zone at 241 Quarry Road, and public beach access facilitated by the Capital Regional District, have also been able to develop boulder stacked rock walls without the need for a rezoning application from the Islands Trust.

Once again, we are asking that PLDP20250452 and PLDVP20250460 – 434 Baker Road be both reasonably considered and approved by the SSI LTC and evaluated similarly to applications such as SS-DP-2021.8/SS-DVP-2021.13 applications for 371 Isabella Point Road (on [June 14, 2022 resolutions: SS-2022-88-SS-2022-91](#)) which involved a retaining wall along the Present Natural Boundary on the subject property that was approved and along the S6 zone. 434 Baker Road shall be fairly evaluated and approved of all the very same bylaw regulations and DPA 3 guidelines; all of which have been met.

Thank you very much for your time and consideration.

Serena Klaver, MA, RPP, MCIP

Registered Professional Planning Consultant (on behalf of 434 Baker Road property owner)



Follow Up Action Report

Salt Spring Island

11-Apr-2024

Progress	Activity	Responsibility	Dates	Status
59%	1 Resolution No: SS-2024-30 Work with Tsawout First Nation staff to develop a MOU and report back to the LTC. Updates: Feb - Staff to provide update at Feb TLC meeting following Feb 7 meeting. Nov - Staff continue to work with Tsawout to determine attendees. TAS now supporting with resources. Jun - Leadership meeting held. Feast planning ongoing, Tsawout anticipates MOU after the feast with the Tsawout First Nation; May 2, 2025: A feast is being planned for June. more details to come. It is anticipated that following this feast a MOU is likely to follow. June 16, 2025: ·Feast with Tsawout held. Anticipate further engagement in future months to fall, noting upcoming Tsawout election and potential summer vacation impacts. RPM met with Tsawout staff on Oct 6th and Tsawout wishes to advance the draft starting in 3 months(Jan 2026) January 7, 2026: ·Staff have established monthly meetings with Tsawout First Nations staff to discuss numerous items, including the creation of a protocol agreement. ·Islands Trust staff have provided the last MOU approved by Trust Council as a starting point. Tsawout staff will review this, with intention to continue refining to development of an MOU between Tsawout First Nation and Trust Council June 30, 2026: ·Draft MOU is with Tsawout leadership for consideration	Clare Frater Joe Elliott		In Progress

Follow Up Action Report

Salt Spring Island

20-Mar-2025

Progress	Activity	Responsibility	Dates	Status
75%	1 Resolution No.: SS-2025-032 Joint Meetings with the Capital Regional District Salt Spring Island Local Community Commission Staff to review Trust Council Bylaw No. 63 and to draft a protocol agreement between the Capital Regional District Board and the Salt Spring Island Local Trust Committee.	Stefan Cermak	Target: 09-Jul-2026	In Progress

11-Sep-2025

Progress	Activity	Responsibility	Dates	Status
80%	1 Resolution No.: SS-2025-114 Staff to urgently convene a multi-jurisdictional meeting to explore an alternative approach to bylaw enforcement that can better respond to investigating and mitigating housing/living situations on Salt Spring Island.	Warren Dingman		In Progress

12-Feb-2026

Progress	Activity	Responsibility	Dates	Status
0%	1 Resolution No.: SS-2026-005 Staff to report back on options to replace the future projects list	Kalyaan Selvakumar		In Progress

Follow Up Action Report

Salt Spring Island

14-May-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 Resolution No.: SS-2026-067 Staff to work with the Capital Regional District to explore options for introducing a septic system maintenance regulatory program applicable to Salt Spring Island.	Jason Youmans Stefan Cermak		Completed
20%	2 Resolution No.: SS-2026-074 Staff to develop a revised Communications and Engagement Strategy for the Official Community Plan-Land Use Bylaw Project.	Peter Thicke		In Progress
10%	3 Resolution No.: SS-2026-075 Staff to develop a First Nations Engagement Plan for the Official Community Plan-Land Use Bylaw Project.	Joe Elliott Peter Thicke		In Progress
0%	4 Resolution No.: SS-2026-077 The Chief Administrative Officer to undertake an assessment of the current planning project delivery framework in the Salt Spring Island Local Trust Area, including but not limited to resourcing, staffing continuity, and project management processes, in a manner that is forward-looking and solution-oriented, with the intent of identifying practical improvements to support successful completion of current and future planning projects.	Rueben Bronee		In Progress

Follow Up Action Report

Salt Spring Island

11-Jun-2026

Progress	Activity	Responsibility	Dates	Status
80%	1 Resolution No.: SS-2026-088 Staff to amend the Official Community Plan project work plan to ensure that policies that relate to areas of jurisdiction of other agencies/levels of government are developed in coordination with those agencies. These subject areas include, but are not limited to: - Roads; - Active transportation; - Community water; - Community sewer; - Solid waste disposal; - Indigenous cultural heritage; and - Wildfire and ensure that the Official Community Plan retain advocacy policies to other agencies regarding the island's ecological systems and community well-being.	Peter Thicke		In Progress
0%	2 Resolution No.: SS-2026-089 Staff to prepare a report for the incoming Local Trust Committee on the status of the Salt Spring Watershed Protection Plan and options for next steps.	Jason Youmans William Shulba		In Progress
100%	3 Resolution No.: SS-2026-086 Staff to report back with options for amending the Land Use Bylaw to accommodate community care facilities and transition housing for no more than ten persons in residential zones.	Oluwashogo Garuba Peter Thicke		Completed

Follow Up Action Report

Salt Spring Island

09-Jul-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 Official Community Plan - Land Use Bylaw Update Resolution No.: SS-2026-094 Staff to revise the Salt Spring Island Official Community Plan-Land Use Bylaw (Phase 2) Project Charter dated June 30, 2026 and attached as Attachment 1 in accordance with Local Trust Committee comments.	Peter Thicke		Completed
100%	2 Official Community Plan - Land Use Bylaw Update Resolution No.: SS-2026-094 Staff to bring forward a business case for the 2027/2028 Fiscal Year for the Salt Spring Island Official Community Plan-Land Use Bylaw Update Project.	Peter Thicke		Completed
100%	3 Options for Introducing a Septic System Maintenance Regulatory Program Resolution No.: SS-2026-094 Staff to send a request to the Salt Spring Island Electoral Area Director to consider initiating the process for adding all of Salt Spring Island to the Capital Regional District Onsite Sewage System Service (Bylaw 3478) and associated Onsite Sewage System Maintenance Bylaw (3479).	Jason Youmans		Completed

Follow Up Action Report

Salt Spring Island

09-Jul-2026

Progress	Activity	Responsibility	Dates	Status
0%	4 Options for Introducing a Septic System Maintenance Regulatory Program Resolution No.: SS-2026-094 Staff to add the topic of adding all of Salt Spring Island to the Capital Regional District Onsite Sewage System Service (Bylaw 3478) and associated Onsite Sewage System Maintenance Bylaw (3479) to the agenda of the next Salt Spring Local Trust Committee-Local Community Commission joint meeting for discussion and information sharing.	Britt Holowaty Jason Youmans		In Progress
50%	5 Resolution No.: SS-2026-096 Staff to appoint the following positions as secretaries for all Advisory Planning Commissions: a. The Planning Team Assistant, with duties assigned by the Regional Planning Manager; and b. The contract minute-taker, with duties assigned by the Regional Planning Manager.	Jason Youmans Kalyaan Selvakumar		In Progress
0%	6 Mining Claims on Eco Reserves - Discussion Resolution No.: SS-2026-097 Staff to investigate the mining claims registered in error reported in the July 8 2026 Gulf Island Driftwood and report back to the Local Trust Committee.	Jason Youmans		In Progress

Follow Up Action Report

Salt Spring Island

09-Jul-2026

Progress	Activity	Responsibility	Dates	Status
49%	7 Open Applications Report Resolution No.: SS-2026-098 Staff to prioritize the processing of all development applications related to 275 Lower Ganges Road. Update: Following the July 2026 LTC meeting, staff advised the applicants of additional design and landscaping plans required to meet the guidelines of Development Permit Area 1. Staff are awaiting submission of those additional plans.	Anthony Fotino Jason Youmans		In Progress

Active Projects Report

Salt Spring Island

1. Extraordinary Project - OCP-LUB Update

Responsible

Dates

Activity:

Peter Thicke

Rec'd: 01-Apr-2023

Description:\n

Target: 31-Mar-2026

\n

There has been no comprehensive review of the SS OCP since its adoption in 2008, nor any review of the Land Use Bylaw since 1999. The need to update these bylaws is a priority in response to policy, social, and technological change and to address contemporary community challenges the current document no longer serves. Those challenges include a lack of affordable housing and housing options, growth pressures, climate resiliency planning, infrastructure issues (such as the water moratorium), workforce stability challenges, transportation networks, and First Nations Reconciliation. The SS OCP update is intended to provide a framework to guide the development of a complete community by diversifying and increasing housing options at appropriate locations, advancing First Nations Reconciliation, reducing infrastructure costs, reducing greenhouse gas (GHG) emissions, and improving walkability. The Land Use Bylaw update will improve land use planning regulation to ensure that regulations match the needs and expectations of land use in the community, in consideration of the OCP.

Activity:

·2026-07-09 - SSLTC received updated project charter and project workplan for consideration

Active Projects Report

Salt Spring Island

2. Minor Project - Housing Action Program - Implementation (Bylaw 537)

Activity:

Description:

·Increase opportunity for diversification and managed additional housing opportunities in specific residential areas of the LUB area in the form of attached secondary suites or accessory dwelling units

Activity:

·2026-05-05 - Ongoing discussion with Tsawout staff regarding bylaw referral.

Responsible

Oluwashogo
Garuba

Dates

Rec'd: 10-May-2022
Target: 11-Sep-2025

3. Major Project - Salt Spring Island Watershed Protection Plan

Activity:

Description:

Watershed Protection Plan Implementation Actions:

- Lake/groundwater monitoring (advances WPP Action **1** and Action **6**)
- Proof of Water at Time of Subdivision Bylaw (advances WPP Action **15**)
- Recision of Trust Council Bylaw No. 154 (relates to WPP Actions **16** through **19**)

Activity:

·Trust Council resolution (TC-2025-131) to draft a bylaw rescinding Bylaw 154 and to

Responsible

Jason Youmans
Oluwashogo
Garuba
William Shulba

Dates

Rec'd: 07-Jun-2012
Target: 31-Mar-2025



Active Projects Report

Salt Spring Island

reserve unspent funds to a project that coordinates Actions 16-19 of the Salt Spring Island Watershed Protection Plan (2023-2032)

Future Projects Report

Salt Spring Island

1. *OCP Amendments*

Responsible

Date Received

- Review Piers Island OCP for compliance with legislative changes and make recommendations\non how to manage policy. (Dec. 2015 (Rev.02/25))
 - Marine Environment Protection (Foreshore Audit) (June 2016)
 - Add public access to lake and marine shorelines as an eligible community amenity in Section H.3.2 of the Salt Spring Island Official Community Plan (Feb. 2022)
- Updates:
- 2025-05-02:
- This list will be reviewed as part of the OCP-LUB Project and items from that project that are deemed out of scope or are ultimately considered in the revised OCP will be placed on this list for future action, as appropriate.

06-Oct-2020

2. *Land Use Bylaw Amendments*

Responsible

Date Received

Future Projects Report

Salt Spring Island

- Staff to assess regulations to provide options for an accessory use without an established principal use. (Dec. 2016, Rev. 1 Feb, 2025)
- Technical and Minor Amendments (Mar. 2017)
 - Limit fence height to 2.4m; increase dock width from 1.2m to 1.5m; culverts as structures in waterbody setbacks
- Reduce Permitted Lot Coverage in Rural Upland Zones (Aug. 2018)
- Research and make recommendations to address commercial trucking and heavy equipment facilities regulation. (July 2020; Rev. 02/2025)
- Research and report on regulation of portable sawmills. (Nov. 2020; Rev. 02/2025)
- Review of the residential zoning of islets (Jul. 2022)

06-Oct-2020

3. *Direct Bylaw Enforcement*

Responsible

Date Received

- Bylaw Enforcement Policies (Feb. 2015)
- Short Term Vacation Rentals (STVRs) (May 2017)

06-Oct-2020

4. *Administrative Processes and Procedures*

Responsible

Date Received

Future Projects Report

Salt Spring Island

·Land Use Contracts (Feb. 2015)	06-Oct-2020
·Soil Removal Bylaw update (Feb. 2015)	
·Improving Communications (Mine permits for aggregate pits and quarries.) (Jan. 2020)	
·Adding requirement for signs in the Development Procedures Bylaw (Sep 2020)	
·including discriminatory remarks and inclusion and respectful conduct language to Sec 29 Order and Decorum of Bylaw 529 (Dec 2021)	

5. *Advocate*

Responsible

Date Received

·none listed	06-Oct-2020
--------------	-------------



File No.: PLDVP20250460

X-File: PLDP20250452

DATE OF MEETING: August 27, 2026

TO: Salt Spring Island Local Trust Committee

FROM: Jason Youmans, Regional Planning Manager
Salt Spring Island Team

SUBJECT: Development Variance Permit to reduce setback from the natural boundary of the sea
Applicant: Serena Klaver
Location: 434 Baker Road, SSI (PID: 009-555-781)

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee defer consideration of PLDVP20250460 and PLDP20250452 until such time as the marine foreshore adjacent to the subject property has been rezoned to permit the proposed shoreline stabilization structure (revetment).

REPORT SUMMARY

This report brings forward a development variance permit (DVP) request to relax the required setback for buildings and structures from the natural boundary of the sea set out in section 4.4.1 of Salt Spring Island Land Use Bylaw No. 355 (LUB) in order to facilitate the construction of a stacked boulder revetment. The proposed shoreline stabilization structure is not permitted in the Shoreline 6 (S6) zone, and therefore a rezoning of the marine foreshore is required. This conclusion was communicated to the applicant in a letter from Islands Trust Planning Services director Stefan Cermak in June 2026 (see Attachment 1). The applicant has nonetheless requested that the application be brought forward to the Salt Spring Island Local Trust Committee. Staff have not provided a draft variance permit for LTC's consideration at this time, as it would not be advisable for the LTC to issue a permit for a structure that is not permitted by zoning.

RATIONALE FOR VARIANCE

The applicant is seeking a development variance permit and a development permit for the construction of a revetment-style shoreline stabilization project. Most of the proposed structure will be located below the present natural boundary of the sea adjacent to the subject property on Crown Land. However, a small portion of the structure will be located on the subject property at the natural boundary of the sea, and therefore a variance request has been submitted to reduce the required 15 metre setback to 0 metres to accommodate any work on the subject property. According to the applicant in their letter of rationale (Attachment 3), the variance is necessary for the following reasons:

- a) shoreline erosion is actively threatening the upland portion of the subject property.
- b) the function of the proposed revetment requires proximity to the present natural boundary in order to be an effective shoreline stabilization measure.

- c) relocating the revetment further upland, entirely on the subject property, would be ineffective in halting erosion.

BACKGROUND

The applicant states that this application has been submitted in response to the failure of the bedrock along the shoreline slope adjacent to the subject property (Attachment 5), which the applicant says has created the need for shoreline stabilization.

According to the submitted Geotechnical Report (Attachment 5), the shoreline slope fronting the property is considered to be globally stable. The report concludes that the gradual regression of the shoreline is primarily the result of the steep exposed slope and ongoing toe erosion caused by periodic winter storm events that may coincide with high tides. It further indicates that the rate of shoreline regression is expected to remain consistent with historical conditions.

The land owner's geotechnical engineer advises that the proposed revetment is intended to stabilize the shoreline and reduce continued erosion of the shoreline slope. The report also concludes that the revetment is not expected to significantly alter the existing hydraulic regime or result in adverse impacts on adjacent properties.

The 2.21 hectare (5.45 acre) subject property is located at 434 Baker Road, SSI. The proposed shoreline stabilization works are located within the foreshore area, zoned Shoreline 6 (S6), while the adjacent upland property is zoned Rural (R). The upland property is currently developed with a single-family dwelling and other accessory structures. The proposed development will be located within Development Permit Area 3 – Shoreline, and a Development Permit application has also been submitted for this. Permits for DPA 3 are delegated to staff to issue under [Salt Spring Island Bylaw No. 534](#).

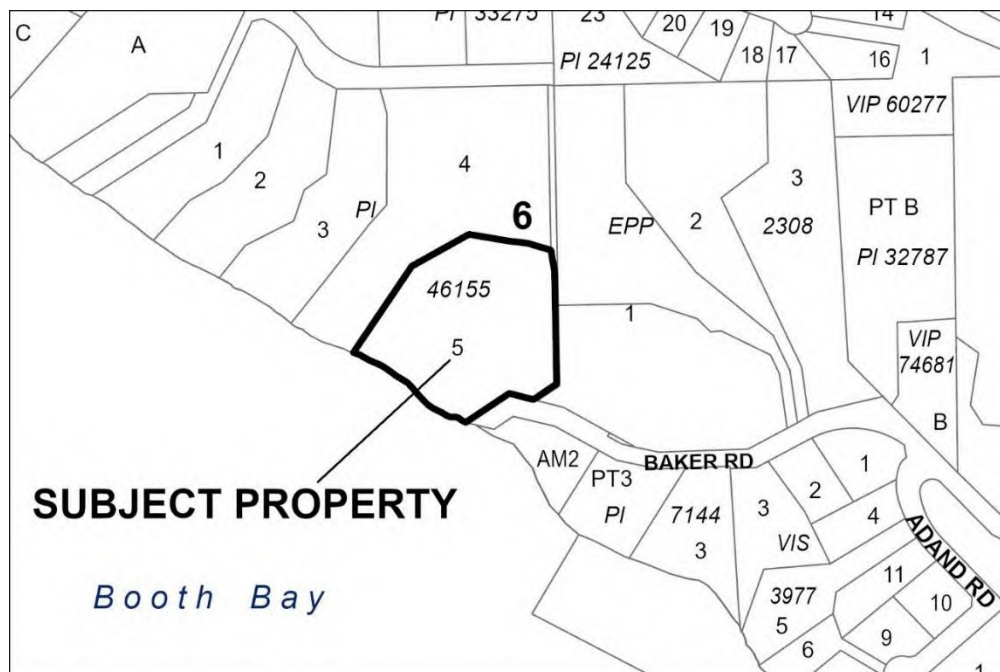


Figure 1: Subject Property

The applicant has provided the following materials to support the application:

- Project Rationale (See Attachment 3)
- Environmental Assessment Report (See Attachment 4)
- Geotechnical Assessment Report (See Attachment 5)
- Geotechnical Memo (See Attachment 6)
- Site Survey (See Attachment 7)

In July 2024 the owner of the subject property, along with three other adjacent land owners, submitted a Development Permit application (PLDP20240059) seeking to permit proposed shoreline erosion mitigation work in DPA 3. Staff reviewed the proposal and found that it was not substantially in accordance with the objectives and guidelines of DPA 3 and recommended that the application be denied. Following the non-issuance of the permit by the Islands Trust Director of Planning Services, the land owner appealed the decision to the LTC. The LTC considered the matter at its July 10, 2025 regular meeting where the appeal was denied. Following the LTC's refusal to issue the permit, the land owner initiated legal action against Islands Trust seeking to overturn the LTC's decision. The land owner argued that Islands Trust did not have the authority to regulate works in the marine area. The legal challenge was subsequently dismissed by the B.C. Supreme Court, which upheld the LTC's authority to zone and regulate uses, buildings and structures in the marine foreshore. The land owner is currently appealing the court's decision.



Figure 2: Proposed shoreline revetment location



Figure 3: Zoning map of the subject property

ANALYSIS

Official Community Plan

The proposed revetment is in Development Permit Area 3 (DPA 3) for marine shoreline protection, which extends seaward from the natural boundary of the sea and 10 metres upland and, if permitted by zoning, would require a development permit. The applicant has submitted a development permit application to this effect (PLDP20250452), on which staff will take no action unless directed by the LTC as the proposed structure is not permitted in the Shoreline 6 zone (see Attachment 1).

The proposed location is designated as Other Marine Use (MO), while the adjacent property is designated as Rural Neighbourhood (RL) as per the Salt Spring Island Official Community Plan (OCP).

Land Use Bylaw

The proposed location of the revetment requires may result in a structure on the subject property that is within 15 metres of the natural boundary of the sea, which is contrary to the following provision of the land use bylaw:

Subsection 4.4.1 No building or structure except a fence, pumphouse or boathouse may be sited within 15 m of the natural boundary of any water body.

As noted elsewhere, the proposed revetement is also not in compliance with the uses and structures permitted within the S6 zone. This issue cannot be addressed by variance permit, and would require a rezoning.

Revetment Design and Environmental Impact Assessment

The proposed revetment is intended to protect the property from further erosion and is proposed to be sloped at a ratio of 1H:1V or flatter. The boulders would comprise sound durable materials with a minimum diameter of 1.5 m for lower, 1.0 m for middle and upper course and set stop bedrock. The backfill is proposed to consist of free draining angular 25 kg class riprap and compacted with an excavation bucket to a minimum of 95% of the Standard Proctor Maximum Dry Density Value or judged equivalent. As much as practicable, the revetment height/placement would be adjusted to accommodate existing trees although some vegetation removal may be required for the installation. It also includes bioengineering as per the biologist's recommendations.

The Geotechnical report (Attachment 5) also considered other alternatives to the shoreline stabilization works including biotechnical engineering. This was considered as an impracticable solution as biotechnical stabilization is often considered for low energy environment and or low bank waterfront properties. The QEP stated in the Environmental report (Attachment 4) that if the erosion and sediment controls and native plant restoration are properly implemented, the environmental impact of the installation of the revetment are expected to be low and localized. They also stated that the successful implementation of the revetment would improve long-term shoreline stability, without impacting habitat values, while protecting upland areas from further erosion.

Intent of Regulations being varied

The overall purpose of Section 4.4.1 which states that "No building or structure except a fence, pumphouse or boathouse may be sited within 15 m of the natural boundary of any water body" is to:

- a. protect water quality
- b. protect development from natural hazards, particularly with sea level rise and increased storm surges and
- c. protect marine, foreshore and nearshore habitats.

First Nations

The subject property has been identified as an area of archaeological potential. The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants with the initial application.

The SS LTC may wish to direct staff to notify First Nations that previously expressed an interest in this file of any LTC decisions or of future meetings where the matter would be considered.

Rationale for Recommendation

That the Salt Spring Island Local Trust Committee defer consideration of PLDVP20250460 and PLDP20250452 until such time as the marine foreshore adjacent to the subject property has been rezoned to permit the proposed shoreline stabilization structure (revetement).

Staff provide this recommendation based on the understanding that the proposed revetment, part of which extends upland of the natural boundary of the sea and for which a variance permit would be required, is not a permitted structure in the Shoreline 6 (S6) zone and therefore cannot be authorized by development variance permit and/or development permit.

ALTERNATIVES

Staff do not propose any alternative recommendations.

The land owner may submit a rezoning application to authorize a revetment in the Shoreline zone adjacent to his property.

Alternatively, shoreline stabilization structures constructed entirely on the applicant's property would be considered accessory structures to the principal residential use and therefore permitted under zoning subject to a development variance permit to authorize them within 15 metres of the natural boundary of the sea, and a development permit under Development Permit Area 3, which extends 10 metres upland of the natural boundary of the sea.

NEXT STEPS

If the LTC advances staff's recommendation, this file will remain open until a rezoning of the shoreline zone is concluded.

Submitted By:	Jason Youmans, Regional Planning Manager	August 7, 2026
Concurrence:	Stefan Cermak, Director, Planning Services	August 7, 2026

ATTACHMENTS

1. Letter from Islands Trust Planning Director Stefan Cermak to Thomas Falcone Law Corporation, June 2026
2. Site Context
3. Project Rationale
4. Environmental Assessment Report
5. Geotechnical Report



200 – 1627 Fort Street, Victoria BC V8R 1H8
Telephone **(250) 405-5151** Fax (250) 405-5155
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in
BC **1.800.663.7867**
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

Attachment 1

18 June 2026

Thomas Falcone
Coal Harbour Law
1208 W. Pender Street, 3rd Floor
Vancouver, BC V6E 2S8

Dear Mr. Falcone:

Re: PLDP20250452 and PLDVP20250460

I write in response to your letter of May 27, 2026.

Based on your client's development permit and development variance permit applications, the proposed work appears to largely be below the natural boundary of the sea on the Crown land adjacent to your client's property at 434 Baker Road.

Official Community Plan

Salt Spring Island Local Trust Committee's Official Community Plan Bylaw No. 434 designates land within 10 m inland of the natural boundary of the sea in areas where the marine environment has been identified as being particularly sensitive to development impacts and land covered by water within 300 m seaward of the natural boundary of the sea within DPA 3.

Section 489 of the *Local Government Act* prohibits a landowner from undertaking work within DPA 3 without a development permit. Furthermore, a development permit cannot be issued for work on land if it is not a permitted use of that land under Salt Spring Island Local Trust Committee's Land Use Bylaw No. 355.

Land Use Bylaw

The Land Use Bylaw designates the Crown land adjacent to your client's property as being within the Shoreline 6 (S6) zone. The uses listed in s. 9.11.1(1) of the Land Use Bylaw are permitted in the S6 zone.

Section 3.1.1(4) of the Land Use Bylaw also permits a use accessory to a permitted principal use on the same lot in the S6 zone. The term "accessory" is defined in the Land

Use Bylaw as: “in relation to a use, building or structure; subordinate, customarily incidental and exclusively devoted to a principal use, building or structure expressly permitted by this Bylaw on the same lot”.

The proposed work is not listed as a permitted use in the S6 zone and therefore is prohibited in the S6 zone. The proposed work on Crown land accessory to any use on your client’s property is not a permitted use in the S6 zone, and therefore is prohibited on the Crown land.

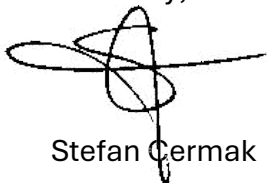
Contrary to your letter, revetments are not categorically prohibited across Salt Spring Island. The Land Use Bylaw designates your client’s property as being within the Rural (R) zone under the Land Use Bylaw. The uses listed in s. 9.10.1(1) of the Land Use Bylaw are permitted in the R zone, which includes a single family dwelling as a principal use. Under s. 3.1.1(4) of the Land Use Bylaw, if the proposed work were to be located entirely on your client’s property accessory to a single family dwelling on the property, this would be permitted in the R zone as the proposed work would be on the same property as the principal use.

Next Steps

As previously advised, an option available to your client is to locate the proposed work entirely on your client’s property. Note if the proposed work on the property is within 10 m inland of the natural boundary of the sea, a development permit is required. A development variance permit is also required to vary s. 4.4.1 of the Land Use Bylaw if the proposed work is to be sited on the property within 15 m of the natural boundary of the sea.

I appreciate the issue of the uses permitted under the Land Use Bylaw was not raised prior to your client’s applications. However, upon reviewing the proposed work in the applications and the Land Use Bylaw, I have determined that the proposed work is not a permitted use on the Crown land under the Land Use Bylaw. As such, I cannot issue a development permit for the proposed work regardless of any allegations in your letter regarding staff comments or other properties.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stefan Cermak', with a stylized, looping flourish extending to the left.

Stefan Cermak
Director, Planning Services
Islands Trust

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 5, SECTION 6, RANGE 1 WEST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 46155
PID	009-555-781
Civic Address	434 Baker Road, Salt Spring Island, BC
Lot Size	21,974.45m ² 2.2 ha

LAND USE

Current Land Use	Residential use
Surrounding Land Use	Residential to the west, park to the east and Booth bay to the south

HISTORICAL ACTIVITY

File No.	Purpose
SS-BP-2012.15	To construct single family dwelling
PLDP20240059	Delegated DP - Shoreline stabilization Green Shoring

POLICY/REGULATORY

Official Community Plan Designations	Salt Spring Island OCP No. 434, 2008 Designations: Rural Neighbourhoods – RL; Other Marine Areas - MO Development Permit Areas: DPA 3 - SHORELINE
Land Use Bylaw	Salt Spring Island LUB No. 355, 1999: Rural (R)
Covenants	Undersurface Rights, 337530G; Covenant, S137231
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	The Islands Trust Conservancy does not have any consideration for the application.
Regional Conservation Strategy	The Islands Trust Conservancy regional conservation plan has a high priority for conservation of eelgrass bed located at the shoreline areas of the proposed development activities.
Species at Risk	Western Painted Turtle Pacific Coast population
Sensitive Ecosystems	Woodland
Hazard Areas	Moderate and Low risk steep slopes.
Archaeological Sites	Remote Access to Archaeological Data (RAAD) information indicates there are no archaeological sites on the property. However, there are areas of archaeological potential mapped on the property, therefore the applicant has been sent the Islands Trust Chance Find Protocol and provincial guidance on archaeological sites upon development permit application review. By copy of this report, the owners and applicant

	should be aware that unrecorded archaeological material 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.
Climate Change Adaptation and Mitigation	No additional impacts to GHG emissions anticipated as a result of this application.
Shoreline Classification	Low Rock/Boulders
Shoreline Data in TAPIS	Dense and moderate Eelgrass Meadows mapped in Booth Bay Adjacent to the subject property. Also mapped is the Surf Smelt/Pacific Sandlance Forage Fish Potential Spawning habitat.  Eelgrass Meadows (2022) - Dense - Moderate - Undetermined Forage Fish Potential Spawning Habitat (2014) - Surf Smelt - Surf Smelt/ Pacific Sandlance Eelgrass Shoreline Presence (2014) - Flat, Continuous

This application seeks both a Development Permit (Schedule B) and Development Variance Permit (Schedule C) for the construction of revetment shoreline stabilization works along the waterfront of 434 Baker Road, Salt Spring Island, BC. The revetment works will be located at, and just below the Present Natural Boundary to protect the property from further erosion. The design complies with OCP Sections E.3.1.2.f and E.3.4, and LUB Sections 4.4.1 & 4.4.2.

This application requests Islands Trust approvals for the stabilization works on the subject private property and within the Development Permit Area. A Crown Lease tenure application is underway for proposed works on Crown Land. The variance request is to reduce the required 15 m setback from the sea to 0 m, necessary for the revetment's effectiveness. A Professional Geotechnical Engineer has certified the design and confirm existing erodible material at the PNB, and a QEP (Registered Professional Biologist) has provided an environmental assessment of the proposed works.

Mitigation measures include construction during low tide, sediment control barriers, and planting of native, salt-tolerant vegetation above the revetment siting to enhance habitat. Geotechnical and environmental assessments have been carried out and revised, and are attached.

Part 1 – Development Permit Application

(Shoreline Development Permit Area – Section E.3.1.2.f & E.3.4 OCP)

1. Applicant Information

Applicant/Agent: Serena Klaver, MA, RPP, MCIP – Klaver Strategic Planning

Property Owner: Ethan Wilding

Property Address: 434 Baker Road, Salt Spring Island, BC

PID: 009-555-781

Zoning: Shoreline 6 (Sh-6)

2. Project Overview

The proposal seeks a Development Permit for the construction of a **revetment shoreline stabilization works** along the waterfront portion of 434 Baker Road, Salt Spring Island. The structure will be sited **just below the Present Natural Boundary (PNB)** to mitigate active erosion and protect private property and upland structures. Revetment works have been designed and evaluated by Ryzuk Geotechnical, as well as Corvidae Environmental. See attached.

3. Development Permit Area (DPA) Applicability

Under **OCP Section E.3.1.2.f**, “Construction of shoreline stabilization works bulkheads or walkways” requires a Development Permit in Shoreline DPAs.

The proposed works are located within the designated **Shoreline Development Permit Area**, triggering a DP due to:

- Placement of structural works at, and below and adjacent to the PNB.
- Alteration of the natural shoreline for erosion control.

4. DPA Guidelines – Section E.3.4 Compliance

The project meets applicable guidelines by:

- **Minimizing visual impact:** Revetment materials will be natural and locally sourced to blend with the existing shoreline character.

- **Environmental sensitivity:** Construction will occur in dry/low tide periods, with silt fencing and sediment controls in place. No excavation will extend below the marine sediment level.
 - **Soft engineering integration:** While the primary measure is a revetment works, design accommodates existing beach substrate and will be vegetated at the upland edge with native salt-tolerant plants to enhance habitat.
 - **Avoiding interference with public access:** No public access points or rights-of-way will be impeded.
 - **Long-term stability:** The structure is designed per a professional engineer's specifications to withstand local wave and tidal forces.
-

5. Supporting Documentation

- Revetment engineering drawings and site plan (attached).
 - Environmental management measures plan (to be prepared by Qualified Environmental Professional).
 - Photographs of current shoreline conditions.
-

Part 2 – Development Variance Permit Application

(Variance to Section 4.4 of Land Use Bylaw)

1. Requested Variance

Bylaw Section: LUB 4.4.1 – 15 m setback from natural boundary of the sea. **Proposed:** Construction of revetment works **at or just below the PNB**, reducing the required setback from 15 m to 0 m.

2. Rationale for Variance

The variance is necessary because:

- Shoreline erosion is actively threatening the upland portion of the subject property, with continued wave action undermining soil stability.

- The structure's function requires proximity to the PNB to be effective in stabilization measures.
 - Relocation further upland would be ineffective in halting erosion.
-

3. Considerations for the Local Trust Committee

Environmental Impact:

- Mitigation measures will be implemented to protect nearshore habitat during construction.
- The wall's interstitial spaces will provide limited habitat opportunities for small marine organisms.

Aesthetic Impact:

- Use of natural granite/basalt materials consistent with local geology will ensure minimal visual intrusion.

Engineering Certification:

- Ryzuk Geotechnical has certified the revetment design and confirmed that the PNB is currently on erodible material, supporting the need for a variance under LUB 4.4.2.
-

4. Supporting Materials

- Site plan showing revetment location relative to PNB and upland structures.
 - Cross-section detailing construction method and materials.
 - Professional engineer's report confirming design specifications and safety.
-



ENVIRONMENTAL ASSESSMENT V2.0

431 BAKER ROAD SALT SPRING ISLAND

PREPARED FOR:
SERENA KLAVER
KLAVER STRATEGIC PLANNING

AND

ISLANDS TRUST - SALT SPRING ISLAND
500 LOWER GANGES RD #1
SALT SPRING ISLAND, BC, V8K 2N8

CORVIDAE PROJECT #2025-301
JUNE 2026



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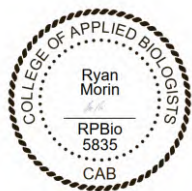
Figure 4. Sensitive Shoreline Area in Proximity to the Subject Property 14

CAVEAT

This Environmental Assessment (EA) has been prepared with the best information available at the time of writing, including the Salt Spring Island Official Community Plan, communications with the client, a Site visit, review of Site plans, the former Environmental Assessment by Corvidae in 2023 with three additional properties and design drawings and other documentation relevant to the project.



Report prepared by:



Ryan Morin,
Senior Biologist
Corvidae Environmental Consulting Inc.



1 INTRODUCTION

Corvidae Environmental Consulting Inc. (Corvidae) is pleased to provide this Environmental Assessment (EA) for the property located at 431 Baker Road, Salt Spring Island (the Subject Property; Figure 1). The Subject Property is a single shoreline lot that is zoned as Rural (R) and occurs within the Shoreline Development Permit Area (DPA) 3 as outlined in the Salt Spring Island Official Community Plan (OCP) and shown on Map 20 (Figure 2). DPA 3, which includes upland areas within 10 metres of the natural boundary and the marine environment 300 m seaward of the present natural boundary (PNB; measured horizontally).

Table 1. Subject Property details

Civic Address	PID	Legal description	Current Zoning
434 Baker Road	009-555-781	LOT 5, PLAN VIP46155, SECTION 6, RANGE 1W, COWICHAN LAND DISTRICT, PORTION NORTH SALT SPRING	R

This EA is provided in support of proposed coastal erosion protection (shoreline revetment) at the Subject Property within the shoreline DPA. The project is proposed in response to identified bluff failure that is occurring due to the following mechanisms: 1) upland conveyance of rainwater contributing to pore water pressure in the soils/surface material wedge sitting atop bedrock coastal bluffs, and 2) wave action creating toe erosion (bedrock) or undercutting (sediments).

The Subject Property was previously included in a “Green Shores” revetment proposal in 2023, an initiative that follows the *Green Shores for Homes* (Stewardship Centre for BC 2023) guidelines promoting nature-based shoreline stabilization. The proposal aimed to use soft engineering techniques, such as native riparian plantings, large woody debris placement, and gentle slope regrading, to reduce erosion, enhance fish and wildlife habitat, and improve overall shoreline resilience while maintaining the natural character of the coast. In addition, the previous application included beach nourishment below the PNB.

Due to public conception of the beach nourishment project, the previous application was not approved by the Islands Trust; and the proponent wishes to pursue another option presented by Ryzuk in the previous investigation, a dry-stacked boulder wall extending the shoreline and partway up the slope.

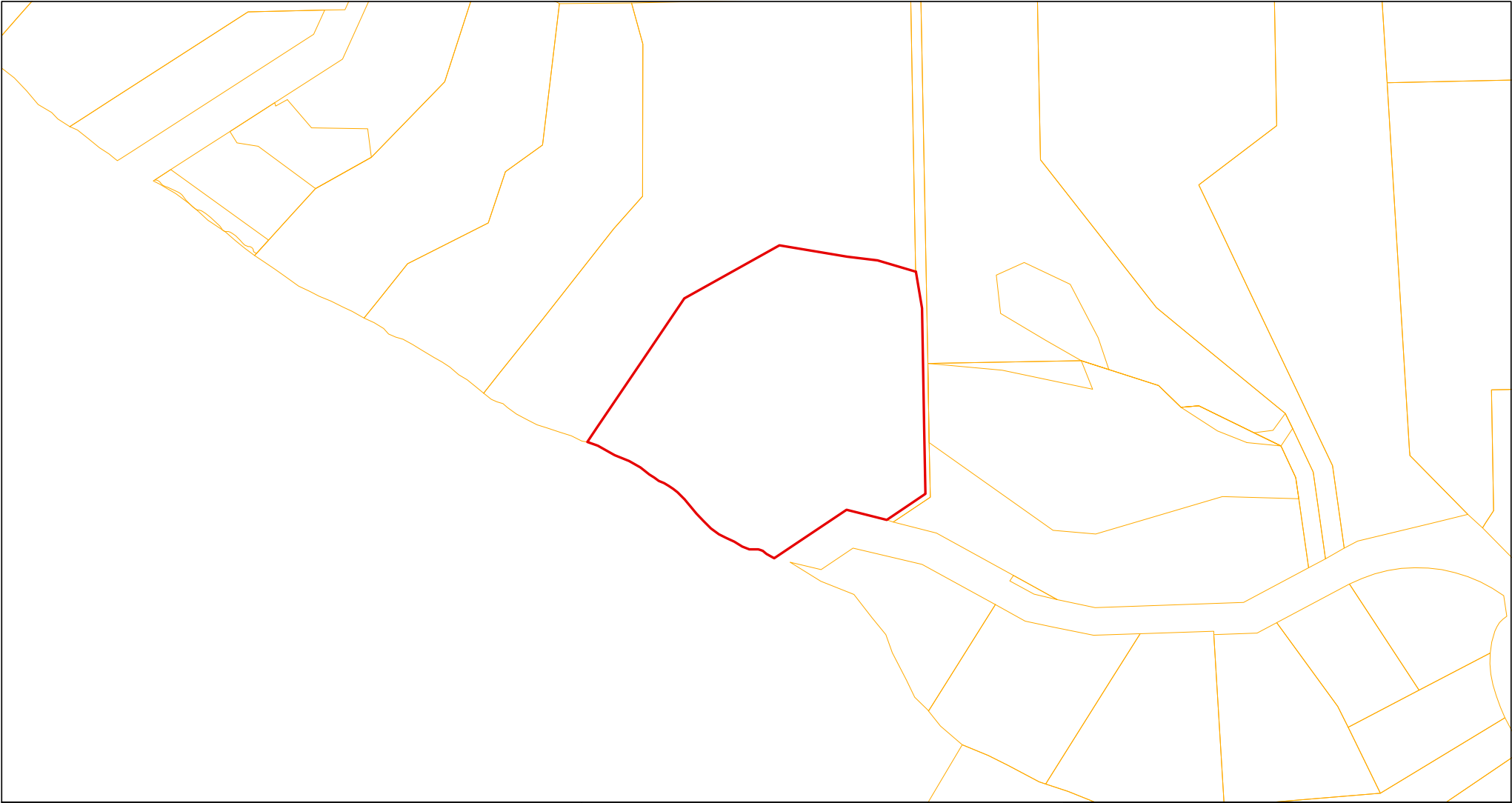
An earlier version of this report was submitted to the Islands Trust and has since been re-assessed to investigate the terminology & definition of a “seawall” versus a “revetment”. This report addendum includes the assessment included in Briefing Note for Ryzuk Geotechnical Revetment Report & Drawing Revisions (Appendix C). In summary, Ryzuk determines: “a **seawall** is a vertical or near-vertical wall that reflects wave energy. A **revetment** is a sloped armor that dissipates wave energy through mass and porosity”. For the purposes of assessing environmental impacts from the proposal, the structure proposed at 434 Baker Road is considered a revetment.



1.1 PROJECT DESIGN

The proponent has retained Ryzuk Geotechnical to prepare a memorandum and concept drawing for the proposed project on August 29, 2025. The new proposal involves the installation of a shoreline revetment below the PNB composed of a dry-stacked boulder wall extending along the foreshore and partially up the slope, conceptual design drawings are shown on Sheets 1-3 in the Ryzuk memorandum (Appendix A). To maintain visual appeal and incorporate vegetation, boulders will be limited to the lower section of the revetment, while the upper portion will consist of a geotextile bin wall or similar reinforced slope system planted with native species listed in Table 6. The proposed revetment is not anticipated to cause any significant alteration to the existing hydraulic regime of the shoreline.





Site Location

 Property Boundary



0 25 50 100 150 200 Meters

Project: 434 Baker Road | Sources: Capital Regional District

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Figure 1

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1.2 REGULATORY FRAMEWORK

This EA is designed to comply with the provisions set out in the Salt Spring Island Official Community Plan (OCP) Volume 2 Part E for development permit areas (DPAs) and for compliance with the provisions for environmental protection contained in the following relevant legislation:

Municipal

Salt Spring Island OCP, Bylaw No. 434 (Salt Spring Island Local Trust Committee 2008)

DPA 3 - Shoreline

“Development Permit Area 3 is shown on Map 20. It is all that area of land covered by water between the natural boundary of the sea and a line drawn parallel to and 300 m seaward of the natural boundary of the sea. It also encloses the land within 10 m of the natural boundary of the sea (measured horizontally) in areas where the marine environment has been identified as being particularly sensitive to development impacts.

Development Permit Area 3 is designated according to Section 879 (1)(a) of the Municipal Act to identify objectives and guidelines for the form and character of the commercial and general employment development allowed on the water surface. It is also designated according to Section 879 (1)(a) and (b) to protect the natural environment and to protect development from hazardous conditions.”

Objectives for DPA 3 include the following:

- *To protect the quality of the tidal waters that surround Salt Spring Island.*
- *To protect fish and wildlife habitat.*
- *To prevent erosion and hazardous conditions that could result from interrupting the natural geohydraulic processes along the shoreline.*
- *To protect development from hazardous conditions. BL488 (07/20)*
- *To protect the natural beauty of the island's shoreline areas where commercial and general employment developments are allowed.*
- *To ensure such development is unobtrusive and contributes to the natural, public character of the Crown foreshore.*

The development permit areas are shown in Figure 2. The guiding principle for the use of Development Permits is found within the *Local Government Act*. Development Permit Areas can be designated for purposes such as, but not limited to: protect, enhance and restore the biodiversity and ecological values and functions of environmentally sensitive areas; foster compatibility between development, existing land uses and environmentally sensitive areas; maintain connectivity between sensitive ecosystems; and protect water quality and quantity.

Provincial

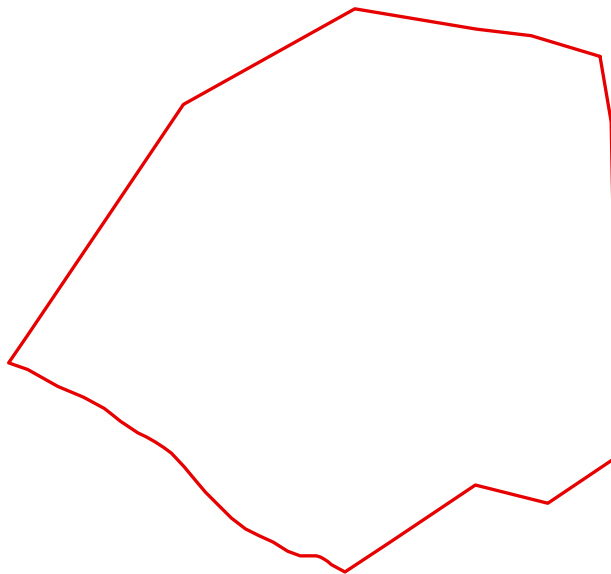
- Wildlife Act (1996)
- Invasive Species Council of BC
- Weed Control Act (1996, current as of October 2016)



Federal

- Migratory Birds Convention Act (1994)
- Species at Risk Act (SARA) (2002)
- Fisheries Act (2019)
- Canadian Environmental Protection Act (CEPA) (1999)
- Canadian Navigable Waters Act (1985)





Development Permit Area 3 - Shoreline

-  Property Boundary
-  Shoreline - Forshore
-  Shoreline - On-land portion



0 25 50 100 Meters
Project: 434 Baker Road | Sources: Capital Regional District



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Figure 2

1.3 SCOPE OF WORK

Corvidae completed an EA for the Subject Property in 2023 as part of a larger study area that included four additional properties, which documented the ecological features on the Subject Property with a focus on the shoreline and foreshore areas. Background information was reviewed including applicable databases. During the site assessments, the following features were documented in this report:

- Areas of sensitivity, including the marine shoreline environment.
- Areas of habitat and biodiversity values.
- Plant communities and plant species.
- Potential wildlife presence and wildlife habitat.
- Soil types and terrain.

2 METHODS

2.1 DESKTOP REVIEW

Baseline biophysical conditions were compiled by reviewing the best available data and information including existing reports for the area and conducting searches of online provincial and federal databases:

- BC Conservation Data Centre (BC CDC 2025a and 2025b).
- BC HabitatWizard (Province of BC 2023).
- Aerial photographs of the Property (Google Earth 2024).
- CRD mapping system and database (CRD 2024).
- Community Mapping Network (2018)
- Islands Trust maps (2017 and 2014)
- Salt Spring Island Official Community Plan Bylaw No. 434 (Salt Spring Island Local Trust Committee 2008).

2.2 FIELD ASSESSMENT

A field assessment of the Subject Property was completed in May, June, and September of 2023 by the undersigned Qualified Environmental Professional (QEP) from Corvidae as part of the application with 434 Baker Road and four additional properties. The assessment included characterizing vegetation communities, documenting wildlife signs and species observations, identifying wildlife habitat features, and recording current conditions on the Subject Property.



3 ENVIRONMENTAL ASSESSMENT RESULTS

3.1 CLIMATE AND BIOGEOCLIMATIC ZONE

The project is located within the Coastal Douglas-fir (CDF) biogeoclimatic zone, specifically in the Moist Maritime Coastal Douglas-fir Subzone (CDFmm) (BC CDC 2025b). The CDFmm occurs at low elevations (<150 m) along southeast Vancouver Island, the southern Gulf Islands, and part of the Sunshine Coast. The CDFmm has the mildest climate in Canada. This subzone has a long growing season with warm, dry summers and mild, wet winters.

3.2 TERRAIN AND SOILS

Soils in the CDF biogeoclimatic zone, generally derived from morainal, colluvial, and marine deposits, are typically Brunisols, grading with increased precipitation to Humo-Ferric Podzols (Nuszdorfer et al. 1991). Soils on the Subject Property are generally comprised of loam, well-draining, Orthic Dystric Brunisol soils. (GALIANO soil association) (BC SIFT 2018). The Subject Property slopes moderately to steeply from northeast to southwest in the direction of the shoreline.

3.3 VEGETATION

South-facing, dry banks along the shoreline and immediate backshore area are forested and characterized by a Douglas-fir – arbutus woodland with lesser amounts of shore pine and Garry oak. The structural stage was observed to be young forest with larger (mid-seral) trees occurring intermittently. Species observed are consistent with the red-listed Douglas-fir – arbutus ecological community, which is an ecological community that is at risk of being lost (extirpated, endangered or threatened) in BC. Understory species in the immediate backshore include predominantly low growth of salal and dull Oregon-grape. Banks along the shoreline are characterized by pink (hairy) honeysuckle, grasses, weeds, evergreen huckleberry, and invasive species. The moss layer is very poorly developed near the shoreline.

All vegetation species detected during the field assessment are listed in Table 2. Six invasive species were observed, including English ivy, Scotch broom, Himalayan blackberry, bull thistle, oxeye daisy, and spurge-laurel. All are listed as Control Species according to the Capital Regional District, whereby established infestations of these species are common and widespread throughout the Capital Region. Control should be focused on high value conservation areas (CRD 2019).

Table 2. Plant species observed on Subject Property during the field visits in 2023.

Common Name	Scientific Name	BC Provincial Status ¹	SARA Schedule 1 Status ²
Arbutus	<i>Arbutus menziesii</i>	Yellow	--
Baldhip rose	<i>Rosa gymnocarpa</i>	Yellow	--
Balsam poplar	<i>Populus balsamifera</i>	Unknown	--
Bigleaf maple	<i>Acer macrophyllum</i>	Yellow	--
Blue wildrye	<i>Elymus glaucus</i>	Yellow	--
Bracken fern	<i>Pteridium aquilinum</i>	Yellow	--



Common Name	Scientific Name	BC Provincial Status ¹	SARA Schedule 1 Status ²
Broadleaf stonecrop	<i>Sedum spathulifolium</i>	Yellow	--
Bull thistle	<i>Cirsium vulgare</i>	Invasive ; Exotic	--
Common lamb's-quarters	<i>Chenopodium album</i>	Exotic	--
Common snowberry	<i>Symphoricarpos albus</i>	Yellow	--
Common sow-thistle	<i>Sonchus oleraceus</i>	Exotic	--
Douglas-fir	<i>Pseudotsuga menziesii</i>	Yellow	--
Dull Oregon-grape	<i>Mahonia nervosa</i>	Yellow	--
Evergreen huckleberry	<i>Vaccinium ovatum</i>	Yellow	--
English ivy	<i>Ilex aquifolium</i>	Invasive ; Exotic	--
Field elm	<i>Ulmus minor</i>	Exotic	--
Garry oak	<i>Quercus garryana</i> var. <i>garryana</i>	Yellow	--
Himalayan blackberry	<i>Rubus armeniacus</i>	Invasive ; Exotic	--
Oceanspray	<i>Holodiscus discolor</i> var. <i>discolor</i>	Yellow	--
Oxeye daisy	<i>Leucanthemum vulgare</i>	Invasive ; Exotic	--
Pacific crab apple	<i>Malus fusca</i>	Yellow	--
Perennial sow-thistle	<i>Sonchus arvensis</i>	Exotic	--
Pink honeysuckle	<i>Lonicera hispidula</i>	Yellow	--
Red alder	<i>Alnus rubra</i>	Yellow	--
Salal	<i>Gaultheria shallon</i>	Yellow	--
Scotch broom	<i>Cytisus scoparius</i>	Invasive ; Exotic	--
Scouler's willow	<i>Salix scouleriana</i>	Yellow	--
Slough sedge	<i>Carex obnupta</i>	Yellow	--
Spurge laurel	<i>Daphne laureola</i>	Invasive ; Exotic	--
Trailing blackberry	<i>Rubus ursinus</i>	Yellow	--
Tufted hairgrass	<i>Deschampsia cespitosa</i>	Yellow	--
Western redcedar	<i>Thuja plicata</i>	Yellow	--
Willow dock	<i>Rumex transitorius</i>	Yellow	--

¹ BC CDC 2025a² Government of Canada 2025a

3.4 WILDLIFE AND WILDLIFE HABITAT

The trees on the Subject Property and within surrounding areas provide nesting and roosting habitat for birds, including migratory songbirds, year-round resident species, raptors, and owls. Understory shrubs, although lacking in density overall, may provide nesting habitat for birds and small mammals. One bald eagle nest is mapped by the Wildlife Stewardship Atlas (WiTS) approximately 400-500 m northwest of the Subject Property (Nest ID BAEA-101-433; Community Mapping Network 2018). No nests were observed on or in the vicinity of the Subject Property during the assessment.

Above the shoreline, south-facing slopes may provide suitable habitat for reptiles, and forested areas are likely frequented by both large and small mammals and various avian species. Belted kingfisher nesting burrows were observed in several locations in the vicinity of the proposed project area (Photo 4). The species listed in Table 3 were observed on or near the Subject Property during the assessment.



Table 3. Wildlife Species observed on Subject Property during the field visit on May 30, 2023.

Common Name	Scientific Name	BC Provincial Status ¹	SARA Schedule 1 Status ²
American robin	<i>Turdus migratorius</i>	Yellow	--
Bald eagle	<i>Haliaeetus leucocephalus</i>	Yellow	--
Brown creeper	<i>Certhia americana</i>	Yellow	--
Chestnut-backed chickadee	<i>Poecile rufescens</i>	Yellow	--
Dark-eyed junco	<i>Junco hyemalis</i>	Yellow	--
Orange-crowned warbler	<i>Vermivora celata</i>	Yellow	--
Red breasted nuthatch	<i>Sitta canadensis</i>	Yellow	--
Spotted towhee	<i>Pipilo maculatus</i>	Yellow	--

¹ BC CDC 2025a² Government of Canada 2025a

3.5 SPECIES AND ECOLOGICAL COMMUNITIES AT RISK

A query of the BC CDC iMap tool yielded occurrences of three species and five ecological communities at risk within a two-kilometer radius of the Subject Property, including one masked occurrence (BC CDC 2025b). Species are listed in Table 4 and the location of occurrences in relation to the Subject Property is provided in Figure 3.

One ecosystem at risk overlaps the Subject Property boundary: the Garry oak / California brome (*Quercus garryana* / *Bromus carinatus*) ecological community (red-listed). This occurrence is based on Terrestrial Ecosystem Mapping (TEM) and has not been confirmed on the ground (Province of BC 2023). This ecological community was not detected during the assessment. Species observed near the shoreline adjacent to the Subject Property most closely characterize the Douglas-fir / arbutus ecological community (coniferous woodland habitat) which is also red-listed but is not mapped in this area by the CDC. This community has been impacted through disturbance associated with residential development along the shoreline.

No other species or ecosystems listed in Table 4 were observed on the Subject Property during the assessment, and no suitable habitat for those species was identified.

Table 4. Terrestrial species at risk that may occur in the vicinity of the Subject Property.

Common Name	Scientific Name	BC Provincial Status ¹	SARA Schedule 1 Status ²
Species			
Common sharp-tailed snake	<i>Contia tenuis</i>	Red	Endangered
Painted Turtle - Pacific Coast Population	<i>Chrysemys picta</i> pop. 1	Red	Threatened
Threaded vertigo	<i>Vertigo rowellii</i>	Blue	Special Concern
Western screech-owl, <i>kennicottii</i> subspecies	<i>Megascops kennicottii kennicottii</i>	Blue	Threatened
Ecological Community			
Douglas-fir / dull Oregon-grape	<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>	Red	n/a



Garry oak / California brome	<i>Quercus garryana</i> / <i>Bromus carinatus</i>	Red	n/a
Garry oak / oceanspray	<i>Quercus garryana</i> / <i>Holodiscus discolor</i>	Red	n/a
Grand fir / dull Oregon-grape	<i>Abies grandis</i> / <i>Mahonia nervosa</i>	Red	n/a
Trembling aspen / Pacific crab apple / slough sedge	<i>Populus tremuloides</i> / <i>Malus fusca</i> / <i>Carex obnupta</i>	Red	n/a

¹ BC CDC 2025a² Government of Canada 2025a

A query of the Fisheries and Oceans Canada Species at Risk Distribution Map (Government of Canada 2025b) yielded the following marine species at risk that have the potential to occur in proximity to the project:

Table 5. Aquatic species at risk that may occur in the vicinity of the Subject Property.

Common Name	Scientific Name	SARA Schedule 1 Status ¹
Basking shark	<i>Cetorhinus maximus</i>	Endangered
Bluntnose sixgill shark	<i>Hexanchus griseus</i>	Special Concern
Grey Whale (Eastern North Pacific population)	<i>Eschrichtius robustus</i>	Special Concern
Harbour Porpoise	<i>Phocoena phocoena</i>	Special Concern
Humpback Whale	<i>Megaptera novaeangliae</i>	Special Concern
Killer Whale (Northeast Pacific southern resident population)	<i>Orcinus orca</i>	Endangered
Killer Whale (Northeast Pacific transient population)	<i>Orcinus orca</i>	Threatened
Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	Endangered
Longspine thornyhead	<i>Sebastolobus altivelis</i>	Special Concern
Northern Abalone	<i>Haliotis kamtschatkana</i>	Endangered
Rougheye rockfish type I	<i>Sebastes aleutianus</i>	Special Concern
Rougheye rockfish type II	<i>Sebastes entomelas</i>	Special Concern
Steller Sea Lion	<i>Eumetopias jubatus</i>	Special Concern
Tope	<i>Galeorhinus galeus</i>	Special Concern
Yelloweye Rockfish	<i>Sebastes ruberrimus</i>	Special Concern

¹ Government of Canada 2025b

CRITICAL HABITAT

A mapped western painted turtle critical habitat polygon overlaps the northeastern corner of 434 Quarry Road (Province of BC 2025b; Figure 3). Critical habitat mapping is based on known occurrences and potential occurrences of suitable aquatic habitat features. Critical habitat may include lakes, ponds, marshes, river channels, roadside or drainage ditches, sluggish streams, and sloughs, and up to 150 m of terrestrial habitat surrounding the aquatic feature, as most western painted turtles in B.C. are typically found within 150 m from water (Environment and Climate Change Canada 2018). The critical habitat polygon is associated with an unnamed lake that is located upslope of the project area. The project area includes only the immediate shoreline area which is not considered suitable habitat for western painted turtle.

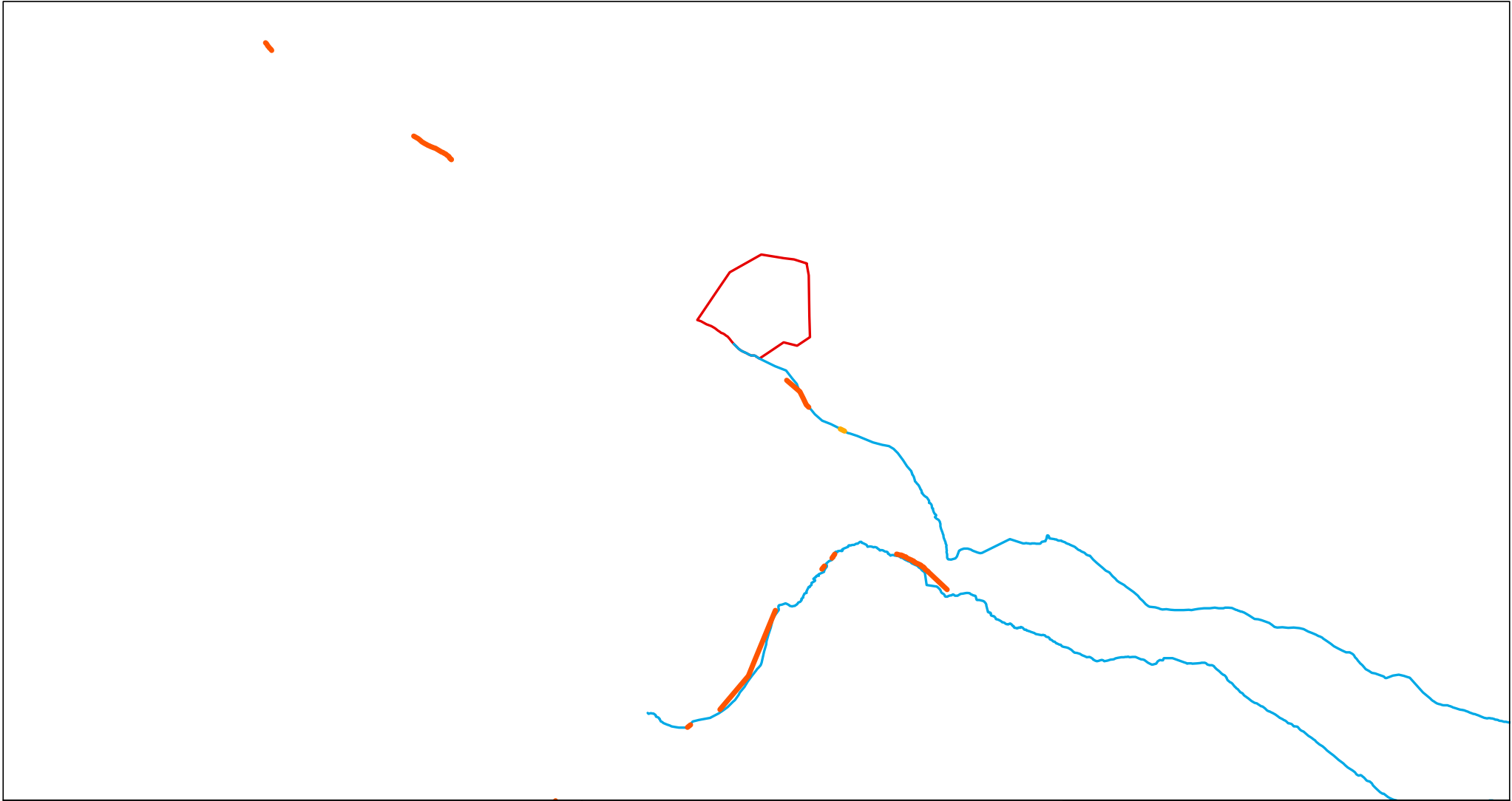


3.6 MARINE ENVIRONMENT

The shoreline type within the proposed project area is classified as low rock/boulder (Islands Trust n.d.). As per Map 11 of the Salt Spring Island OCP, a portion of the shoreline near 434 Baker Road is classified as an 'Environmentally Sensitive Shoreline Area' (Figure 4).

The marine environment supports a variety of species, including plainfin midshipmen, shorebirds, waterfowl, river otters, and marine mammals. In addition, mapped eelgrass beds (Islands Trust 2014) that provide potential herring spawning habitat, along with mapped suitable spawning areas for surf smelt and Pacific sand lance (Islands Trust 2017), are located in proximity to the proposed project area. These forage fish species play a vital role in the marine food web, serving as a key food source for numerous marine predators.





Sensitive Shoreline Area

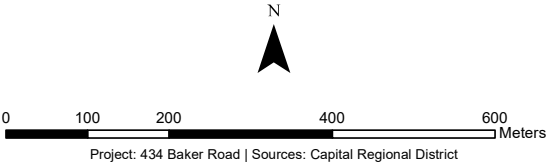
- Sensitive Shoreline Area
- Property Boundary

Forage Fish Spawning Habitat

- Surf Smelt
- Surf Smelt/Pacific Sandlance

Eelgrass Meadow (2022)

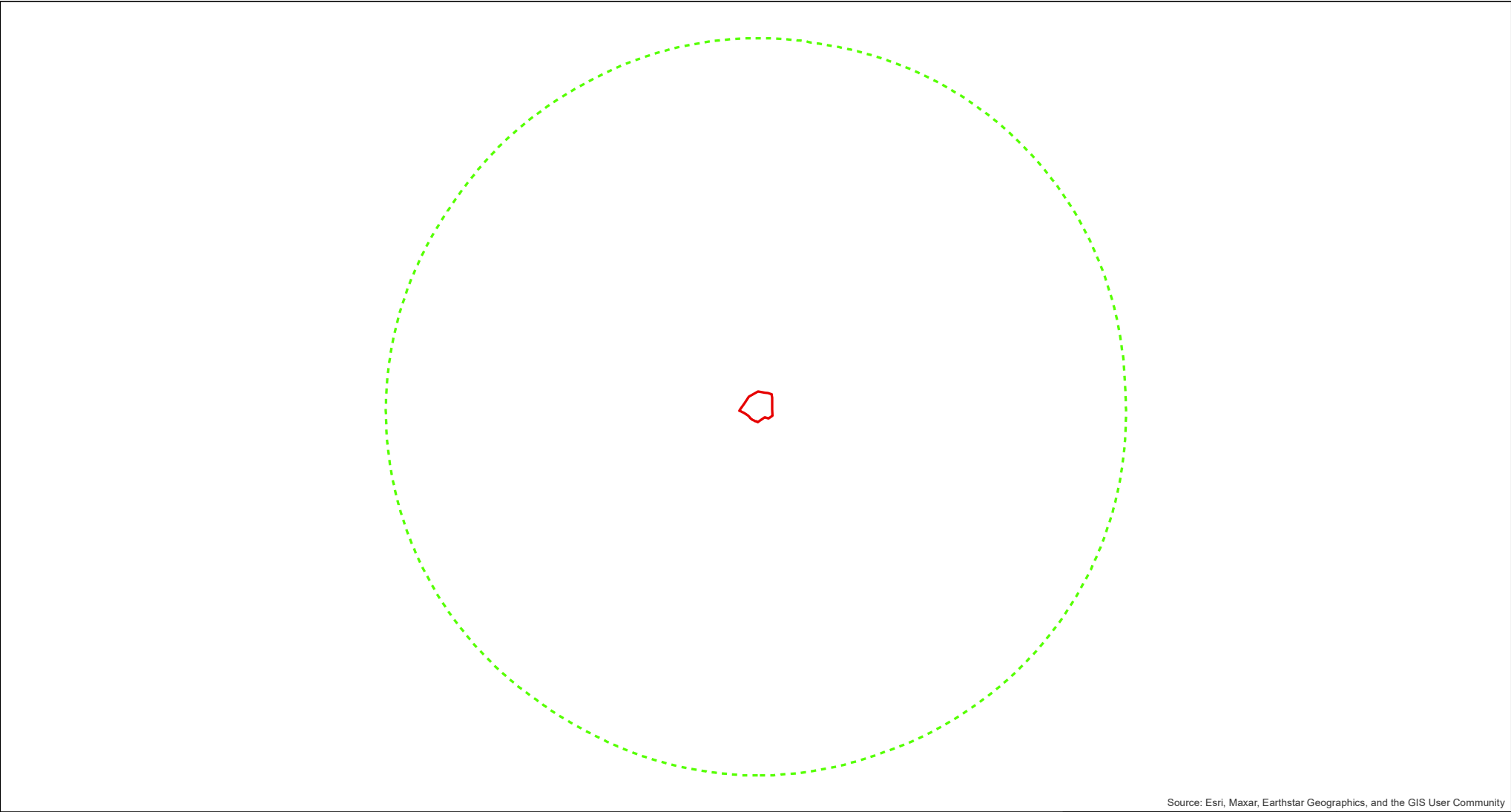
- Dense
- Moderate
- Undetermined



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Figure 3



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SAR and critical habitat within 2 km of the site

Property Boundary

2km area around property boundary

Common Sharp-tailed Snake

Douglas-fir / dull Oregon-grape

Garry oak / California brome

Western Screech-Owl, kennicottii subspecies

Garry oak / oceanspray

Howell's violet

Painted Turtle - Pacific Coast Population

Threaded Vertigo

Grand fir / Dull Oregon-grape

Trembling aspen / Pacific crab apple / slough sedge

Sharp-tailed Snake

Western Painted Turtle Pacific Coast population

0

500

1,000

2,000

Meters

N

Project: 434 Baker Road | Sources: DataBC, Capital Regional District

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Figure 4	
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4 POTENTIAL ENVIRONMENTAL IMPACTS

The potential impacts of the proposed Project on the environment include the following:

- Impacts on sensitive ecosystem areas, including the marine environment
- Loss of vegetation and the spread of invasive plant species
- Change in wildlife habitat availability and wildlife mortality risk
- Sediment movement in the Project area and release of deleterious substances into the marine environment
- Impacts that could compromise First Nations archaeological, cultural, historical, or heritage sites or significant outstanding landscape features

The environmental impacts of the project activities on the Subject Property will be reduced by the implementation of the mitigation and restoration measures recommended in Section 6 of this report. These impacts may be updated in future should the design plans change.

4.1 VEGETATION

As the Subject Property contains predominantly non-native or landscape (horticulture) species, vegetation removal and replacement is not expected to have negative impacts on the environment. Replacement of non-native species with native shoreline species on the area above the PNB will result in an improvement to native biodiversity of plant species in the area. Native species typically have deeper roots than invasive species, contributing to improved soil stability on the steep slope.

Vegetation in the marine shoreline (terrestrial) uplands area controls surface water run-off, preventing excessive silt and surface run-off from entering the marine environment, and removal of that vegetation may destabilize the slope and facilitate the movement of sediment or pollution into the marine ecosystem.

INVASIVE SPECIES

Invasive plants are highly effective at colonizing disturbed soils and degraded plant communities. They readily establish in these areas due to their broad ecological tolerance, rapid growth, and ability to spread quickly. The effects of invasive plant establishment may be the reduction or displacement of native species through resource and spatial competition. During construction and landscaping, movement of machinery, materials, and removed vegetation and soil may facilitate the spread of invasive species.

4.2 WILDLIFE AND WILDLIFE HABITAT

Removal and/or alteration of trees and shrubs may result in the loss of habitat for some wildlife species. Noise from site preparation and construction may temporarily disturb and displace remaining wildlife, but the impacts will be short term. Wildlife that normally frequents the area is likely to return following construction and landscaping.



4.3 MARINE ENVIRONMENT

As the construction will take place directly below the PNB, areas within the intertidal zone will be impacted. There will be temporary impacts to the high intertidal zone from the staging and operation of heavy equipment. Impacts may include the disruption of normal behavior and movement of shoreline and marine wildlife.

Project activities during the construction of the revetment have the potential to cause harmful alteration, disruption, or destruction (HADD) to fish or fish habitat, including:

- **Sediment Runoff:** increased turbidity resulting from mobilization of shoreline sediments soil and sediment from the Subject Property can be washed into nearby water bodies, leading to increased turbidity. This can smother sensitive marine habitats like eelgrass beds.
- **Contamination:** The use of construction equipment, materials and other deleterious substances can lead to contamination of the marine environment.
- **Altered Shoreline:** Hard construction features like seawalls can change the natural shoreline dynamics, disrupting ecosystems that depend on the shifting and dynamic nature of the coast.

When considering whether a project is likely to cause HADD of fish or fish habitat, the following components are assessed against project related effects:

- The Subject Property provides rearing habitat for plainfin midshipmen and suitable spawning habitat for surf smelt and Pacific sand lance; however, impacts to these habitats are expected to be minimal with the implementation of appropriate mitigation measures (working within least-risk windows, controlling spill and erosion risk, avoiding equipment in these specific spawning and rearing habitats).
- Mobile organisms are expected to leave the area during project activities. The overall magnitude of impacts on wildlife is anticipated to be low due to the combination of site exclusion, salvage efforts, and additional mitigation measures.
- No localized effect on fish populations is expected from the proposed project activities. Direct injury or mortality of fish will be avoided through mitigation measures and the environmental monitoring of construction activities. No measurable effects of the physical works are expected to impact fish populations. Post project habitat productivity is expected to be the same as pre-construction conditions.

4.4 EROSION AND SEDIMENT CONTROL

Exposed soils are susceptible to erosion and can result in the movement of sediment on and off the Subject Property. Damage or degradation of soil surfaces during site preparation and construction can include changes to soil structure, increased erosion, and soil compaction.

4.5 FIRST NATIONS HERITAGE AND ARCHAEOLOGICAL SITES

The project area lies within the traditional territory of local First Nations, and it is acknowledged that unrecorded heritage or archaeological resources may be present. Should any artifacts, features, or



suspected cultural materials be encountered during construction, all work in the vicinity will cease immediately, and the Archaeology Branch and the appropriate First Nations will be notified to determine next steps in accordance with the *Heritage Conservation Act*.

5 RECOMMENDED ENVIRONMENTAL PROTECTION MEASURES

Preliminary mitigation measures for the proposed project include the following:

- Construction will be completed during periods of low tide (work in the dry).
- Ensure that works are overseen by an Environmental Monitor (EM) for the entirety of the project.
- Enhancement of backshore vegetation through planting of native species, particularly overhanging species such as Oceanspray (see Table 6 for specific species and quantities). The detailed design plan provides specific plant species, locations, spacing, methods of planting and maintenance.
- Avoid mapped suitable spawning forage fish habitat and ensure that the timing of project works does is outside of the forage fish spawning period.
- Remove invasive species along the backshore and re-plant with native species.

The following criteria were considered when developing measures to mitigate the potential effects of project-related activities on fish and fish habitat:

- Maximize environmental protection.
- Avoid contravention of the Fisheries Act.
- Promote efficient, cost-effective construction of the project.

It is the purpose of this section to examine the characteristics of the proposed construction method and provide mitigation measures, based on Best Management Practices and site-specific conditions, that will meet the above criteria.

5.1 ENVIRONMENTAL MONITORING

Environmental monitoring for the shoreline revetment will occur throughout the project by a QEP from Corvidae. Construction activities will be monitored for conformity with this EA and regulatory requirements. Corvidae will work collaboratively with the contractor to proactively guide construction and protect the marine environment.

The Environmental Monitor (EM) will prepare a final project report encompassing all visits completed during the project period. The Environmental Monitoring Report shall include details regarding:

- Date, time, weather, location and tide status.
- Site activities, site conditions and equipment onsite during visits.
- Communications with onsite crew.



- Photographic records of site conditions.
- Work plan modifications or mitigations required.
- Environmental incidents, impacts and corrective actions taken.

5.2 PROTECTION OF FISH AND FISH HABITAT

The Department of Fisheries and Oceans Canada identifies periods of lower or least risk for in-water and near-water works (Government of Canada 2014). These periods have been determined through consideration of the seasonal distribution and abundance of fish, as well as the time of sensitive life stages (spawning).

The summer timing window of least risk for DFO Fisheries Management Area 17 – Nanoose Bay, Galiano Island is June 1 - September 1. All work will take place within the least risk timing window.

Works will be scheduled during low tide to avoid any in-water activities.

The following measures will be implemented to mitigate impacts to fish and potential fish spawning habitat:

- Work area will be salvaged for invertebrates prior to conducting works. Exclusion zones will be established by the EM and communicated with the contractor.
- All riprap used will be non-acid generating, clean and free of fine sediment and debris.
- Large woody material that is removed for installation will be stored within the Subject Property. Once construction is complete, large woody material from the vegetation will be secured along the shoreline.
- Works will be conducted in a way that does not result in the trapping of fish. No excavations should be left open in such a way that they may be covered during the tidal change. All voids between riprap will be backfilled to the same elevation of the shore.

5.3 EROSION AND SEDIMENT CONTROL

The primary focus of erosion and sediment control planning is erosion control; if there is no erosion, there is no sediment. Erosion control is far more cost effective to implement and manage than sediment control. The EM must ensure that all erosion and sediment control measures surrounding the isolated work area prevent the release of sediment into the marine environment.

Appropriate erosion and sediment control measures will be implemented to avoid the release of deleterious substances into the marine environment. These measures may include, but are not limited to, the following:

- Heed weather advisories and scheduling work to avoid wet, windy and rainy periods that may result in high surface water flow volumes and/ or increase erosion and sedimentation.
- Sediment control measures will be installed to capture falling debris prior to excavation and soil disturbance. This will include sediment fencing backed with construction fencing between the excavation work and the shoreline.
- Operating and staging of equipment will be kept in stable, dry areas and all works will be conducted on dry ground.



- The construction footprint will be clearly marked to ensure that no disturbance outside of the project footprint occurs.
- Erosion and sediment control measures will be regularly inspected and maintained during all phases of the Project.
- Erosion and sediment control measures will only be removed once all disturbed ground has been permanently stabilized.
- The marine environment will be regularly monitored for signs of sedimentation during all phases of the work.
- Areas of exposed soil will be revegetated with the native species listed in Table 6 immediately following completion of the revetment. For all clearing, material upslope will be removed immediately away from the marine environment.
- To ensure vegetation establishment the planted area will be irrigated with drip hoses immediately following installation.

Table 6. Recommended native vegetation to plant on areas of disturbance landward of the Project.

Common Name	Species	Spacing
SHRUBS		
Baldhip rose	<i>Rosa gymnocarpa</i> var. <i>gymnocarpa</i>	1 – 2 m
Common snowberry	<i>Symphoricarpos albus</i>	
Red flowering currant	<i>Ribes sanguineum</i>	
Oceanspray	<i>Holodiscus discolor</i> var. <i>discolor</i>	
HERBS / GROUNDCOVER		
Beach Pea	<i>Lathyrus japonicus</i>	40 cm
Dune Wildrye	<i>Leymus mollis</i>	
Entire leaved gumweed	<i>Grindelia stricta</i>	
Nodding Onion	<i>Allium cernuum</i>	
Sea Thrift	<i>Armeria maritima</i>	

5.4 SPILL CONTROL

A large, labeled mobile spill kit capable of mitigating spills of 100 liters of fuel will be kept on site. The kit will contain absorbent pads (hydrocarbons and antifreeze), absorbent socks (oil, gas & diesel), granular bentonite absorbent, hazmat disposal bags, large nitrile gloves and a spill instruction sheet.

The following measures will be used to prevent the entry of deleterious substances into the marine environment:

- Spill response plan will be implemented immediately in the event of a deleterious substance spill.



- Machinery on site will have been maintained, in a clean condition and free of fluid leaks prior to entering the site.
- Hoses and connections will be inspected before initial start up, prior to shift starting.
- Biodegradable hydraulic fluids will be used for heavy equipment.
- Secondary containment will be used under equipment and fuel storing containers.
- In the event of a spill, work will be stopped immediately and deleterious substances contained to prevent further dispersal.
- Spills of sewage, oil, fuel, or other deleterious material will be reported when near or directly into a waterbody.
- Clean up measures will be suitably applied so as not to result in further alteration of the immediate marine environment. Deleterious substances will be disposed of appropriately.

All debris from the Project shall be appropriately contained in the immediate work area, collected and disposed of in accordance with all applicable legislations, guidelines and best management practices. If the HADD of fish habitat or death of fish is observed, the proponent is required to report to DFO immediately through the DFO Pacific Observe, Record and Report phone line at 1 800 465 4336.

6 SUMMARY

An environmental assessment was completed at 434 Baker Road, Salt Spring Island to evaluate conditions on the Subject Property and potential impacts of the proposed shoreline revetment plan presented by Ryzuk. The assessment reviewed topography, vegetation, wildlife habitat, coastal processes, and potential effects on adjacent foreshore and riparian areas. The proposed works include regrading the lower bank, installing shoreline revetment, and heavily planting and with native vegetation (followed by irrigation) to restore slope stability and ecological function. All construction will occur during low tide and within the upper intertidal zone to avoid wetted areas and is planned within the least-risk fish window. Upon approval from Islands Trust, DFO will be informed of this project so the Federal regulator can determine if a Fisheries Act authorization under sections 34.4(2)(b) and 35(2)(b) is required.

With proper implementation of erosion and sediment controls and native plant restoration, environmental impacts are expected to be low and localized. Overall, successful implementation of the work will improve long-term shoreline stability, without impacting habitat values, while protecting upland areas from further erosion. Corvidae reserves the right to revise this opinion should project designs change.



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APPENDIX A – PROPERTY PHOTOGRAPHS

Photo 1. Close-up of foreshore ground, looking southeast. May 30, 2023.



Photo 2. West view of the foreshore environment. May 30, 2023



Photo 3. Foreshore environment in front of Subject Property looking west



Photo 4: Eroding bank with extensive patch of invasive Scotch Brome



Photo 5: View of eroding beach with residence in background.



Photo 6: Eroding bank conditions around the PNB at the Subject Property



Photo 3. Example erosion control to protect marine environment during work.



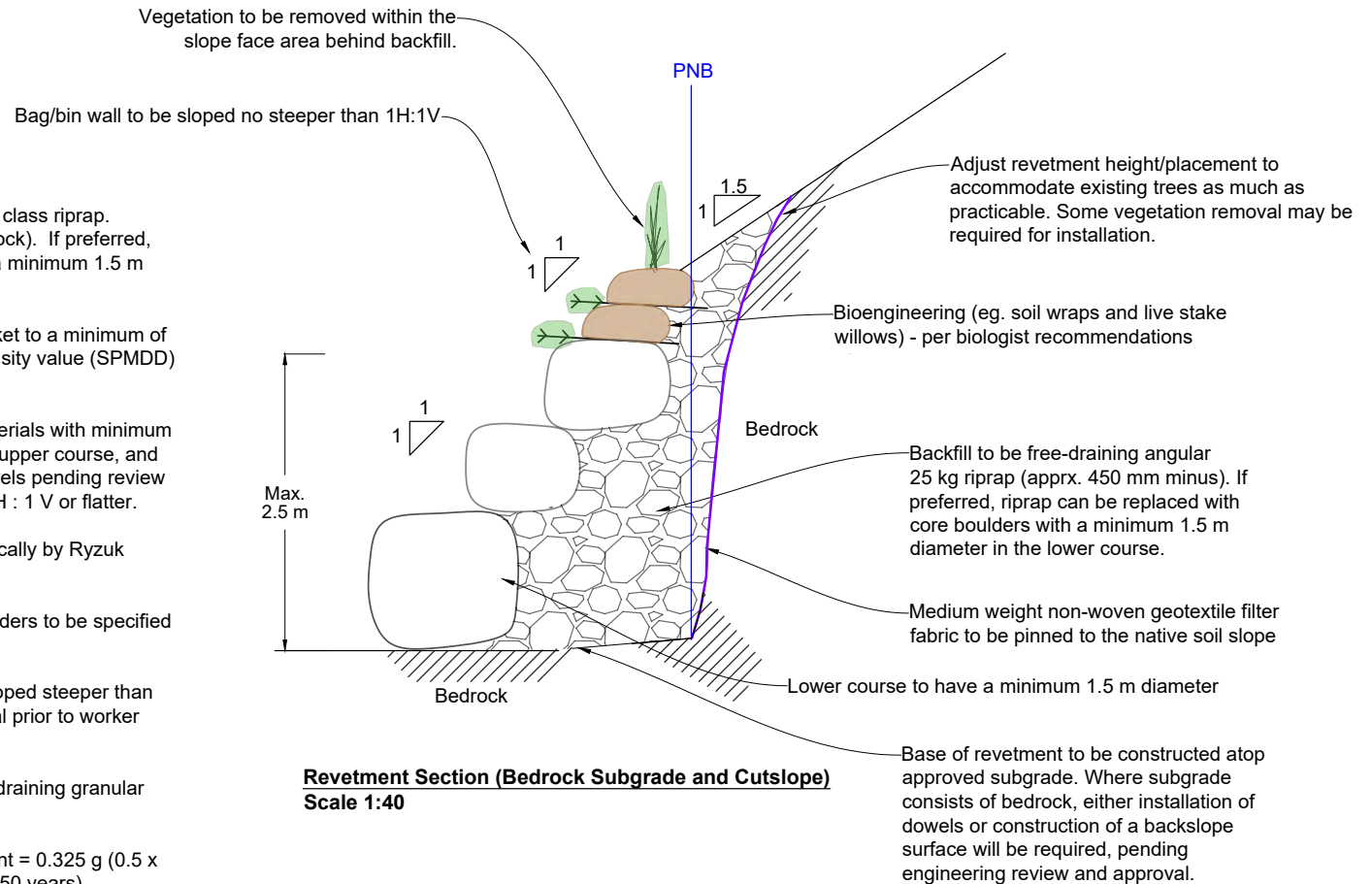
APPENDIX B – CONCEPT DRAWING OF SHORELINE REVETMENT



R:\RYZUK Data\1000 to 8-1199\11139-1 434 Baker Road - SSI\4 Ryzuk Drawings\11139-1 Revetment ESR.dwg

General Notes:

1. Backfill to consist of free-draining angular 25 kg class riprap. (Typically equivalent to a 450 mm minus blast rock). If preferred, riprap can be replaced with core boulders with a minimum 1.5 m diameter in the lower course.
2. Backfill to be compacted with an excavator bucket to a minimum of 95% of the Standard Proctor Maximum Dry Density value (SPMDD) or judged equivalent.
3. Boulders to be comprised of sound durable materials with minimum dia. of 1.5 m for lower, 1.0 m for middle and for upper course, and set atop bedrock (with possible inclusion of dowels pending review of rock surface and cutslope) and stacked at 1 H : 1 V or flatter.
4. Revetment construction to be monitored periodically by Ryzuk Geotechnical.
5. Installation of bioengineered system above boulders to be specified by others.
5. Temporary cutslopes greater than 1.2 m and sloped steeper than 0.75H:1V to be reviewed by Ryzuk Geotechnical prior to worker entry/approach.
6. Revetment drainage to be provided by the free draining granular backfill placed directly behind the revetment.
7. Seismic design horizontal acceleration coefficient = 0.325 g (0.5 x 2% probability of ground motion exceedance in 50 years) determined from the 2020 NBCC Online Calculator for this site assuming site class "C". Seismic design considered revetment deformation acceptable without collapse.



Revetment Section (Bedrock Subgrade and Cutslope)
Scale 1:40

NOTES

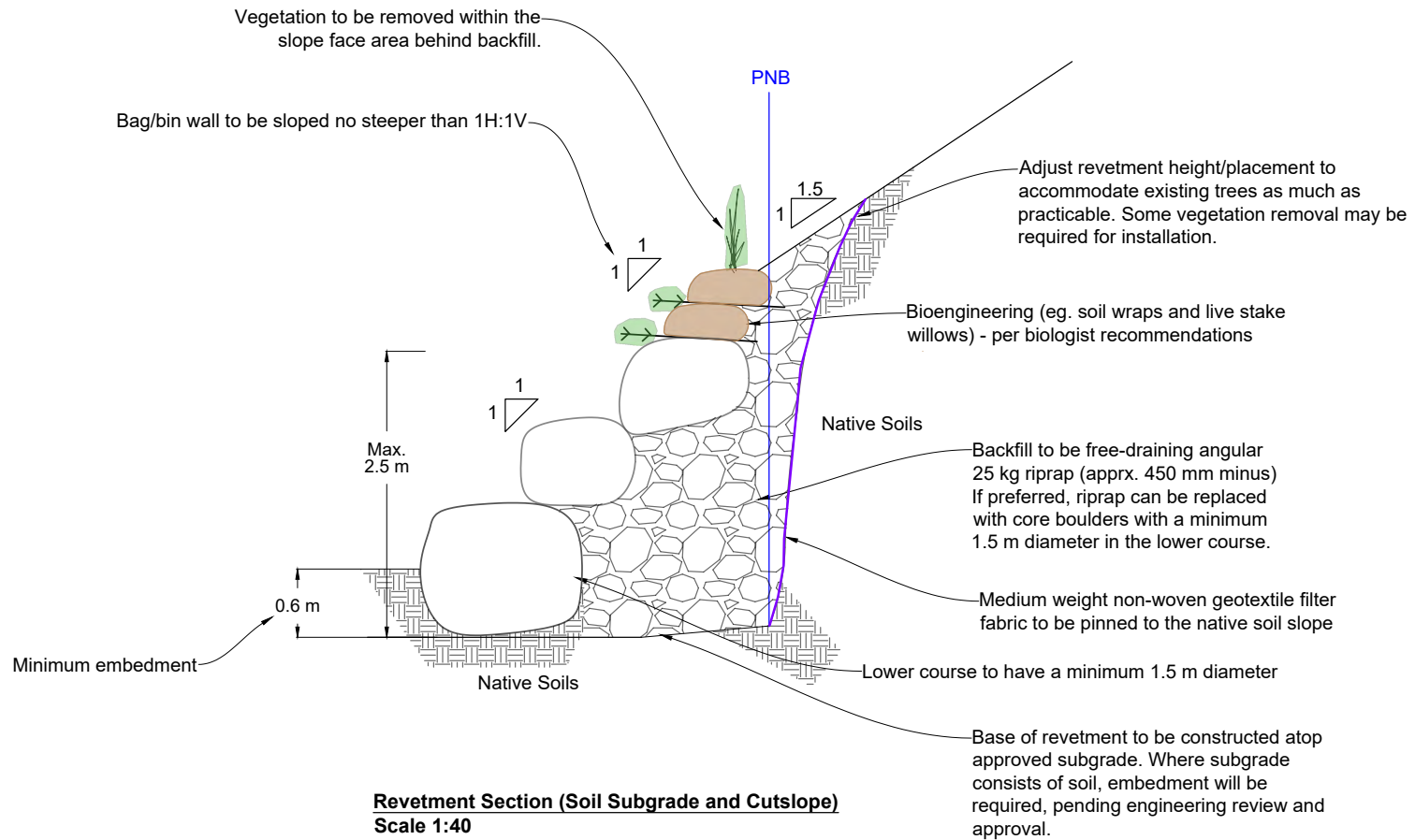
1. This drawing is scaled for 11x17 sheet and does not require further scaling to fit. Scales will differ if printed on different sheet size.

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01	CONCEPT REVIEW	26/05/29	ESR
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REV.	DESCRIPTION	YY/MM/DD	DRAWN BY

PTPN: 1002996

PROJECT No.	11139-1	CLIENT	Ethan Wilding
FOR/LEAD	ARJ	PROJECT TITLE	Proposed Shoreline Revetment
REVIEW		PROJECT ADDRESS	434 Baker Road - Salt Spring Island, BC
SCALE	1:40	DRAWING PACKAGE	Proposed Shoreline Revetment Concept
SHEET No.	2 of 3	SHEET NAME	Typical Shoreline Revetment Section (Bedrock) and General Notes



NOTES

- This drawing is scaled for 11x17 sheet and does not require further scaling to fit. Scales will differ if printed on different sheet size.

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01	CONCEPT REVIEW	26/05/29	ESR
00	CONCEPT REVIEW	25/08/25	ESR

PTPN: 1002996

PROJECT No. 11139-1	CLIENT Ethan Wilding
FOR/LEAD ARJ	PROJECT TITLE Proposed Shoreline Revetment
REVIEW	PROJECT ADDRESS 434 Baker Road - Salt Spring Island, BC
SCALE 1:40	DRAWING PACKAGE Proposed Shoreline Revetment Concept
SHEET No. 3 of 3	SHEET NAME Typical Shoreline Revetment Section (Soil) and General Notes

APPENDIX C – RYZUK BRIEFING



June 8, 2026
Project #: 11139-1

Ethan Wilding
434 Baker Road
Salt Spring Island, BC
V8M 1W6
Attn: Ethan Wilding (wilding@protonmail.com)

PROPOSED SHORELINE REVETMENT

434 Baker Road and 235, 237, 239 Quarry Drive – Salt Spring Island, BC

1. INTRODUCTION

As requested, we attended the referenced site on March 29, 2022, and on January 20, 2023, to assess the existing geotechnical conditions of the shoreline slope along the southwest margin of the four properties noted above. We understand there is concern about ongoing erosion issues and loss of vegetation at the crest adjacent to the shoreline slope, and are considering construction of a revetment structure along portions of the shoreline frontage. The shoreline exposure on these properties is designated as a Development Permit Area (DPA-3) within the Salt Spring Island Official Community Plan (OCP). As such, any work conducted within the shoreline (10 metres horizontally from the natural boundary of the sea) must be in conformance with the OCP and the Development Permit guidelines. We understand the owner at 434 Baker Road has agreed to manage receipt of our letter and communication with the larger resident group. This report is an updated version of our initial report, dated April 29, 2022. We herein provide a general description of the foreshore frontage to the four properties and also include site-specific sections for a revetment concept design along the frontage of 434 Baker Road at this time. Our associated comments and recommendations are contained herein, and our work has been carried out in accordance with, and is subject to, the attached Terms of Engagement.

2. SITE DESCRIPTION AND LOCATION

The properties are located on the coast of western Salt Spring Island overlooking Booth Bay and the Stuart Channel to the southwest. The three properties at 235, 237, and 239 are accessed by and bounded to the north by Quarry Drive and generally bounded to the east and west by similar residential lots. The property at 434 is separated from the Quarry Drive properties by a large residential parcel with access to the foreshore and is accessed from and bounded to the east by Baker Road. The site location plan is provided in Figure 1 below.



Figure 1: Site location plan showing each property and the extent of their shorelines.

3. BACKGROUND AND SITE RECONNAISSANCE

Our assessment consisted of traversing the beach at low tide to visually assess the conditions of the shoreline slope. Combined, the four properties share approximately 340 m of shoreline on Booth Bay. The intertidal area is characterized by a veneer of sand, gravel, cobbles, and occasional boulder material overlying near vertically inclined exposures of sandstone and shale bedrock. Salt Spring Island Geology mapping by the BC Geological Survey indicates the bedrock exposed along this section of Booth Bay is comprised of mudstone, siltstone, and sandstone of the Cretaceous aged Ganges (Pender) Formation. There is abundant wave transported log and driftwood material present on the beach, generally occurring at the back of the beach at the shoreline slope.

We have previously undertaken work at several properties along Booth Bay, including 237 Quarry Drive and at 431 Baker Road, and noted exposed bedrock at the foreshore of these properties during our past assessments.

Generally, the shoreline slope is between 5 and 10 m in height and is moderately steep to nearly vertical. In places, the shoreline slope is comprised of till-based soil consisting of dense to very dense brown silty sand with some cobbles on the crest and upper few metres of the slope overlying steeply dipping bedrock, which is exposed in the base of the slope. In other areas, the shoreline slope is comprised entirely of native till based soil, and here it hosts low scrubby brush and some mature coniferous fir and other mature deciduous tree species. We observed several of the trees at the crest of and on the shoreline slope that had been partially undermined by erosion, resulting in the exposure of much of their root system.

There are sloughed soil mounds up to 1 m in depth at the toe of the slope in some areas, indicative of past slope instability. Where trees are present on the upper soil portion of the slope, we observed pistol butting of the tree trunks, indicative of soil creep downslope. We observed bedrock rubble in the form of tabular rock slabs up to 0.20 m in size at the slope toe, indicative of failure of the bedrock portions of the slope. Some evidence of toe erosion of the soils was noted, with an erosional scarp up to 1.5 to 2 m in some areas due to wave impact.

The property at 434 Baker Road has roughly 120 m of shoreline facing Booth Bay. The shoreline slope on the property is approximately between 2 – 8 m in height, generally lower in height and composed of native dense brown till based soil in the southeast and transitioning to higher slopes in the northwest, with the lower slope comprised of steeply dipping bedded sandstone and siltstone and transitioning to native soil in the upper. The slopes are mostly steeply sloped to near vertical, with evidence of an erosional scarp at the toe approximately 1.5 m in height on some portions of the slope. There is evidence of recent surficial soil movement and bedrock erosion at the Present Natural Boundary (PNB) of the property. Where native soils are present the slopes are well vegetated with brush and mature coniferous and deciduous trees, and we observed some large trees at the slope crest tilted toward the foreshore, or with exposed root systems due to erosion of the surrounding soils.

There is approximately 75 m of shoreline fronting Booth Bay at 239 Quarry Drive. The shoreline slopes on the property are roughly between 2 and 5 m in height, and mostly comprised of native dense till based soils down to the beach elevation in the southeast and taller slopes with shale and sandstone exposed lower in the slope, transitioning to native soils in the upper section toward the northwest. We observed large volumes of sloughed soils at the toe of the slope along this portion of the foreshore. Additionally, several large trees at the crest or midway down the slope had their root system exposed, and at one location, a tree had slipped downslope toward the beach and was cut to leave the stump and root ball hanging mid-slope. There is a wooden staircase near the southeast property line of this parcel, which leads down the slope from the crest to the beach. The foundation support for the concrete footings mid-slope have been undermined due to erosion and sloughing of the soils beneath the footing.

The property at 237 Quarry Drive has roughly 70 m of shoreline at the PNB of Booth Bay. The shoreline slope to the property is approximately 7 – 8 m in height and approximately inclined between 50 and 70 degrees from horizontal. The crest of the slope is well vegetated with mostly mature coniferous species. Thinly bedded and steeply dipping shale and sandstone are exposed at the slope toe, which transition upslope into native, dense, brown sandy silt with gravel soils. We observed slumping and migration of surficial soils downslope, obscuring the bedrock in some locations. Additionally, we observed an overturned tree with root mass exposed approximately mid-slope toward the southeast property line.

The shoreline slopes adjacent to 235 Quarry Drive trend roughly southeast – northwest for roughly 70 m, are between 7 and 10 m in height, and inclined between 50 degrees from horizontal and vertical. The crest of the slope is well vegetated with mature coniferous tree species, and a low scrubby vegetation is developed on the slope face. Several large trees at the slope crest had root systems exposed and were beginning to overturn downslope. In one case, the tree appears to be dying from a lack of soil nutrients and water support to the tree root mass and will likely overturn

downslope. The shoreline slope is comprised of a well weathered shale in the lower portion and a brown, dense till based soil in the upper section. Slumping and loss of soil from the slope crest have obscured the toe of the slope in some areas.

4. GEOTECHNICAL ASSESSMENT AND RECOMMENDATIONS

Although we consider the shoreline slope fronting all properties to be globally stable, natural regression of the slope along this section of the coastline is occurring due to a combination of the steepness of the exposed slope and toe erosion as a result of periodic large storm events that may coincide with high tides during the winter months. We expect that small-scale translational slides causing episodic sloughing and crest regression will continue to occur as the slope attempts to regain its natural stable angle of repose in conjunction with vegetation being established. We expect that the siltstone and sandstone exposed in much of the shoreline slope will erode at a slower rate than where the slope is comprised of soil. However, the sedimentary rock exposed is considered 'soft' and more easily eroded than a crystalline igneous or metamorphic rock, and we observed failure of the bedrock at one location on the shoreline slope at the Baker Road parcel. The dip of the bedding planes along the foreshore being near vertical, potentially promotes an increased rate of erosion, as wave attack erodes the slope toe and undermines such, whole bedding planes may fail by toppling in episodic events.

We expect that the rate of shoreline regression should not vary significantly from that experienced historically; however, recent reports compiled for the Capital Regional District on Coastal Sea Level Rise Risks indicate this area may experience an approximately 0.9 m sea level rise by the year 2100. In this event, potential for additional erosion could be expected at the base of the slope, which may ultimately result in a more rapid rate of regression.

While soft shore protection techniques are preferred in many situations, the conditions that are causing the shoreline slope erosion at the site do not particularly favor biotechnical engineering, making its implementation impractical. Biotechnical stabilization is often considered for low-energy environments and/or low bank waterfront properties. In this case, the primary mechanism of instability is coastal shoreline erosion resulting in an over steepened slope face. Wave attack at the toe of the slope is locally steepening the slope face, causing sloughing and minor failures. This natural process then ultimately results in gradual recession of the slope crest and loss of upslope property. In summary, it is our professional opinion that these methods would be ineffective at preventing erosion of the slope toe. This argument is supported by the fact that the existing slope has lost much of its vegetation because of sloughing events, as such has not been sufficient to protect the slope against erosion and has been periodically compromised by the underlying slope instability.

Accordingly, we present several options outlined below for consideration to protect the shoreline slope, including construction of some form of revetment. The following options and associated discussions have been retained herein for completeness and to provide context regarding the range of shoreline stabilization approaches previously considered for the properties assessed as part of our original investigation. Since issuance of our original assessment, we understand that the owner of 434 Baker Road has elected to further consider the stacked boulder revetment option (Option 2) below for the subject property.

4.1 OPTION 1

Option 1 is to leave the foreshore as it currently is and accept that the natural erosive process will continue over time. Lower portions of the slope controlled by bedrock will experience a slower rate of erosion than where native soil extends to the beach. In this scenario, the shoreline slope toe would continue to be eroded during large storm related events, and the continued loss of trees, vegetation, and materials from the slope/property would occur.

4.2 OPTION 2

Option 2 would involve armouring the base of the slope by creating a stacked boulder revetment along the Natural Boundary. This construction would be configured at 45 degrees or flatter and therefore would be classified as a reinforced armoured slope and not a retaining wall in accordance with the EGBC Professional Practice Guidelines for Retaining Wall Construction (Version 1.2, dated October 10, 2024). Construction of such would help to mitigate ongoing erosion of the toe of the slope; however, surficial sloughing of soils on the higher portions of the slope would continue to occur as the slope attempts to gain equilibrium with the angle of repose of constituent soils. Trees currently at the slope crest may continue to overturn and uproot until this equilibrium is reached. Sloughed soils contained at the top of the revetment would provide a place for vegetation to develop on the slope, aiding further in stability. Above this, the remaining portion would consist of a geotextile bin wall or similar system reinforced slope with the inclusion of select plantings to be specified by the project biologist.

Stacked boulder revetments are relatively economical to construct and can easily be placed along a curvilinear natural boundary. They are also more aesthetically pleasing, and their irregular surface allows for growth of interstitial vegetation to further reduce the potential for erosion and improve aesthetics. We note there are existing stacked boulder revetment structures on the foreshore of the property at 241 Quarry Drive and adjacent to the public beach access on Baker Road. If this option is favorable, interlocking, angular boulders roughly 1 to 1.5 m in size would be stacked three to four rows high at 45 degrees or flatter along the curvilinear face of the PNB to aid in reducing storm related scour along the shoreline slope. Base boulders should be embedded a minimum of 0.6 m below the existing beach elevation where native soils are present at this level. If bedrock is exposed, either installation of dowels or construction of a backslope surface will be required, pending engineering review and approval. Backfill behind the tightly fit boulders would consist of free-draining angular 25 kg riprap (approx. 450 mm minus). If preferred, riprap can be replaced with core boulders with a minimum 1.5 m diameter in the lower course. A medium-weight non-woven geotextile fabric should be placed against the native soils between the granular backfill

and the slope face. We note that the proposed shoreline revetment concept is not expected to result in a significant change to the hydraulic regime of the shoreline. The attached design drawing shows the proposed design concept.

In areas along the shoreline slope where native soil is present at the Natural Boundary, soils could be excavated such that the stacked boulder revetment would reside landward of the Natural Boundary on private property, otherwise such would extend onto the foreshore in order to limit terrestrial disturbance. Where bedrock is exposed at the Natural Boundary, the proposed revetment would reside seaward of the Natural Boundary. Provincial guidelines state that if works project extends beyond the PNB, a foreshore crown lease may be required, and such is typically priced as a percentage of the assessed land value. In past discussion with a Natural Resource Specialist with the Province, they indicated that it could take up to three years for a crown lease application to be reviewed.

A review of the area indicates there is currently a license of occupation which covers the foreshore area of the noted parcels for the purposes of aquaculture. It is our understanding that a licence of occupation does not grant exclusive use of a site; however, prior to commencing construction, we recommend pursuing provincial approval in this regard.

4.3 OPTION 3

Option 3 would entail slope modification such that the resultant slope configuration would meet a 2 Horizontal:1 Vertical (H:V) slope angle. We generally consider that a soil slope configured at 2H:1V will maintain long-term stability. The resultant slope could be protected against future erosion using a combination of plantings, gravel, logs, and stones. This option may be viewed as a 'green solution' and as such would be supported provincially through the Green Shores Program and administered through the Stewardship Centre for BC's Green Shores. If a crown foreshore lease is required, using the nature-based erosion protection promoted by Green Shores, the application will be viewed as a priority file. This option would entail the removal of a large amount of native material from the foreshore slope and involve removal of the vegetation and mature trees currently residing at the slope crest, to meet the above-noted configuration. Extensive earthworks such as this, within 10 m of the PNB, would need to adhere to the Land Development Guidelines for the Protection of Aquatic Habitat as per the DPA-3 guidelines.

Option 4 would include the use of sculpted shotcrete and soil nails to provide stabilization to the soils within the shoreline slope. Soil/rock nails would be installed into the slope, and shotcrete sprayed onto the soil surface, which could be sculpted, textured, and tinted to maintain the look of the surrounding environment. This option would likely be the most expensive but may offer the most robust slope stabilization. In this case, the shotcrete and soil/rock nails could be placed encompassing the total height of the shoreline slope, which would likely reduce the future episodic shallow soil failures that have occurred in the past.

5. CONSTRAINTS AND CONSIDERATIONS

We understand that there may be an opportunity for beach access via the termination of Baker Road for construction equipment to complete any works. Since construction requires access to the intertidal area, work must be undertaken in conformance with DFO's Best Management Practices (BMPs). These guidelines must be followed when working in and around the intertidal area and include (but are not limited to); avoiding unnecessary disturbance to the beach area, use of adequate silt abatement protection, tightly sealed engine and hydraulic systems (vegetable oil preferred), on-site spill kit, and refueling away from the intertidal area. Beach access is also prohibited in periods of high tide or heavy rain/storm events. The local work periods established by DFO are between July 1 and October 1 (summer window) or December 1 and February 15 (winter window). Notification to DFO should be submitted prior to commencement of construction in order to give DFO the opportunity to review and/or inspect the works. The DFO may require a detailed examination of the potential impacts of the proposed works on fish and fish habitat. Additionally, an Environmental Professional or Biologist would need to be engaged in support of the project.

The suggested revetment options included here are intended to reduce the extent of shoreline slope erosion; however, except for the shotcrete and re-configuration options, are not expected to significantly improve the current stability conditions of the overall slope. It is possible that some additional regression of the upper portion of the slope above any revetment structure will occur as the slope begins to stabilize to its natural angle of repose. It is also possible, however, that localized instabilities will continue to occur as such have occurred in the past.

6. CLOSURE

From a geotechnical perspective, we consider the options outlined to be feasible; however, we consider that Options 3 and 4 are probably not in keeping with the DPA-3 development guidelines, as they either involve removal of native trees and vegetation or involve use of concrete to provide structural stability. We consider that Option 2 may be carried out in accordance with the Official Community Plan. We consider the construction would not significantly change the existing hydraulic regime of the area, nor would it adversely affect adjacent properties.

We trust the proceedings are suitable for your purposes at present. Please contact us if you have any questions or concerns.

Sincerely,
Ryzuk Geotechnical
Permit to Practice Number: 1002996



Eugenio Saenz Ramos, EIT
Advanced Junior Engineer

Andrew Jackson, P.Geo., P.Eng.
Senior Geoscientist / Engineer

Attachment(s): - Proposed Shoreline Revetment Concept Drawings

Distribution: - Serena Klaver (serenaklaver@gmail.com)

R:\Ryzuk Data\1000 to 8-1199\11139-1 434 Baker Road - SSI\4 Ryzuk Drawings\11139-1 2026.04.28 Revetment ESR.dwg



NOTES
1. This drawing is for the intended use of the client for the specified project, and should not be used elsewhere without the express permission of the client and/or Ryzuk Geotechnical.
2. Base Image and property boundaries taken from MapIT Islands Trust digital mapping portal



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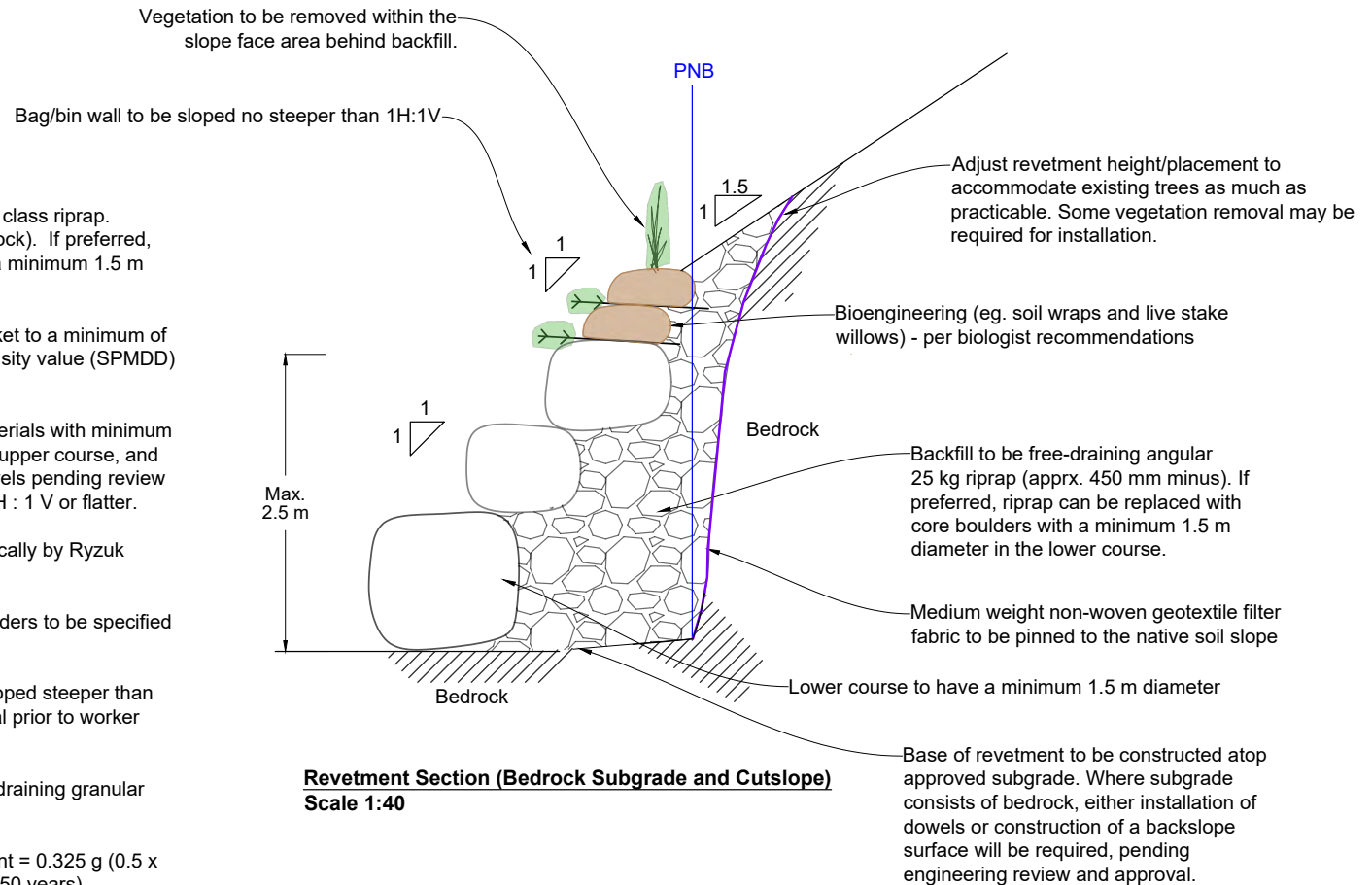
PROJECT No.	11139-1	CLIENT	Ethan Wilding
FOR/LEAD	ARJ	PROJECT TITLE	Proposed Shoreline Revetment
REVIEW		PROJECT ADDRESS	434 Baker Road - Salt Spring Island, BC
SCALE	1:1000	DRAWING PACKAGE	Proposed Shoreline Revetment Concept
SHEET No.	1 of 3	SHEET NAME	Site Plan

108

R:\RYZUK Data\11000 to 8-11999\11139-1 434 Baker Road - SSI\4 Ryzuk Drawings\11139-1 Revetment ESR.dwg

General Notes:

1. Backfill to consist of free-draining angular 25 kg class riprap. (Typically equivalent to a 450 mm minus blast rock). If preferred, riprap can be replaced with core boulders with a minimum 1.5 m diameter in the lower course.
2. Backfill to be compacted with an excavator bucket to a minimum of 95% of the Standard Proctor Maximum Dry Density value (SPMDD) or judged equivalent.
3. Boulders to be comprised of sound durable materials with minimum dia. of 1.5 m for lower, 1.0 m for middle and for upper course, and set atop bedrock (with possible inclusion of dowels pending review of rock surface and cutslope) and stacked at 1 H : 1 V or flatter.
4. Revetment construction to be monitored periodically by Ryzuk Geotechnical.
5. Installation of bioengineered system above boulders to be specified by others.
5. Temporary cutslopes greater than 1.2 m and sloped steeper than 0.75H:1V to be reviewed by Ryzuk Geotechnical prior to worker entry/approach.
6. Revetment drainage to be provided by the free draining granular backfill placed directly behind the revetment.
7. Seismic design horizontal acceleration coefficient = 0.325 g (0.5 x 2% probability of ground motion exceedance in 50 years) determined from the 2020 NBCC Online Calculator for this site assuming site class "C". Seismic design considered revetment deformation acceptable without collapse.



NOTES

1. This drawing is scaled for 11x17 sheet and does not require further scaling to fit. Scales will differ if printed on different sheet size.

RYZUK
GEOTECHNICAL

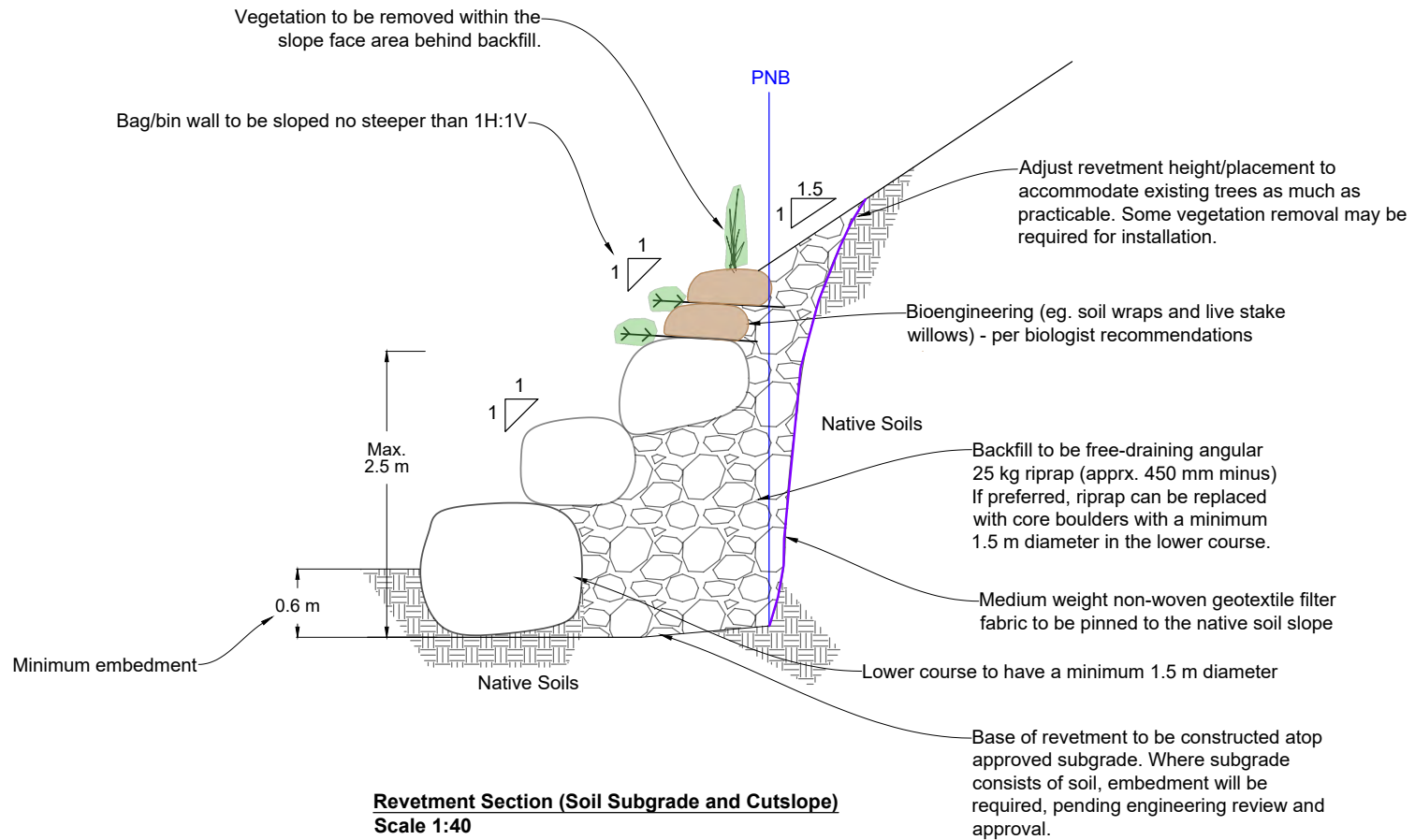
100 - 771 Vernon Avenue - Victoria, BC V8X 5A7
250-475-3131 mail@ryzuk.com

01	CONCEPT REVIEW	26/05/29	ESR		
00	CONCEPT REVIEW	25/08/25	ESR		
REV.	DESCRIPTION	YY/MM/DD	DRAWN BY		

PTPN: 1002996

PROJECT No.	11139-1	CLIENT	Ethan Wilding
FOR/LEAD	ARJ	PROJECT TITLE	Proposed Shoreline Revetment
REVIEW		PROJECT ADDRESS	434 Baker Road - Salt Spring Island, BC
SCALE	1:40	DRAWING PACKAGE	Proposed Shoreline Revetment Concept
SHEET No.	2 of 3	SHEET NAME	Typical Shoreline Revetment Section (Bedrock) and General Notes

109



NOTES

- This drawing is scaled for 11x17 sheet and does not require further scaling to fit. Scales will differ if printed on different sheet size.

RYZUK
GEOTECHNICAL

100 - 771 Vernon Avenue - Victoria, BC V8X 5A7
250-475-3131 mail@ryzuk.com

REV.	DESCRIPTION	YY/MM/DD	DRAWN BY
01	CONCEPT REVIEW	26/05/29	ESR
00	CONCEPT REVIEW	25/08/25	ESR

PTPN: 1002996

PROJECT No. 11139-1	CLIENT Ethan Wilding
FOR/LEAD ARJ	PROJECT TITLE Proposed Shoreline Revetment
REVIEW	PROJECT ADDRESS 434 Baker Road - Salt Spring Island, BC
SCALE 1:40	DRAWING PACKAGE Proposed Shoreline Revetment Concept
SHEET No. 3 of 3	SHEET NAME Typical Shoreline Revetment Section (Soil) and General Notes

110



DATE OF MEETING: August 27, 2026

TO: Salt Spring Island Local Trust Committee

FROM: Milad Panahifar, Planner 1, Salt Spring Island Team

COPY: Jason Youmans, Regional Planning Manager, Salt Spring Island Team

SUBJECT: Request for Statement of Concurrence

Proponent: Cypress Land Services (C. Marlatt)

Location: 1370 Musgrave Road (PID: 009-743-448) W3149-A
THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 50, SOUTH SALT
SPRING ISLAND, COWICHAN DISTRICT

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee concurs with the proposed extension of the telecommunications facility W3149-A on 1370 Musgrave Road.

REPORT SUMMARY

This report addresses a request from Rogers Communications Inc (via Cypress Land Services) for a statement of concurrence from the Salt Spring Island Local Trust Committee (SS LTC) supporting the proposed extension of a telecommunications tower. Staff recommend the SS LTC concur with the proposed siting of the telecommunications facility as the request is not contrary to or at variance with applicable [Salt Spring Island Official Community Plan No. 434](#) (OCP) objectives and policies (Attachment 1).

BACKGROUND

Rogers proposes to extend an existing lattice telecommunications tower from 37 metres to 55 metres in height on a 16.84 ha (41.61 acre) parcel zoned Rural Upland 1, Variant d (RU1(d)), located in the south end of Salt Spring Island. The area is characterized by large lot sizes and the property is surrounded primarily by non-residential uses, including forestry and park and reserve. The site already accommodates multiple telecommunications installations.

Rogers has advised that the extension is required to maintain wireless service coverage in the area due to the anticipated decommissioning of another tower on the southern portion of the island.

Telecommunications infrastructure is regulated by the federal government through Innovation, Science and Economic Development Canada (ISED). Local governments act as land use authorities and provide comments and concurrence; however, final authority over antenna siting rests with ISED.

At its April 9, 2026 meeting, SS LTC considered a request from Cypress Land Services, on behalf of Rogers, that the proposal be exempt from the public consultation requirements under the [Salt Spring Island Antenna System Siting and Consultation Protocol](#). The Salt Spring Island Local Trust Committee resolved:

SS-2026-062

that the Salt Spring Island Local Trust Committee waive the public consultation requirement for the proposed extension of the existing telecommunications antenna, in accordance with the Salt Spring Island Antenna System Siting and Consultation Protocol.

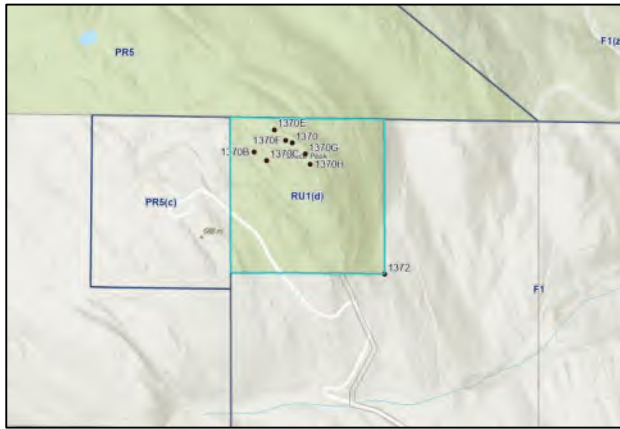


Figure 1: Zoning Map of Subject Property



Figure 2: 2017 Orthophoto of Subject Property with existing telecommunication infrastructure

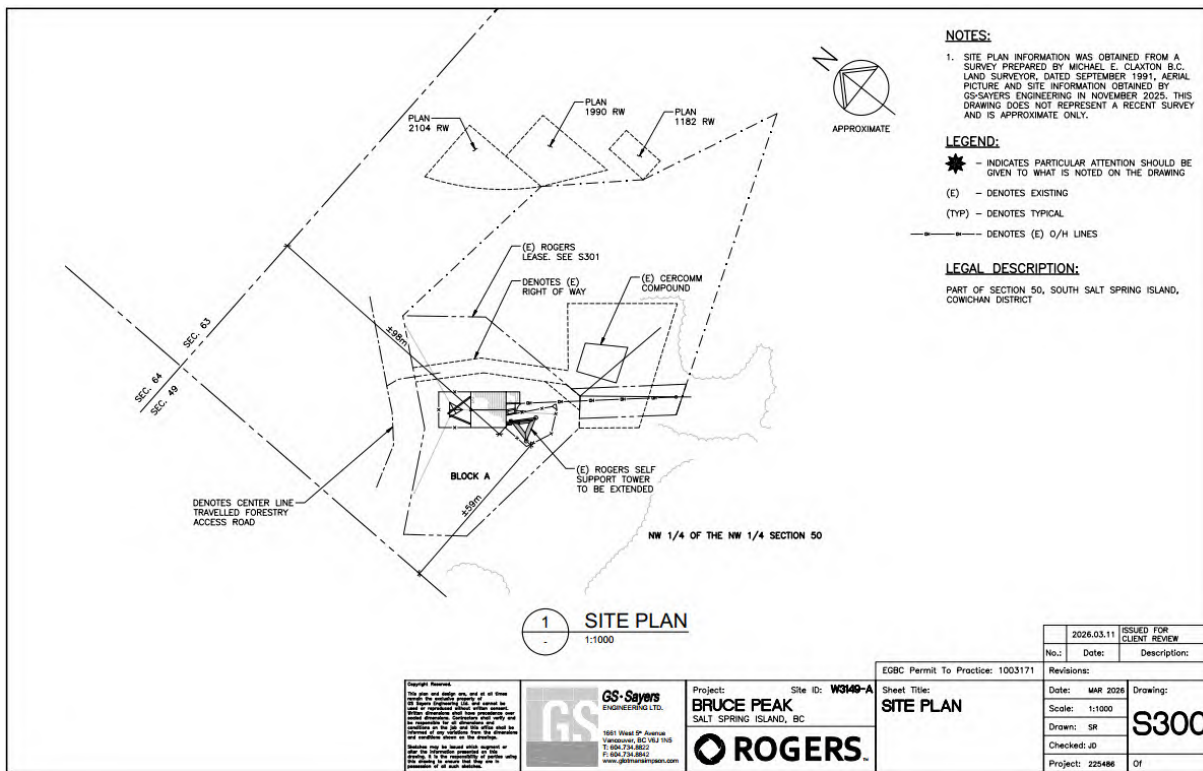


Figure 3: Site Plan for Subject Area

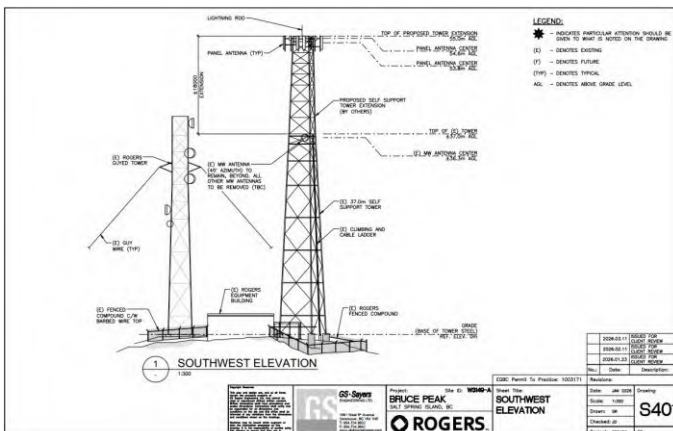


Figure 4: Elevation Plans for Proposed Telecommunications Facility

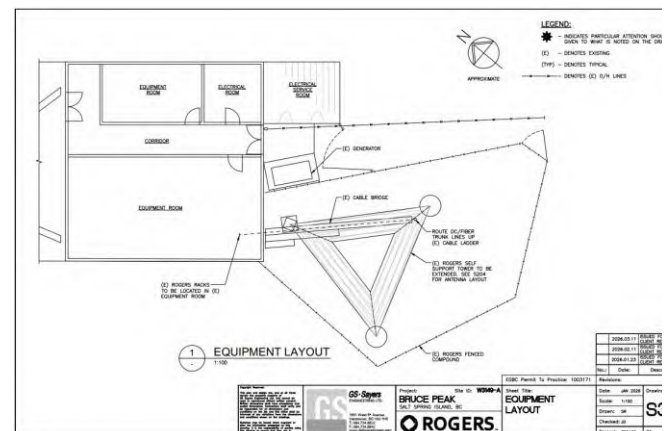


Figure 5: Equipment Layout

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The Islands Trust Policy Statement contains the following commitment relevant to telecommunications proposals:

- 5.3.1 *Trust Council holds that local trust committees and island municipalities should be consulted and involved in the decision-making process regarding provision of utilities, transportation services or facilities that might affect land use in their local planning areas.*

Official Community Plan:

The subject property is designated Uplands (U) in the OCP. The objective for this designation is “To continue to allow very low-density residential use and other kinds of low-impact development that will sustain the watershed recharge areas, wildlife habitat, forest resource, sensitive environments, open space and recreational potential of lands in the Uplands Designation.” See Attachment 1 for a full review of relevant OCP policies.

Land Use Bylaw:

The following Salt Spring Island Land Use Bylaw (LUB) definition and regulations are pertinent to this report:

“**public utilities**” means a *use* of land, or of *unoccupied* works and *structures* such as pipes, wires, poles or towers, for the provision of electricity, gas, water, sewage collection, telephone, cablevision or telecommunication *services* to the *public* of the island on which it is located; or the *use* of land or *unoccupied structures* for navigational aids.

- 3.1.1 The following *uses* are permitted in every zone:

(1) *public utilities*;

- 3.8.4 The *height* restrictions for *buildings* and *structures* set out in this Section do not apply to retaining walls, telecommunication antennae, *church* spires, monuments, chimney stacks, flag poles, lightning poles, elevator shafts, stair towers, silos, barn ventilation shafts, water towers, electrical transmission towers, navigational equipment, ferry ramp towers, fire hose towers and fire alarm towers, provided that the *lot coverage* of such *structures* does not exceed 1 per cent or, if it is located on a *building*, the *structure* does not occupy more than 10 per cent of the roof area of the *building*.

Health Canada:

Health Canada is the federal agency responsible for public health. [Safety Code 6](#) (2015): *Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3 kHz TO 300 GHz* is the code establishing safety limits for human exposure to radiofrequency.

The Radio Frequency (RF) Power Density Study (Attachment 4) confirms that the anticipated maximum radio frequency exposure level within publicly accessible areas, including nearby buildings, is approximately 33.06% of the of the maximum permissible exposure limit specified in Safety Code 6 for the Uncontrolled Environment.

Salt Spring Island Antenna System Siting & Consultation Protocol:

Following a review of the submitted materials, staff determined that the proposal met the criteria for an exemption from the public consultation requirements. At its meeting held of April 9, 2026, SS LTC resolved to waive the public consultation process.

Issues and Opportunities

Health Concerns and Considerations

The Government of Canada website provides information on [Radiofrequency Energy and Safety](#) and staff note the role of the Islands Trust is to consider the proposal as a [land use authority](#) and in consideration of relevant OCP policies and objectives. Considerations of health in respect to telecommunication facilities fall under the jurisdiction of Health Canada¹ – specifically Safety Code 6. The Government of Canada notes: “Antenna systems operators using 5G technology will continue to have the same RF exposure compliance obligations. Furthermore, compliance with RF exposure requirements will continue to be an ongoing obligation... Misinformation and opinions on the health risks from exposure to radiofrequency electromagnetic fields are increasing on social media and on the Internet.”²

Location

The subject area for the proposed telecommunications facility is located approximately 1,000 metres (3,280 ft) from the nearest Rural-designated lands and is predominantly surrounded by Forestry and Park and Recreation zones.

The Salt Spring Island Advisory Planning Commission (APC) has previously developed guidelines respecting the siting of antenna systems, which recommend avoiding locations in proximity to sensitive uses such as schools, hospitals, and senior care facilities. While the RU1 zone permits schools, the surrounding area is currently undeveloped and characterized by very low-density land use.

Staff note that the APC guidelines are advisory in nature and do not constitute policy or regulation of the Salt Spring Island Local Trust Committee.

Consultation

There is no statutory requirement for the Islands Trust to undertake public consultation. The responsibility for notification rests with the proponent. Salt Spring Island Local Trust Committee has previously waived the public consultation requirement for the proposed Antenna extension.

Agencies

This application does not require agency referrals.

First Nations

In accordance with Salt Spring Island Local Trust Committee Standing Resolution SS-2021-237 (Attachment 5), staff provided the proponent with the contact information for First Nations identified as having rights and title interests in the subject lands. The proponent has advised that notification letters were sent to those Nations. At the time of writing this report, responses had been received from two First Nations, both indicating that they had no concerns with the proposed tower extension. Any additional correspondence received will be provided by the proponent to ISED in accordance with [CPC-2-0-03](#) (the official Client Procedures Circular for Radiocommunication and Broadcasting Antenna Systems). The Local Trust Committee may choose to defer consideration of the letter of concurrence until the proponent has received responses from all First Nations identified as having rights and title interests in the subject lands. See Alternative 2 below. In making this decision, the LTC should recognize that its role is limited to determining whether to issue a letter of concurrence under the applicable consultation protocol. The final decision regarding the proposed telecommunications facility rests with Innovation, Science and Economic Development Canada (ISED).

Rationale for Recommendation

¹ Safety of Cell Phone Towers and 5G Technology: <https://www.canada.ca/content/dam/hc-sc/documents/services/publications/health-risks-safety/radiation/everyday-things-emit-radiation/safety-cell-phone-towers-5g-technology-eng.pdf>

² Government of Canada: Radiofrequency Energy and Safety: <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html#s8>

That the Salt Spring Island Local Trust Committee concurs with the proposed extension of the telecommunications facility W3149-A on 1370 Musgrave Road.

Staff supports concurrence with the proposed extension for the following reasons:

- a) Salt Spring Island Land Use Bylaw No. 355 permits the siting of public utilities (telecommunication towers) in every zone
- b) The proposal meets or exceeds preferred setback guidelines
- c) The tower is located in close proximity to existing telecommunication facility
- d) The tower is not located in proximity to residential or heritage areas, and is screened by substantial vegetation
- e) The proposal represents an upgrade to existing infrastructure rather than a new installation
- f) The proponent has undertaken the necessary consultation with First Nations and provided opportunity for comment from the Salt Spring Island Local Trust Committee on pre-application stage
- g) The proposal involves no ground-disturbing activities

ALTERNATIVES

The Local Trust Committee may consider the following alternatives to the staff recommendation:

1. Request further information

The SS LTC may request further information prior to making a decision. Staff advise ISED [CPC-2-0-03](#) (the official Client Procedures Circular for Radiocommunication and Broadcasting Antenna Systems) expects land use authorities to discuss reasonable alternatives and/or mitigation measures with proponents. If selecting this alternative, the SS LTC should describe the specific information needed and the rationale for this request. Recommended wording for resolution is as follows:

That the Salt Spring Island Local Trust Committee request that the proponent for the proposed siting of the telecommunications facility W3149-A on 1370 Musgrave Road submit to the Islands Trust a [specify type of report], completed by a Professional [specify professional] which identifies the specific [identify concerns].

2. Defer consideration of the requested letter of concurrence pending First Nations notification responses

Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee defer consideration of the requested letter of concurrence for the proposed telecommunications facility W3149-A on 1370 Musgrave Road until the proponent provides Islands Trust with any correspondence received from all First Nations identified as having rights and title interests in the subject lands.

3. Issue a Statement of Non-Concurrence

The SS LTC may not concur with the proposed siting of the Rogers telecommunications facility. Staff advise that the implication of this alternative is that the file would be closed. If this alternative is selected, the SS LTC should state the reasons for denial. Recommended wording for resolution is as follows:

That the Salt Spring Island Local Trust Committee does not concur with the proposed siting of the telecommunications facility W3149-A on 1370 Musgrave Road for the following reasons: [list reasons].

NEXT STEPS

If the recommended resolution is adopted, the statement of concurrence will be issued.

Submitted By:	Milad Panahifar, Planner 1	July 29, 2026
Concurrence:	Jason Youmans, Regional Planning Manager	July 29, 2026

ATTACHMENTS

1. OCP Policies
2. Site Context & Photographs
3. Notice to First Nations.
4. Safety Code 6 Evaluation
5. First Nations Consultation Resolution Evaluation

ATTACHMENT 1 – POLICIES

OFFICIAL COMMUNITY PLAN No. 434

OCP Objective/Policy	Complies	Planner Comments
Community Objective A.4.1.4 To adopt the precautionary principle in the decision-making of the Local Trust Committee. The precautionary principle asserts that, when an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause-and-effect relationships are not fully established scientifically. In this context, the essential elements of a precautionary approach to decision-making include: - a duty to take anticipatory action to prevent harm; - the right for the community to know complete and accurate information on potential human health and environmental impacts as best it can be determined; - requiring the proponent to supply this information to the public; - an obligation to consider alternatives and select the alternative with the least potential impact on human health and the environment, including the alternative of no change; - a duty to consider broader short-term and long-term costs and benefits to the community when evaluating potential alternatives; and - a responsibility to make decisions in a transparent, participatory manner, relying on the best available information.	yes	Safety Code Evaluation has confirmed that the maximum radio frequency exposure level within publicly accessible areas, including nearby buildings, is approximately (33.06%) of the allowable maximum limit
Objective C.5.1.1.1 To accommodate the facilities that provide Salt Spring Island with necessary power and telecommunications services, while minimizing impacts on neighbourhoods, community health, the natural environment and resource lands.	yes	The tower provides necessary telecommunication services. The site selected adjoins a separate telecommunication tower and is adjacent to a large protected area and low density zone
Objective C.5.1.1.2 To accommodate telecommunications facilities that Industry Canada considers must be located on Salt Spring Island.	unknown	Not clear as to whether ISCED considers this telecommunication facility a necessity on Salt Spring Island.
Objective C. 5.1.1.3 To develop land use planning policies that help reduce the public expense of utilities.	N/A	Cost of project upgrade is being borne by applicant.
Policy C.5.1.2.1 The Local Trust Committee should ensure that land is not rezoned for higher density residential use, child care, schools, health care or public assembly in areas where electromagnetic radiation is higher than normal.	N/A	Not a bylaw amendment (rezoning).
Policy C.5.1.2.2 The Local Trust Committee could include guidelines regarding the burial of utility wiring in its Development Permit Areas.	N/A	Not related to the application
C.5.1.2.3 B.C. Transmission Corporation is asked not to increase the current flow in its transmission lines that cross Salt Spring Island, unless public exposure to electromagnetic fields would not be increased. The utility is also asked not to develop new high voltage transmission lines in areas that are designated for medium or <i>high density residential use</i> , health care, child care, schools, or public assembly buildings.	N/A	Not a transmission line.
C.5.1.2.4 Utility companies operating on Salt Spring Island are encouraged to continue to use the best management practices to control vegetation on utility line rights-of-way. The use of pesticides, herbicides and fungicides is particularly discouraged in catchment areas for community drinking water supplies and <i>environmentally sensitive areas</i> .	N/A	Not a utility line.
C.5.1.2.5 Utility companies and the Integrated Land Management Bureau are encouraged to investigate the joint use of utility towers and other facilities as an alternative to the development of new or additional structures.	yes	The proponent is also taking over several of the Shaw towers; however, because they will be losing another tower, the extension of an existing tower has been identified as necessary to maintain service coverage.

ATTACHMENT 2 – SITE CONTEXT

LOCATION

Legal Description	THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 50, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT
PID	009-743-448
Civic Address	1370 Musgrave Rd, Salt Spring (16.84 ha – 41.61 Acres)

LAND USE

Current Land Use	Telecommunication towers, Undeveloped forest.
Surrounding Land Use	Residential, Regional Park

HISTORICAL ACTIVITY

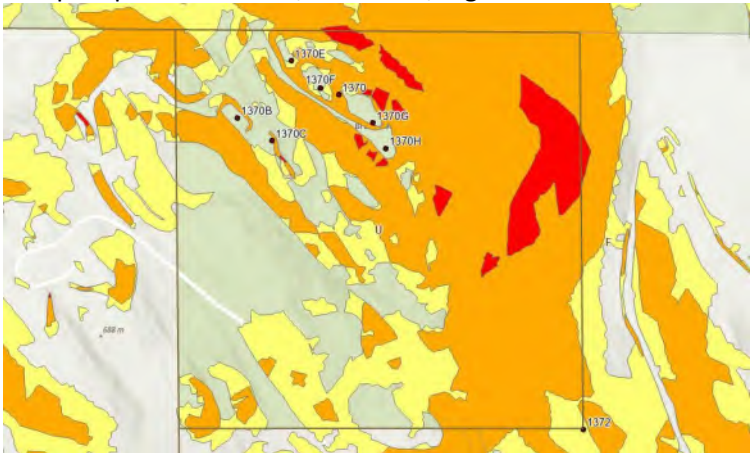
File No.	Purpose
N/A	

POLICY/REGULATORY

Official Community Plan Designations	LUD: U - Uplands Designation DPA 6 – High Slope Stability Hazard Areas - Map 14 and Map 24
Land Use Bylaw	Salt Spring Island Land Use Bylaw #355, 1999 – Rural Uplands 1 “RU1” permits the following principal uses: • Single-family dwellings • Two family dwellings constructed before July 31, 1990 • Elementary schools, pre-schools and child day care • Public health care facilities • Community halls • Churches and cemeteries • Veterinarian clinics and animal hospitals • Pet boarding services and kennels • Pounds • Active outdoor non-commercial recreation, excluding golf courses and activities primarily involving the use of power-driven means of conveyance • Agriculture • Public service uses The RU1 also permits the following accessory uses: • Seasonal cottages subject to Section 3.14 • Home-based business use, subject to Section 3.13

	Zone Variation – RU1(d) (33) The following additional use is permitted: (a) Telecommunication facilities serving the general region. Information Note: Most zones allow telecommunications facilities, but only those that serve the island on which they are located. Facilities in this zone serve the entire region.
Other Regulations	N/A
Covenants	Hydro and Power ROW: 363204G Statutory ROW: L34040 (BRITISH COLUMBIA TELEPHONE COMPANY) N25262 (JIM PATTISON INDUSTRIES) EG115749 (Shaw Cables) EH119860 (Shaw Cables) CA3016167 (TELUS COMMUNICATIONS INC.) EJ116498A (CERCOMM ELECTRONICS LTD) EK28711 (CERCOMM ELECTRONICS LTD)
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	N/A
Species at Risk	Coastal Douglas Fir
Sensitive Ecosystems	Woodland
Hazard Areas	Steep Slope Hazard: Low/Moderate/High Risk hazard areas 
Archaeological Sites	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.
Climate Change Adaptation and Mitigation	No additional impacts to GHG emissions anticipated as a result of this application.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	N/A

PUBLIC NOTICE

RE: Rogers Wireless Facility Upgrade - Mount Bruce, Salt Spring Island, BC

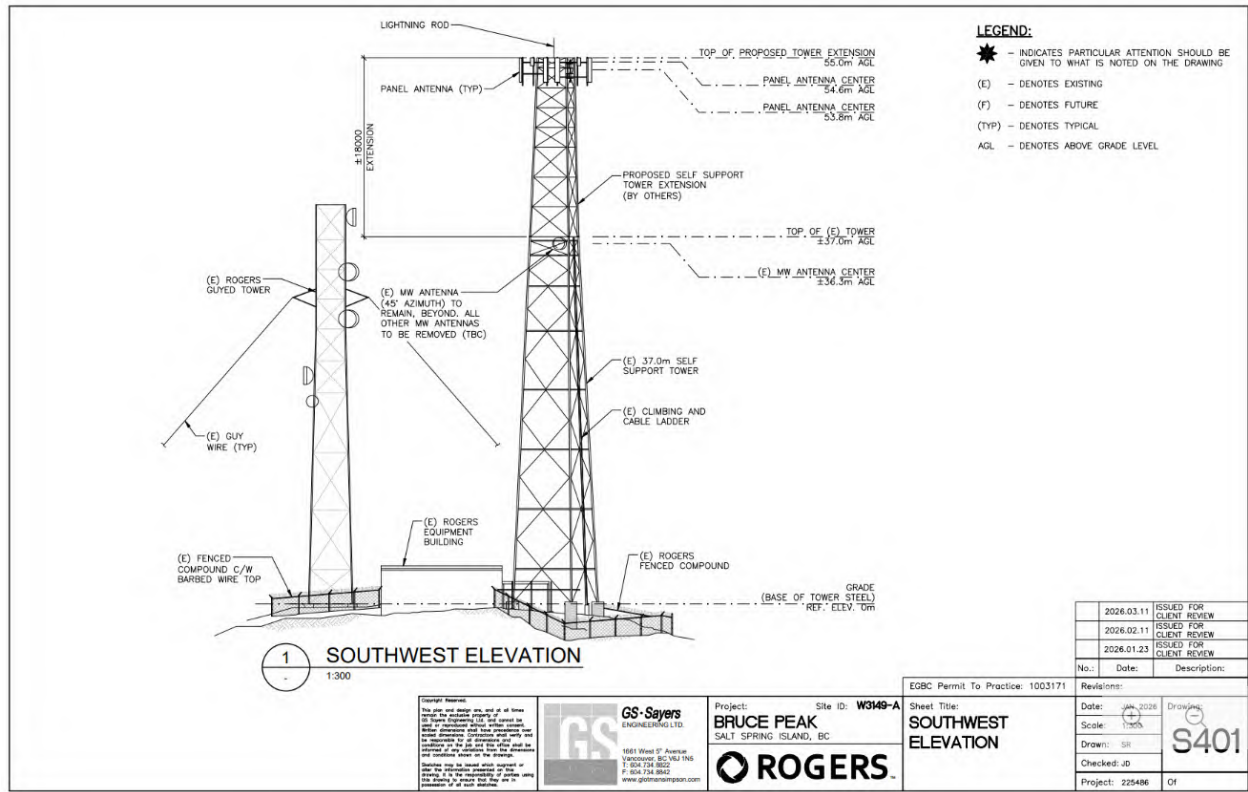
Please be advised that Rogers is proposing to upgrade an existing Rogers tower at Mount Bruce to maintain and improve wireless connectivity to community members and those travelling through the area/waterways. The upgrade will maintain and improve services to mid and lower areas of Salt Spring Island and surrounding waterways. There are several existing towers at the top of Mount Bruce. Rogers proposes to increase the height its tower (located at 48.766900 N, - 123.509400 W) from 37m in height to 55m in height to install wireless equipment. Please see attached a map of the tower location and a profile of the proposed facility.

Should you have any comments, questions or concerns regarding the proposal please contact myself for further information.

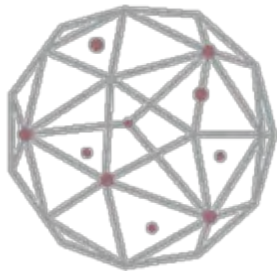
PROJECT LOCATION:



TOWER PROFILE:



Rogers Communications Inc.
c/o Cypress Land Services
Chad Marlatt
604-620-0877
PublicConsultation@cypresslandservices.com
1055-409 Granville St, Vancouver, BC V6C 1T2



Red Oak Technologies
Supporting Your Wireless Journey

Safety Code 6 Evaluation

Radio Frequency (RF) Power Density Study

Site: W3149, Bruce Peak
Mount Bruce Rd, Salt Spring Island, BC
Prepared for



PERMIT TO PRACTICE

Red Oak Technologies Inc
Permit number: 1002026
Engineers and Geoscientists BC

Red Oak Technologies Inc.
141 Brunel Road, Suite 201
Mississauga ON L4Z 1X3
www.RedOakTechnologies.ca

THE SIGNATORY ATTESTS THAT THE INFORMATION CONTAINED
HEREIN IS CORRECT AND THE EVALUATION WAS PERFORMED OR
SUPERVISED BY THE UNDERSIGNED PROFESSIONAL ENGINEER.

Submitted By

Alireza Torabian
Alireza.Torabian@redoaktechnologies.ca



2026-04-16

1 DESCRIPTION OF ROGERS COMMUNICATIONS SITE

Table 1: General Information on the Site

General Information	
Site Name:	W3149, Bruce Peak
Address:	Mount Bruce Rd, Salt Spring Island, BC
Latitude (DDMMSS.s):	48.76694
Longitude (DDMMSS.s):	-123.50925
Date:	April 16, 2026

Table 2: Description of the Site Location

Site Description		
New radio communication/broadcasting antenna-supporting structure?	Y/N	N
Is structure shared? If yes, list other users	Y/N	N
Structure type (rooftop, water tower, monopole, mast, lattice tower)	SELF SUPPORT TOWER	
Owner of the structure	Rogers	
Overall height of the antenna-supporting structure from the ground level (AGL) and above rooftop (ARL) in (m); to bottom of antenna	55 m AGL 52.5 m, 54.2 m ARL	
Objects (e.g. reflectors or scatterers) in the vicinity of the proposed site that may affect the RF field strength	N/A	
Rooftop/tower access is restricted and locked at all times	Y/N	N/A

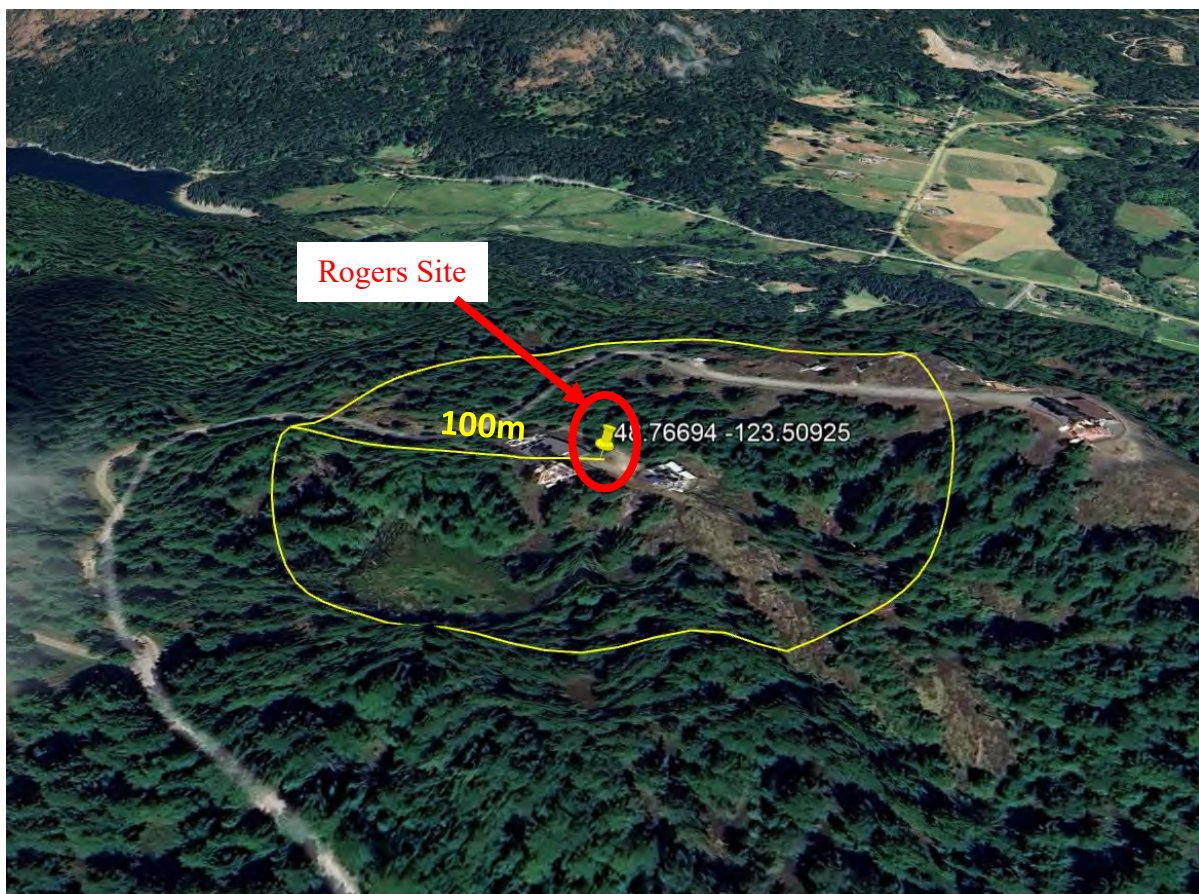


Figure 1 – Satellite View

Description of all Publicly Accessible Locations of Interest:

This is a 55 m Self Support Tower with Rogers antennas. There are Nearby Broadcasting transmitters, which are included in the study.

Publicly accessible areas on ground level are included in this study.

Rogers Communications Inc-Calculating RF Power Densities – Validating Safety Code 6

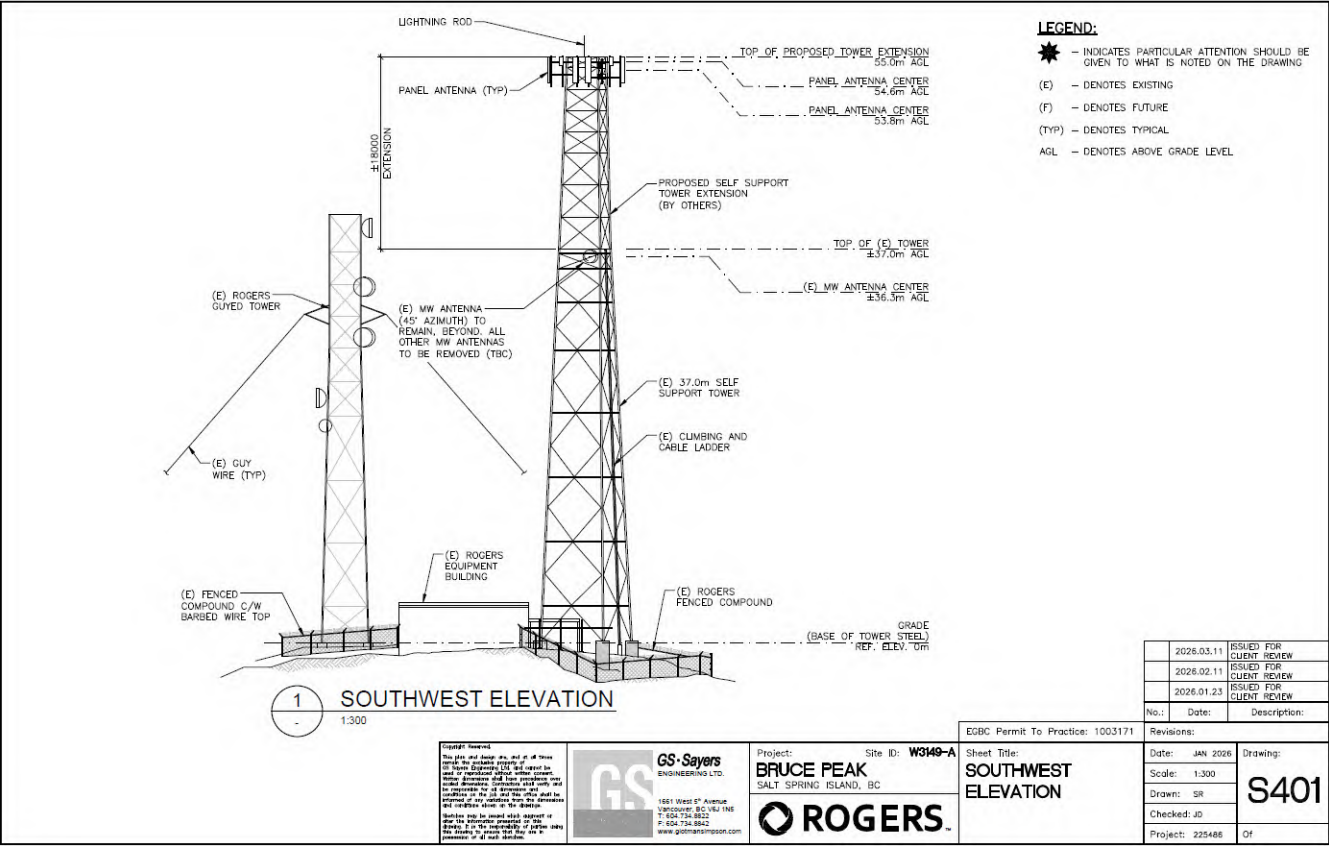


Figure 2 –Tower Profile

Rogers Communications Inc–Calculating RF Power Densities – Validating Safety Code 6

Table 3: Summary of the type of services proposed at the site

Type of Service (e.g. TV, FM Radio, Cellular, PCS, etc)	Technology of Service (e.g. ATSC, GSM, UMTS)	Frequency Band (MHz)
Cellular	LTE	850
PCS	LTE/NR	1900
MBS	LTE	700
AWS	LTE/NR	2100
BRS	LTE	2500
5G	LTE/NR	600
5G	NR	3500

Rogers Communications Inc–Calculating RF Power Densities – Validating Safety Code 6

Summary of Installation

- ☐ This is a new site that will be configured with 3-sectored LTE (600/700/850/1900/2100/2600), and NR (600/1900/2100/3500/3800) services.
- ☒ This is an existing site that is configured with LTE (600/700/850/1900/2100/2500), and NR (600/1900/2100/3500) services.

Rogers Communications Inc–Calculating RF Power Densities – Validating Safety Code 6

Table 4: Antenna Configuration Details

Description of antenna systems included in the analysis (600/700/850/1900/2100/2500/3500MHz):

List of 600, 700, 850, 1900, 2100, 2500, 3500 MHz Rogers Communications Inc antennas:

Antenna Label	Sector ID	Technology	Antenna Model	Ht. AGL*	Az.	E. Tilt	M. Tilt	Freq	P _{TRANSMITTER} (AVERAGE)	Ant. Gain	Max EIRP/Ant
				[m]	[deg]	[deg]	[deg]			(EMF)	[Watts]
LTE-1	X4	LTE/NR	R1_SX4_FFV4S4-65C-R7_X4_2110	52.5	50	10	0	2110	150.0	17.0	7518
LTE-2	X5	LTE/NR	R2_SX5_FFV4S4-65C-R7_X5_2110	52.5	190	10	0	2110	150.0	17.0	7518
LTE-3	X6	LTE/NR	R3_SX6_FFV4S4-65C-R7_X6_2110	52.5	290	10	0	2110	150.0	17.0	7518
LTE-1	X7	LTE	R4_SX7_FFV4S4-65C-R7_X7_2640	52.5	50	10	0	2640	150.0	17.3	8055
LTE-2	X8	LTE	R5_SX8_FFV4S4-65C-R7_X8_2640	52.5	190	10	0	2640	150.0	17.3	8055
LTE-3	X9	LTE	R6_SX9_FFV4S4-65C-R7_X9_2640	52.5	290	10	0	2640	150.0	17.3	8055
LTE-1	XG	LTE	R7_SXG_FFV4S4-65C-R7_XG_869	52.5	50	13	0	869	150.0	15.3	5083
LTE-2	XH	LTE	R8_SXH_FFV4S4-65C-R7_XH_869	52.5	190	13	0	869	150.0	15.3	5083
LTE-3	XJ	LTE	R9_SXJ_FFV4S4-65C-R7_XJ_869	52.5	290	13	0	869	150.0	15.3	5083
OFFSET-1	XA	LTE	R10_SXA_FFV4S4-65C-R7_XA_728	52.5	50	13	0	728	150.0	15.3	5083
OFFSET-2	XB	LTE	R11_SXB_FFV4S4-65C-R7_XB_728	52.5	230	13	0	728	150.0	15.3	5083
OFFSET-3	XC	LTE	R12_SXC_FFV4S4-65C-R7_XC_728	52.5	320	13	0	728	150.0	15.3	5083
OFFSET-1	XD	LTE/NR	R13_SXD_FFV4S4-65C-R7_XD_1930	52.5	50	10	0	1930	150.0	16.7	7016
OFFSET-2	XE	LTE/NR	R14_SXE_FFV4S4-65C-R7_XE_1930	52.5	230	10	0	1930	150.0	16.7	7016
OFFSET-3	XF	LTE/NR	R15_SXF_FFV4S4-65C-R7_XF_1930	52.5	320	10	0	1930	150.0	16.7	7016
OFFSET-1	XR	LTE	R16_SXR_FFV4S4-65C-R7_XR_2500	52.5	50	10	0	2500	150.0	17.3	8055
OFFSET-2	XS	LTE	R17_SXS_FFV4S4-65C-R7_XS_2500	52.5	230	10	0	2500	150.0	17.3	8055
OFFSET-3	XT	LTE	R18_SXT_FFV4S4-65C-R7_XT_2500	52.5	320	10	0	2500	150.0	17.3	8055

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OFFSET-1	N1	LTE/NR	R19_SN1_FFV4S4-65C-R7_N1_617	52.5	50	13	0	617	150.0	14.7	4427
OFFSET-2	N2	LTE/NR	R20_SN2_FFV4S4-65C-R7_N2_617	52.5	230	13	0	617	150.0	14.7	4427
OFFSET-3	N3	LTE/NR	R21_SN3_FFV4S4-65C-R7_N3_617	52.5	320	13	0	617	150.0	14.7	4427
NR-1	NX	NR	R22_SNX_ERC_AIR3258_NX_3500	54.2	50	10	0	3500	240.0	24.8	72479
NR-2	NY	NR	R23_SNY_ERC_AIR3258_NY_3500	54.2	190	10	0	3500	240.0	24.8	72479
NR-3	NZ	NR	R24_SNZ_ERC_AIR3258_NZ_3500	54.2	290	10	0	3500	240.0	24.8	72479

Note:

1. * Antenna height is measured to the **bottom** of the antenna in relation to the ground surface (AGL) or rooftop level (ARL).
2. For all calculations, the maximum number of channels per transmit antenna were used.
3. The actual power densities may be less than the calculated worst-case power densities.
4. All cellular antennas are vertically/cross-polarized.
5. The included antenna schedule in conjunction with the rooftop top view provides additional antenna location details.

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Table 5: Identification of radio operators located in the vicinity of the Rogers Wireless site – see also Appendix A

<i>LANDMOBILE SERVICE</i> -type cellular sites <u>located less than 100m</u> from the Rogers Wireless site:	☐ BELL	☐ TELUS	☐ FREEDOM MOBILE	☐ VIDEOTRON	☐ MOBILICITY	☐ PUBLIC MOBILE	☐ SHAW	☐ OTHER	☒ None
<i>BROADCAST</i> stations <u>located less than 1 km</u> from the Rogers Wireless site:	CBC/ Radio-Canada - Gulf Islands Community Radio								☐ None

Industry Canada's Assignment and Licensing System (ALS) database is used to locate transmitting radio base stations. The database can be accessed from the Strategis site of Industry Canada via the following link:
https://sd.ic.gc.ca/pls/engdoc_anon/sd_pages.main

Table 6: Antenna Configuration Details

Description of Broadcasting antenna systems included in the analysis:

Licensee Name	Antenna Model	Ht. AGL*	Az.	E. Tilt	M. Tilt	Freq	P _{TRANSMITTER} (AVERAGE)	Ant. Gain	Max EIRP/Ant
		[m]	[deg]	[deg]	[deg]			(EMF) [dBi]	
CBC/ Radio-Canada	JHPC-8R	31.3	Omni	0	0	92	19531.2	2.1484	32031
Gulf Islands Community Radio	6025	40	Omni	0	0	102	4.0	9.1984	33

Note:

1. * Antenna height is measured to the **bottom** of the antenna in relation to the ground surface (AGL) or rooftop level (ARL).

2 RESULTS OF THE ANALYSIS OF SAFETY CODE 6

☒	Cumulative RF field levels relating to the site's antenna facilities are compliant with the limits of maximum RF exposure established in Health Canada's Safety Code 6, with reference to uncontrolled environment exposure criteria.
☒	Cumulative RF field levels relating to the site's antenna facilities are compliant with the limits of maximum RF exposure established in Health Canada's Safety Code 6, with reference to controlled environment exposure criteria.

Notes:

The Safety Code 6 study carried out on the cell site facilities in question takes the following aspects into account:

- References in the study to Safety Code 6 are based on the Health Canada document titled "Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3 kHz to 300 GHz"
- The calculations included in the study reflect the maximum exposure limits set forth in Safety Code 6.
- b) **EMF Visual** electromagnetic field calculation software is used to assess RF field levels.
 - The software assesses electromagnetic field levels using an approach based on decomposing the antenna being studied into smaller radiant elements and superposing the effects.
 - This approach, which has been published and standardized (CENELEC EN50383 European standard), evaluates the electromagnetic field in both the far field and near field of the antenna.
 - The approach used by EMF Visual software was published in an article titled, "Optimal modeling of real radio base station antennas for human exposure assessment using spherical-mode decomposition" which appeared in the magazine *IEEE Antennas and Wireless Propagation Letters*, Vol. 1, pp. 215-218, 2002. (Y. Adane, A. Gati.).
- c) Sound engineering practices:
 - The parameters relating to transmitter output power and number of radio carriers considered for the study exceed actual parameters at the initial site in-service date to allow for future capacity growth at the site.
 - Different antenna orientations (azimuth and tilt) are considered in the study in order to take into account future changes in antenna orientation and tilt optimization.
 - Analyses of RF field levels are conducted at a height of 2.0 m (the estimated height of a person) with respect to the main horizontal surfaces (roof, ground level).
 - The analysis also takes into account the electromagnetic fields of existing radio operators located in proximity to the site being studied (i.e. land mobile service type radio operators located less than 100 m from the site and broadcast station operators located less than 1 km away).

2.1 Assessment of maximum radio frequency (RF) levels at the site

Based on a cumulative analysis of all antenna systems, the maximum radio frequency exposure level within a Publicly Accessible Area (nearby buildings) is approximately 33.06% with respect to the standard for the 2015 Safety Code 6 for Uncontrolled Environment.

In conclusion, the radio frequency exposure level within a publicly Accessible Area is calculated to be approximately 3.02 times lower than the allowable maximum limit specified in Safety Code 6 with respect to the standard for the Uncontrolled Environment.

2.2 Mitigation Measures

No action is needed.

2.3 Safety Code 6 Compliance Statement

ATTESTATION: I attest that the information provided in this report is correct and has antenna placements and heights have been validated through a site survey; that a technical report was prepared, and information contained therein is correct; that the site evaluation was performed or supervised by me; that applicable measurement methods and evaluation methodologies have been followed and the site was found to be in compliance with Safety Code 6 limits.

Signature:

Date: April 16, 2026

NAME: Alireza Torabian, P. Eng.

TITLE: RF Engineer Manager

COMPANY: Red Oak Technologies

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3D Plots of the Power Density Contours

Note: The SC6 analysis and all screenshots included in this report have been completed using EMF Visual 2022 software. The title on the Legend which indicates "P (Public)" is equivalent to the exposure limits for an [Uncontrolled Environment](#) as per SC6.

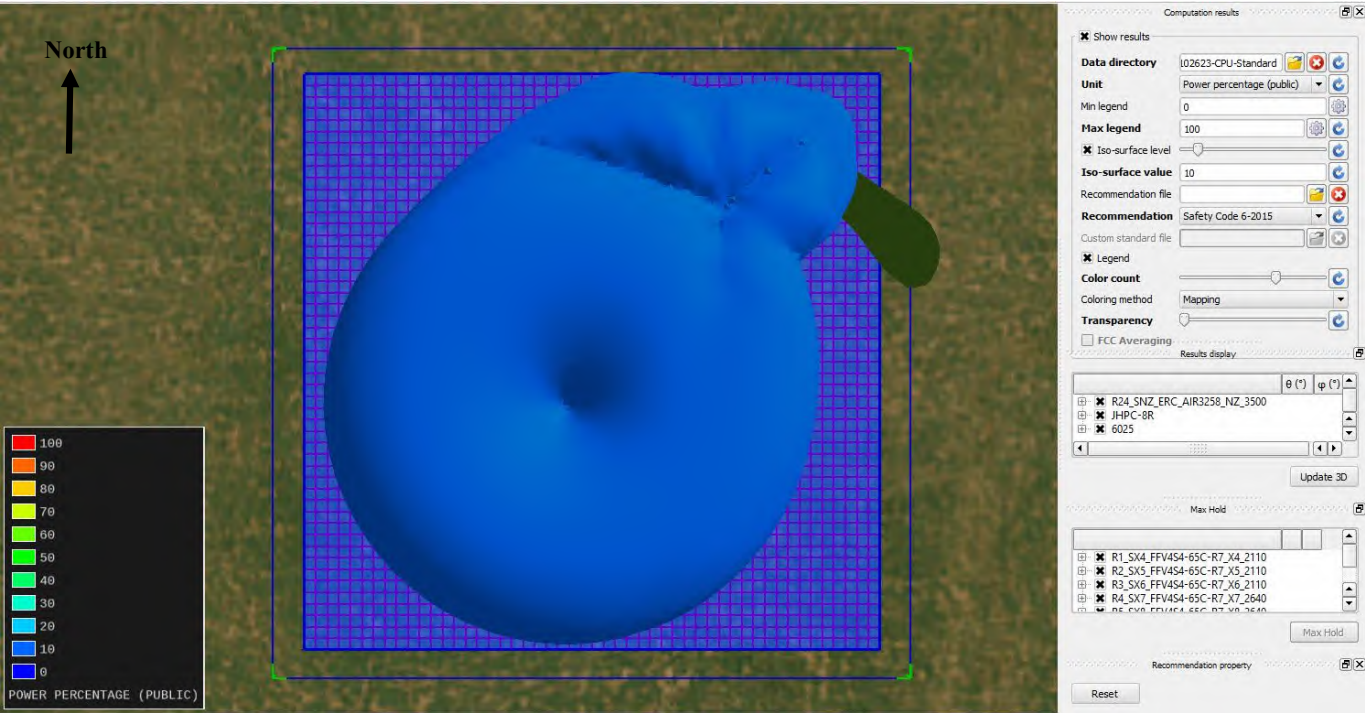
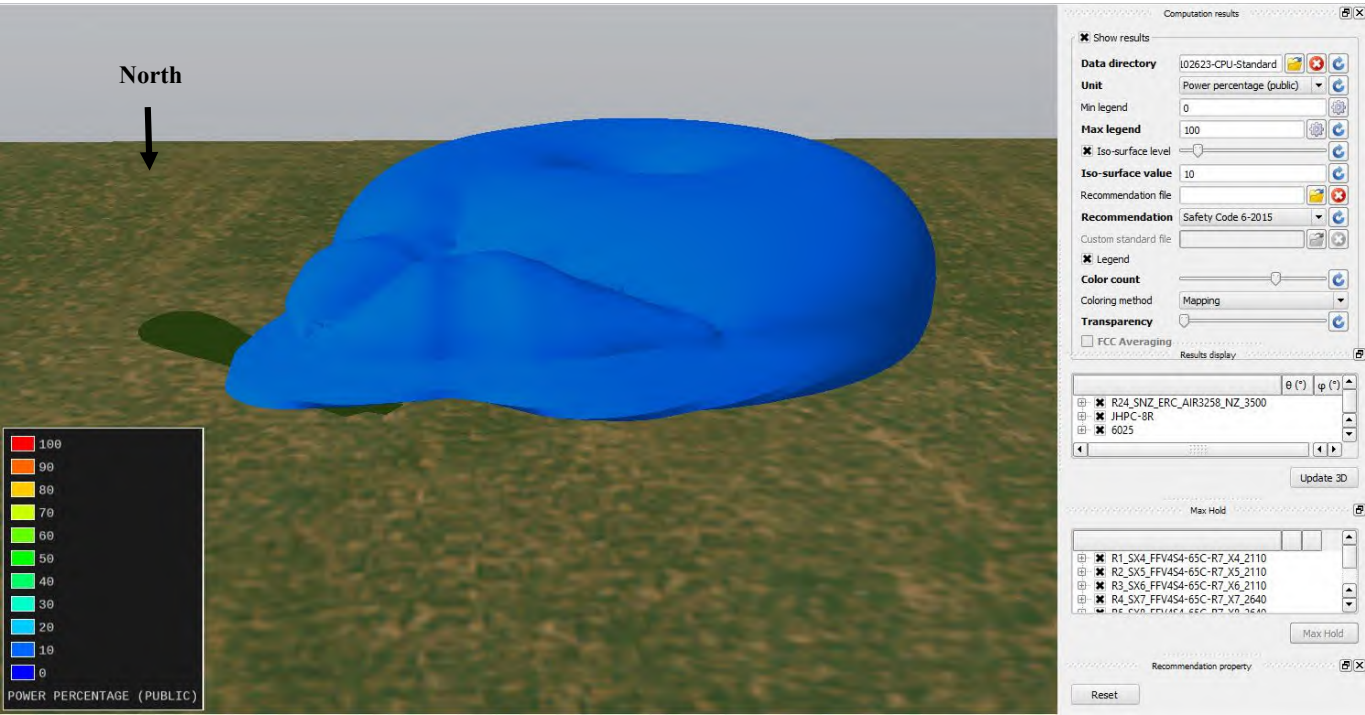


Figure 2.1 – 3D Plot of 10% Contour



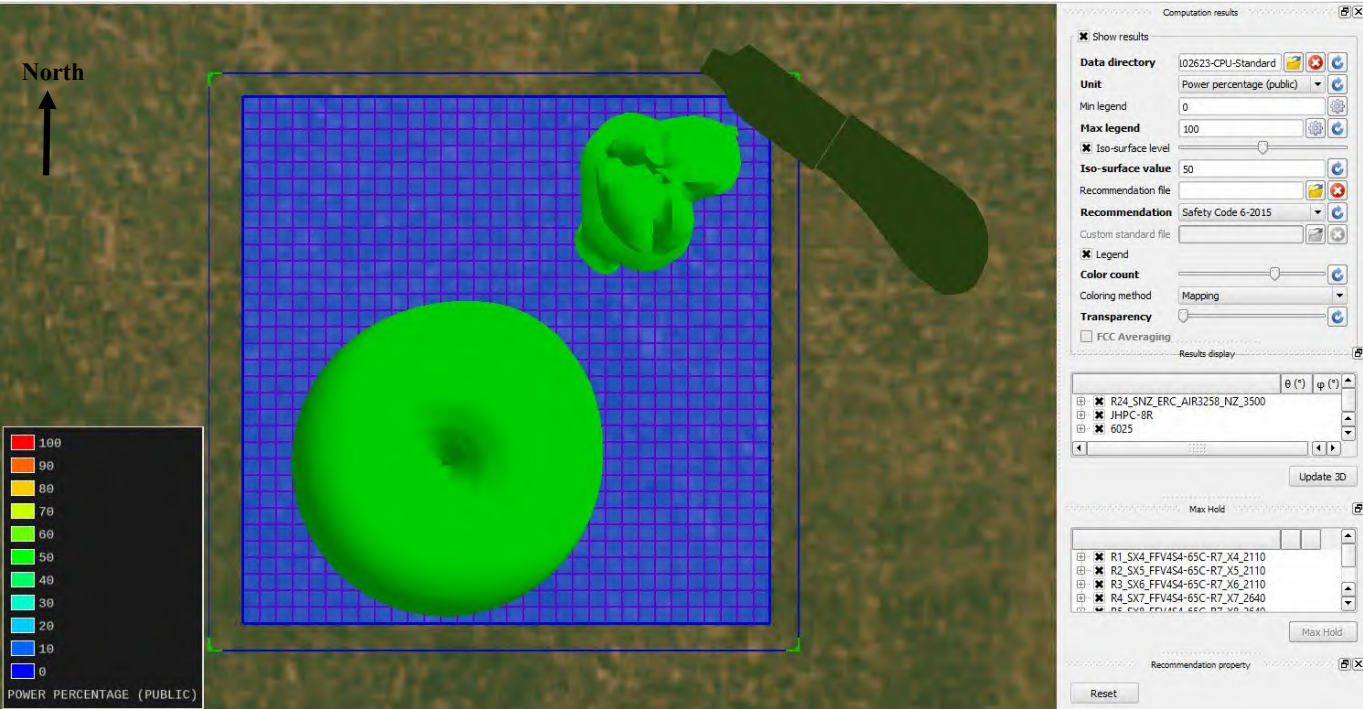


Figure 3.1 – 3D Plot of 50% Contour

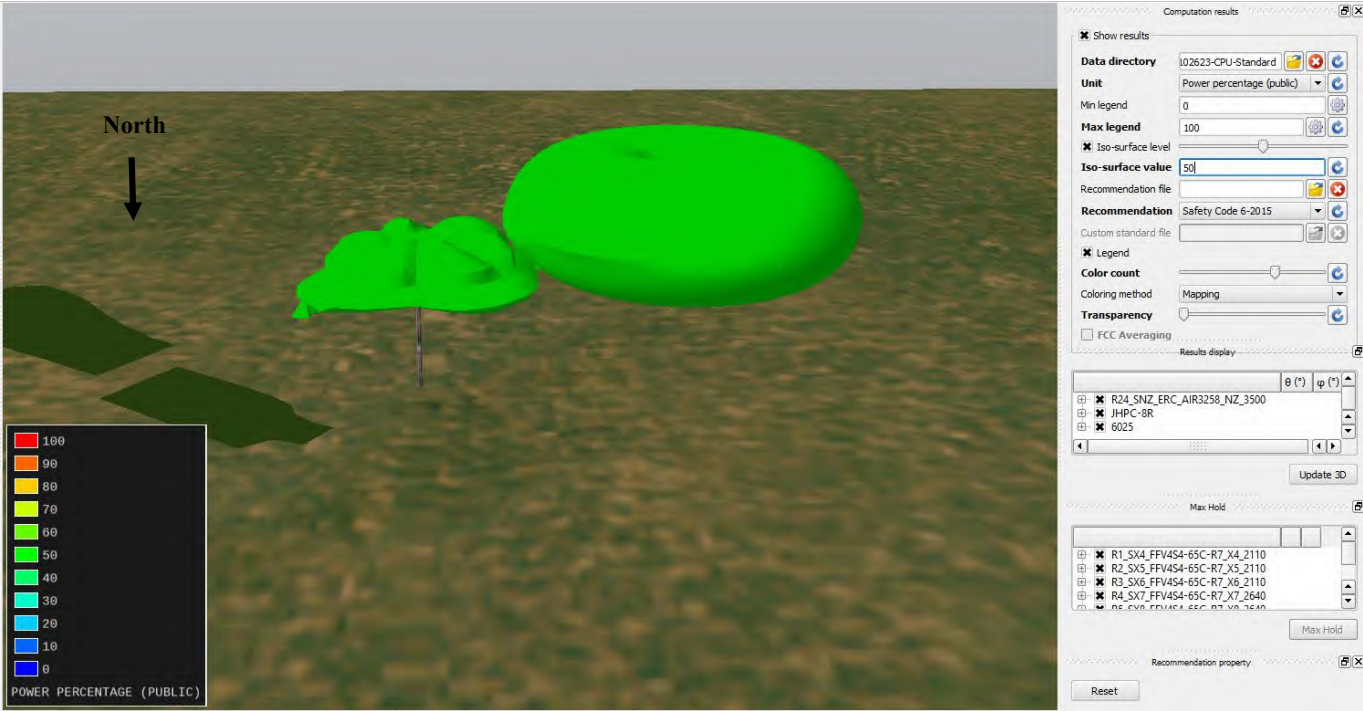


Figure 3.2 – 3D Plot of 50% Contour

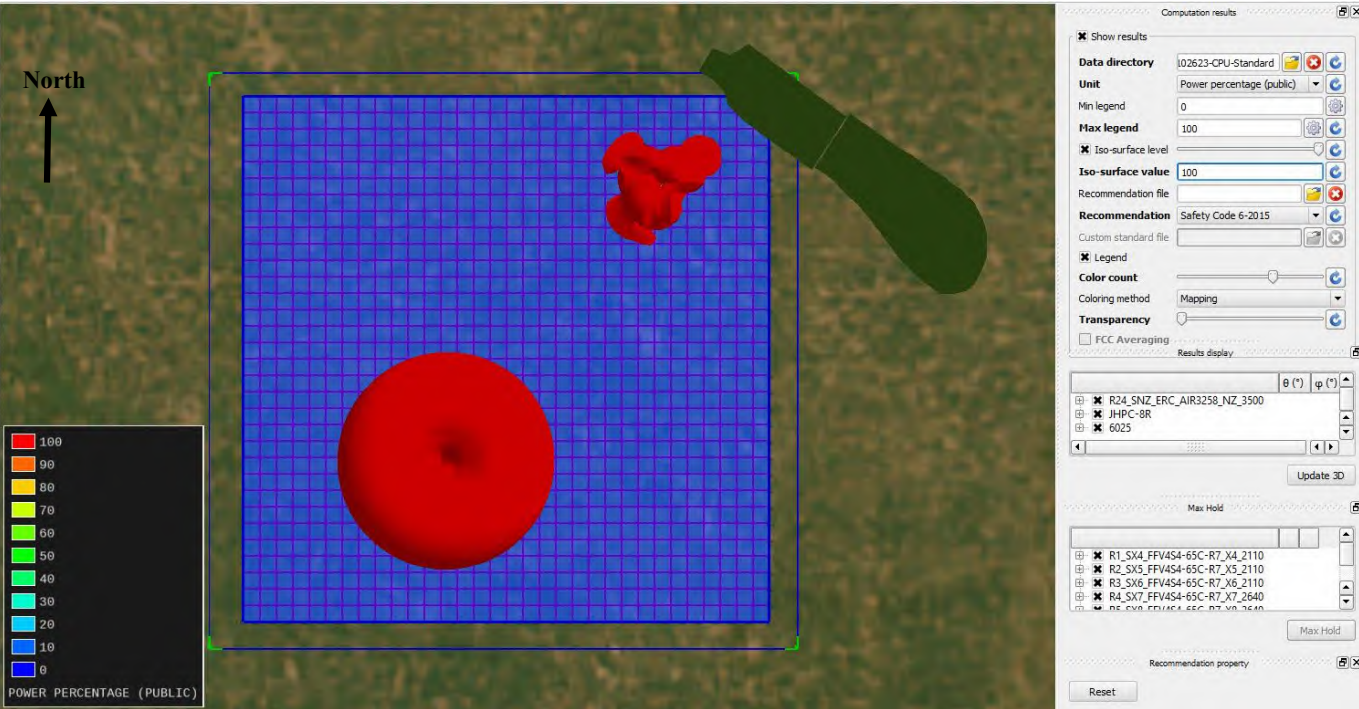


Figure 4.1 – 3D Plot of 100 % Contour

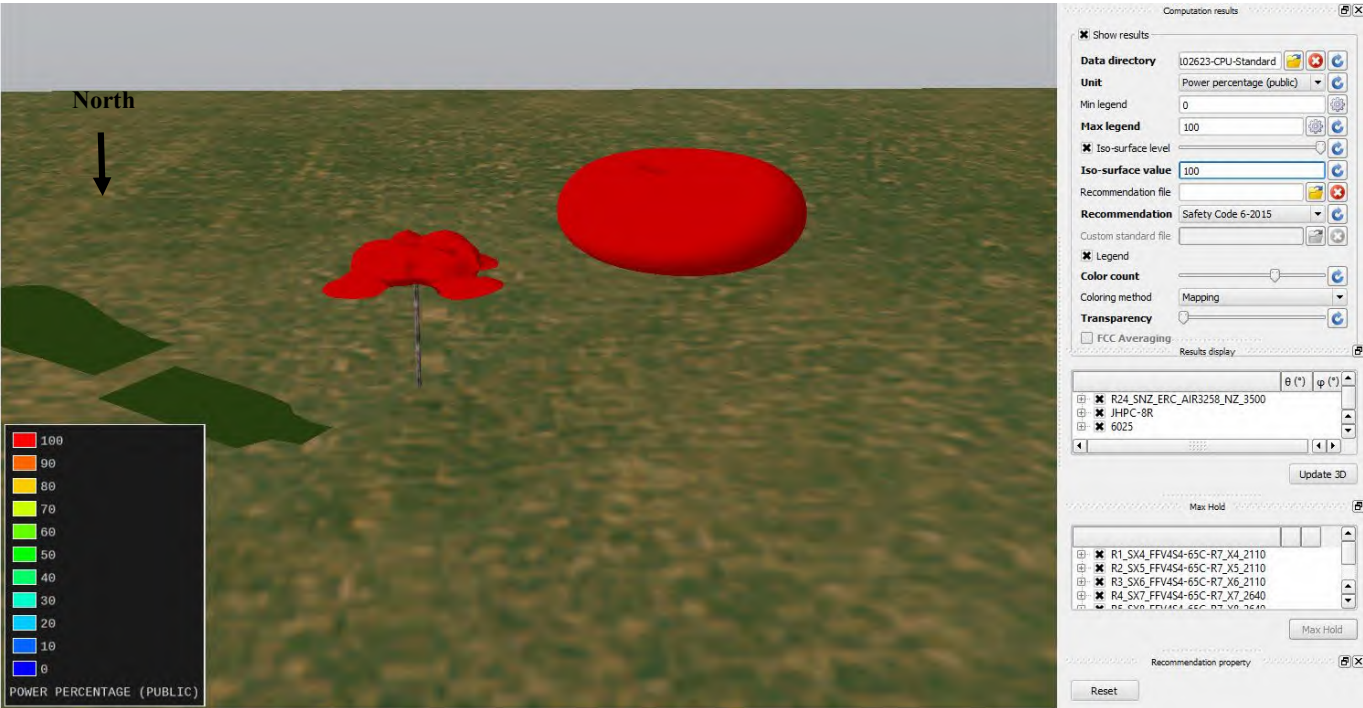
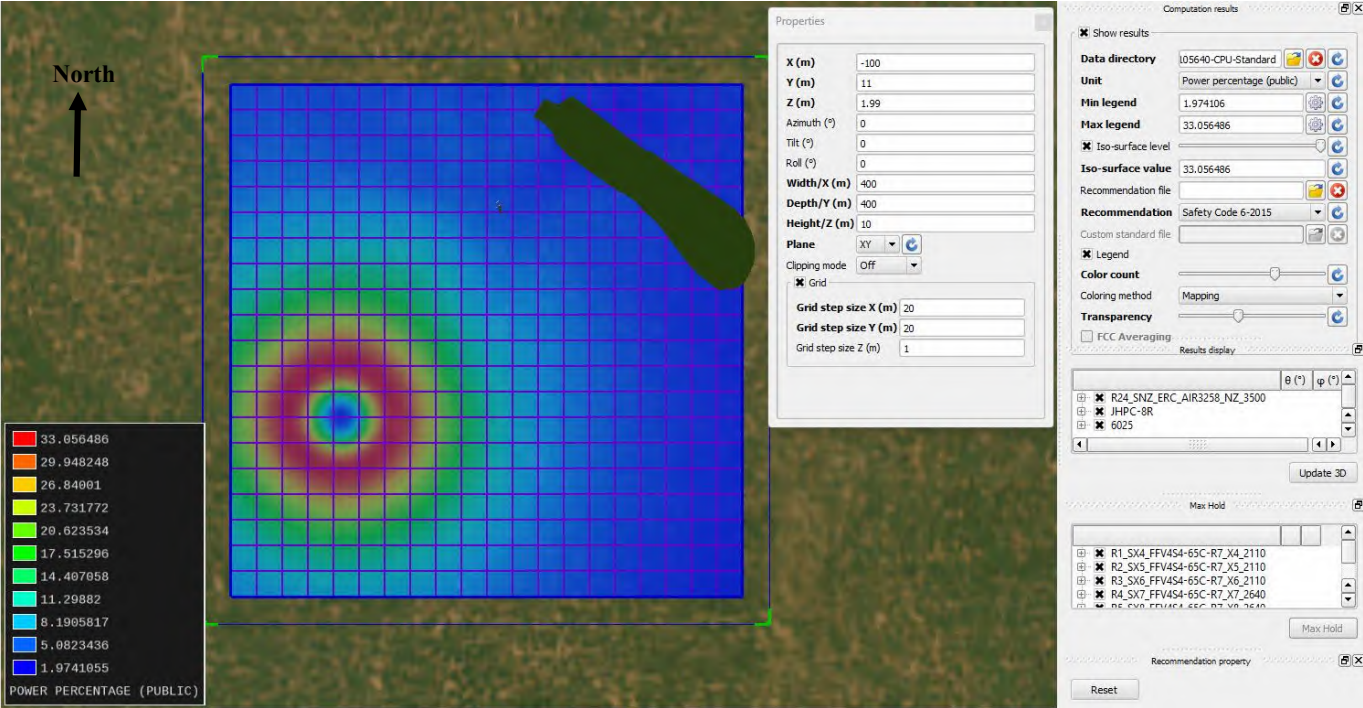
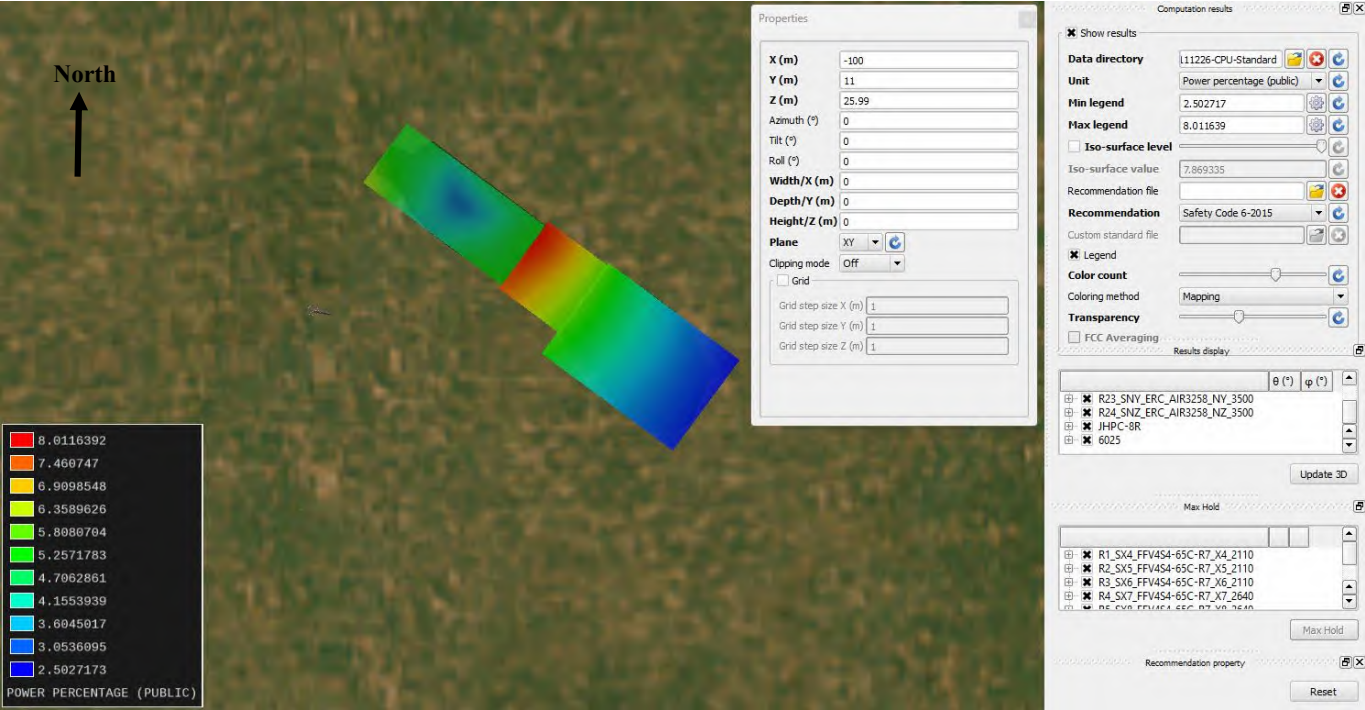


Figure 4.2 – 3D Plot of 100 % Contour

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Appendix A

SC6 Consideration Of Combined Effects Of the Nearby Installations:

- 1) Was a visual scan of nearby installations performed at the site? ☐ Yes ☒ No
Are there any discrepancies between the IC database and
the information obtained from visual scan or other resources? ☐ Yes ☐ No
If the answer is YES, has IC been notified of these discrepancies? ☐ Yes ☐ No
- 2) Are there any land-mobile installations within 100m of our proposed antenna position? ☐ Yes ☒ No
If the answer is YES, please indicate:
The land mobile stations are included in the SC6-Calculations ☐ Yes ☐ No
The land mobile stations are considered in a manual calculation in this report ☐ Yes ☐ No
- 3) Are there any broadcasting stations within 1000m of our proposed antenna positions? ☒ Yes ☐ No
If the answer is YES, please indicate:
The broadcasting stations are included in the SC6 Calculations ☒ Yes ☐ No
The broadcasting stations are considered in a manual calculation in this report ☐ Yes ☐ No

ATTACHMENT 5 – SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS

RESOLUTION NUMBER: SS-2021-237

Resolution		Planner Comments
a) The proponent will consult with the Local Trust Area representative during the preconsultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders;	✓	Staff shared the list of First Nations rights and title holders at the pre-consultation phase.
b) The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites;	✓	The proponent has contacted the First Nations regarding the proposed extension of the existing tower. It is anticipated that, if any culturally significant or sacred sites are present on the property, the Nations will communicate any related concerns through the referral process.
c) The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the Heritage Conservation Act;.	✓	The proponent is requesting for the extension of an already existing tower – No ground disturbing activity proposed.
d) The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site or cultural/sacred site identified by a First Nations cultural knowledge holder; and	✓	Not within 100 meters distance of any registered Arch site. - No ground disturbing activity proposed.
e) The proponent will provide written notice – including, if applicable, the Archeological Impact Assessment – sent by regular mail or hand delivered to all First Nations rights and title holders identified during the pre-consultation phase	To be determined.	The proponent has confirmed that notification was provided to the identified First Nations rights and title holders. An Archaeological Impact Assessment was not submitted, as no ground-disturbing activities are proposed.