



South Pender Island Local Trust Committee Regular Meeting Agenda

Date: September 4, 2020
Time: 10:30 am
Location: Electronic Meeting

			Pages
1.	CALL TO ORDER	10:30 AM - 10:40 AM	
2.	APPROVAL OF AGENDA		
3.	TRUSTEE REPORT		
4.	CHAIR'S REPORT		
5.	TOWN HALL AND QUESTIONS	10:40 AM - 10:50 AM	
6.	COMMUNITY INFORMATION MEETING		
	None		
7.	PUBLIC HEARING		
	None		
8.	MINUTES	10:50 AM - 10:55 AM	
8.1	Local Trust Committee Minutes		
8.1.1	<u>June 4 2020 Special Meeting Minutes (for information)</u>		4 - 8
8.1.2	<u>December 16, 2019 Public Hearing Record (for Receipt)</u>		9 - 11
8.2	Section 26 Resolutions-without-meeting Dated August 2020		12 - 12
8.3	Advisory Planning Commission Minutes - None		
9.	BUSINESS ARISING FROM THE MINUTES	10:55 AM - 11:00 AM	
9.1	Follow-up Action List Dated August 2020		13 - 14
10.	DELEGATIONS		

11.	CORRESPONDENCE	
	<i>Correspondence received concerning current applications or projects is posted on the LTC webpage</i>	
12.	APPLICATIONS AND REFERRALS	11:00 AM - 11:10 AM
12.1	Saturna Island Local Trust Committee Bylaw No. 132 Referral (Attached)	15 - 19
13.	LOCAL TRUST COMMITTEE PROJECTS	11:10 AM - 12:15 PM
13.1	Short Term Vacation Rental Review - Staff Report (Attached)	20 - 30
13.2	Alternative Housing - Staff Report (Attached)	31 - 37
13.3	Update on Southern Gulf Islands Groundwater Sustainability Strategy - Staff Memo (Attached)	38 - 39
14.	REPORTS	12:15 PM - 12:25 PM
14.1	Work Program Reports (attached)	
14.1.1	<u>Top Priorities Report Dated August 2020</u>	40 - 40
14.1.2	<u>Projects List Report Dated August 2020</u>	41 - 42
14.2	Applications Report Dated August 2020 (attached)	43 - 43
14.3	Trustee and Local Expense Report Dated July 2020 (attached)	44 - 44
14.4	Adopted Policies and Standing Resolutions (attached)	45 - 46
14.5	Local Trust Committee Webpage	
14.6	Islands Trust Conservancy Report Dated July 2020	47 - 48
15.	NEW BUSINESS	12:25 PM - 12:30 PM
15.1	Contiguous Forest Mapping in the Islands Trust Area Report	49 - 80
16.	UPCOMING MEETINGS	
16.1	Next Regular Meeting Scheduled for November 6, 2020 at the South Pender Fire Hall, Pender Island	
17.	TOWN HALL	12:30 PM - 12:45 PM
18.	CLOSED MEETING	
	None	

19. ADJOURNMENT

12:45 PM - 12:45 PM

Adopted



South Pender Island Local Trust Committee

Minutes of Special Meeting

Date: June 4, 2020
Location: Electronic Meeting (via Zoom Webinar)

Members Present: Laura Patrick, Chair
Cameron Thorn, Local Trustee
Steve Wright, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Warren Dingman, Bylaw Enforcement and Compliance Manager
William Shulba, Freshwater Specialist
Narissa Chadwick, Island Planner
Maple Hung, Planning Team Assistant, Host
Kathy Gilbert, Recorder

Public: There were approximately (6) public attendees in the Zoom Webinar.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:00 a.m. and introduced the trustees and staff. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL

Alma Lightbody expressed her opinion on the survey questions that were leading in a negative direction concerning the Short Term Rental Policy Review (see item 4.4.).

Staff advised that all written comments had been sent to the Trustees.

Jane Perch concurred with Alma Lightbody's observations on the STVR questionnaire and wanted all the written comments included in the report.

Planner Chadwick confirmed the comments in the survey were summarized and included in the attached pieces of the staff report. The interests are reflected in the staff report.

4. BUSINESS ITEMS

4.1 Local Trust Committee Minutes Dated May 1, 2020 (for Adoption)

By general consent the minutes of the May 1, 2020 South Pender Island Local Trust Committee were adopted.

4.2 South Pender Island Advisory Planning Commission – Appointment of New Secretary - Staff Memo

SP-2020-010

It was Moved and Seconded,

that the South Pender Island Local Trust Committee appoints Kathy Gilbert, to be the new Secretary to the South Pender Island Advisory Planning Commission and any other Advisory Committees as required, starting immediately.

CARRIED

4.3 South Pender LTC Meeting Procedure Amendment Bylaw No. 118 (for adoption)

SP-2020-011

It was Moved and Seconded,

that the South Pender Island Bylaw No. 118, cited as South Pender Island Local Trust Committee Meeting Procedure Bylaw No 93, 2004, Amendment No. 1, 2020, be adopted.

CARRIED

4.4 Short Term Vacation Rental Policy (STVR) Review - Staff Report

Planner Chadwick reviewed the results of the 2020 South Pender STVR Survey. She advised that the main concern related to capacity of the water supply, together with other issues including: noise, potential increased risk for fires, and environmental impacts. Planner Chadwick's staff report presented five (5) options.

Trustees had discussion on the following points:

- The need to regulate STVRs;
- Water supply capacity;
- Economic impacts;
- Impacts on the long term rental housing supply;
- Impacts on the character of South Pender;
- Whether to treat STVRs as home-based businesses;
- That STVRs are a good way to introduce the visitors to the Penders;
- Tracking where the STVRs are located and the possibility of capping the number of STVRs in a particular area;
- The need to develop policies around STVRs;

- Consideration of “grandfathering” existing STVRs;
- Regulatory tools available, including the use of Temporary Use Permit (TUPs,) lack of business licencing, and Official Community Plan (OCP) policies around STRVs;
- Enforcement of Land Use Bylaw (LUB) contraventions and conditions of the TUPs; and
- Public consultation with operators or owners of existing STVRs, with the Trustees, staff and the wider public.

SP-2020-012

It was Moved and Seconded,

that the South Pender Island Local Trust Committee request that staff explore Option 5 in the staff report in detail and report back at a future Local Trust Committee meeting.

CARRIED

Note: Option 5 relates to the use of TUPs in approvals for STVRs.

SP-2020-013

It was Moved and Seconded,

that the South Pender Island Local Trust Committee request staff revise the project charter to include consultation with owners on draft TUP conditions.

CARRIED

4.5 Alternative Housing Project - Staff Report

Planner Chadwick presented the staff report, which identified recreational vehicles (RVs) as permitted for residency only with a valid permit for construction of a house. The staff report presented suggested Project Charter steps in addressing alternative housing options, focussing on RVs.

Planner Chadwick noted that trustees have indicated that there area RVs that are being used year round for housing as by seasonal farm employees. Alternative affordable housing is not available.

Trustees had discussion on the following points:

- The above issues, noting that the cost of housing is high, which adds to the incentive to use RVs on a permanent basis;
- The possibility of expanding the scope of project to include small structures;

Trustee Wright left the meeting at 12:05 p.m.

- There is presently no mechanism in place to allow alternative forms of housing, except for temporary occupancy while building a house; and
- Water supply and sewage disposal are key issues.

SP-2020-014

It was Moved and Seconded,

that the South Pender Island Local Trust Committee South Pender Island Alternative Housing Project Charter be amended to include alternative forms of housing other than recreational vehicles.

CARRIED

Trustee Wright rejoined the meeting at 12:19 p.m.

4.6 Bylaw Violations re disposal or storage of waste or recyclable materials or storage of vehicles

Bylaw Enforcement Manager Dingman gave a verbal report, identifying derelict vehicles their parts and waste from those vehicles representing the majority of complaints. He recommended that policies be aligned with those of North Pender and the Capital Regional District (CRD).

Investigation of possible bylaw infractions are presently complaint-driven, which is sometimes awkward for neighbours to report such complaints.

SP-2020-015

It was Moved and Seconded,

that South Pender Island Local Trust Committee directs bylaw enforcement officers to commence bylaw investigations and enforcement without written complaint if bylaw violations related to disposal or storage of waste or recyclable materials or storage of vehicles or vehicle parts are observed by the bylaw enforcement officer while doing inspections of other issues or if it is reliably reported to the officer that such activity may be taking place.

CARRIED

4.7 Groundwater Sustainability Project – Verbal Update (William Shulba)

Freshwater Specialist (FWS) William Shulba, advised that the Islands Trust had engaged GW Solutions to study groundwater recharge and groundwater availability. The project is under review and once the report is finalized, it will be sent to trustees and eventually form part of the Groundwater Sustainability Strategy. With the aid of a Power Point presentation, FWS Shulba advised that:

- South Pender has good recharge potential;
- Water usage and demand changes almost daily; and
- There are four (4) groundwater basins on South Pender.

Trustees discussed whether the data gathering was aimed at the present vs future development. In response, FWS Shulba advised that the present priority is existing development.

Discussion was held and it was noted that:

- Storage of water is undertaken presently for rainwater, and there are no well sources that store water;
- An education component for the project, including best management practices is required for property owners;
- There are some areas where water supply dictates that there should be no further development;
- Development permit areas could be developed around recharge rates; and
- The effects of climate change on groundwater are unknown.

More discussion was held on the following:

- There is not much subdivision potential left on South Pender;
- Most homes are not occupied year-round;
- Tourism uses more water than residential use; and
- The study should be used in making land use decisions.

5. TOWN HALL

None

6. OTHER

RPM Kojima advised that he will be arranging a meeting with the new CRD Chief Building Inspector for the Mayne trustees and that other southern trustees will be invited.

Planning Team Assistant Maple Hung demonstrated how people can register on the Islands Trust website to receive notifications of meetings.

7. ADJOURNMENT

SP-2020-016

It was Moved and Seconded,

that the South Pender Local Trust Committee be adjourned.

CARRIED

The meeting was adjourned at 1:18 p.m.

Laura Patrick, Chair

Certified Correct:

Kathy Gilbert, Recorder

South Pender Island Local Trust Committee

Electronic Special Meeting Minutes

June 4, 2020

ADOPTED

5 of 5



South Pender Island Local Trust Committee Record of a Public Hearing Proposed Bylaw No. 117

Date: December 16, 2019
Location: South Pender Fire Hall
8961 Gowlland Point Road, South Pender Island BC

Members Present: Laura Patrick, Chair
Cameron Thorn, Local Trustee
Steve Wright, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Narissa Chadwick, Island Planner
Sheree Rialp, Recorder

Public Present: There were approximately 17 members of the public.

Chair Patrick opened the Public Hearing at 10:33 a.m. She read an official statement outlining content, purpose and process of the Public Hearing.

3.1 PUBLIC HEARING RE: BYLAW NO. 117 – Short-Term Vacation Rentals (STVRs)

Planner Chadwick provided a summary of the Public Hearing notice and the responses and submissions received.

Chair Patrick invited comments from the public, beginning with those in the Speakers List.

Rick Friesen presented a written submission by Vic Daniels and a legal opinion submitted by Wes McMillan, lawyer for William Daryl Henderson. He stated that he is now rescinding his recommendations for improving Bylaw 117. In reference to Solicitor McMillan's opinion, he explains his belief in how the proposed bylaw goes against South Pender's Official Community Plan (OCP), and cited The Honourable Madam Justice Mary Newbury's ruling that the OCP takes precedence over Bylaw 117. He recommends dropping the proposal and that, if passed, it will be challenged in court.

Donna Spalding spoke against the proposed bylaw amendment, stating she has received input from residents who are of the opinion the proposed bylaw has been rushed without supporting background indicating any problem with the STVRs. She inquired in the community and was told there have been no complaints received about the operation of STVRs. She also notes there is no Project Charter posted on the Islands Trust website as she requested. She is opposed to passing Bylaw 117, adding more information is needed and that it could have been managed better by considering the feelings of the residents.

Bruce McConchie spoke against the proposed bylaw amendment. In referring to the creation of Land Use Bylaw (LUB) No. 114 while he was an island trustee, he believes the passing of Bylaw 117 would be premature for the following reasons:

- There is no specified date to indicate when the bylaw would be replaced or rescinded;
- It is not in line with the OCP's intent to encourage the island's visitors and provide for STVRs, citing examples from OCP Bylaw No. 107 sections 3.1.1 and 3.1.2;
- There is no apparent crisis regarding STVRs that requires immediate action; and
- There is not enough data accumulated, such as parameters around grandfathering and bylaw monitoring and enforcement, to justify this amendment.

He expressed concern that this bylaw can potentially alienate the community, and recommended to table Bylaw 117 until it is fully discussed and analysed in detail with members of the community.

Gordie Duncan spoke against the proposed bylaw amendment, expressing concern that there is no sunset clause provided and the possibility of permanent grandfathering of present STVRs. He referred to the report on Bylaw 117 stating all zoning is included, but noted commercial zones such as Poet's Cove continue to advertise STVRs, which he believes is unfair. He also believes there is a lack of a reliable count on how many STVRs are currently on the island, and does not believe there has been any significant growth in 17 years. He also believes the bylaw was rushed and lacks public input.

Chair Patrick opened the floor for others from the public to comment.

John Spalding spoke against the proposed bylaw amendment. He stated it goes against the intent and spirit of the OCP, and noted there have been no issues or complaints against STVRs in the community. Citing his family and ancestors' heritage as settlers on the island and in operating STVRs, he believes the process is not amenable to the community's way of coming to a consensus. He expressed the need for further research and exploring other options.

Karen Fulawka spoke against the proposed bylaw amendment. She related the history of extended families that have been coming to her STVR for over 30 years, contribute to community events and consider South Pender Island their second home. She believes the real issue is for property owners to manage their rentals properly.

Charlotte Edwards expressed agreement with the other speakers and is opposed to the proposed bylaw amendment.

Audrey Green spoke against the proposed bylaw, and agreed with Bruce McConchie regarding past property issues that divided the community. She believes the bylaw is heavy-handed, and that the focus should be on regulation and proper management of STVR properties.

Gloria Green spoke against the proposed bylaw amendment, relaying her family's experience with visitors from all over the world that stay at their STVR. She also expressed concern over the issue of grandfathering properties.

Heather Harview spoke against the proposed bylaw amendment. She stated that as an AirBnB user, she has not witnessed any abuse by STVR renters on the island. She believes the proposed bylaw should be explored further as it has caused division in the community, and also expressed concern regarding the grandfathering issue.

Rick Friesen added that although he is opposed to the bylaw, he is open to discussion with the trustees regarding the regulation of STVR properties. He believes that the bylaw should provide fair and equal opportunities for commercial, residential, agriculture and forest properties.

Donna Spalding remarked on comments from the Advisory Planning Commission that the Islands Trust and Local Trust Committee should have information regarding the island's rentals and resources available on the website. She also mentioned her family's staying in vacation rentals around the world as a means to reunite with other family members who live abroad, and the same is applied to STVRs at South Pender Island, which is also a means by which visitors become familiar with and occasionally settle on the island.

Andy Patch spoke against the proposed bylaw amendment. He noted that the island has a small population, and recommended a process be created that would reach every resident to ensure a more fully informed decision. He expressed concern over the moratorium bylaw, stating there is ample time to do the proper research in a manner acceptable to the community.

Chair Patrick made three calls for further oral or written submissions from the public.

No further submissions were made.

Chair Patrick closed the Public Hearing at 11:12 a.m.

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

RECORDER

DATE

Resolutions Without Meetings Log

South Pender Island

Resolution Number	Action	Date
2020-009 THAT the South Pender Island Local Trust Committee hold their September 4, 2020 meeting electronically.	Carried	18-Aug-2020
2020-008 That the South Pender Island Local Trust Committee special meeting minutes of June 4, 2020 be adopted as amended.	Carried	05-Jul-2020
2020-007 That South Pender Island Local Trust Committee approve the attached text as presented for inclusion in the 2019-2020 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs & Housing.	Carried	29-May-2020
2020-006 THAT the South Pender Island Local Trust Committee hold a Special Local Trust Committee Meeting on June 4, 2020 at 10:30 am.	Carried	14-May-2020

Follow Up Action Report

South Pender Island

04-Jun-2020

Activity	Responsibility	Dates	Status
1 4.1 Minutes adopted as presented	Maple Hung	Target: 12-Jun-2020	Completed
2 4.2 - Kathy Gilbert appointed APC secretary (MH sent out APC Package and Letter to Kathy)	Jas Chonk Maple Hung	Target: 12-Jun-2020	Completed
3 4.3 Bylaw 118 adopted as presented - update and consolidate into Base bylaw	Jas Chonk	Target: 12-Jun-2020	Completed
4 4.4 STVR Review project - staff to prepare draft guidelines for TUPs for all STVR uses (option 5) and report back at next LTC meeting	Narrisa Chadwick	Target: 27-Aug-2020	Completed
5 4.4 STVR review - staff to update project charter, including consultation with operators	Narrisa Chadwick	Target: 12-Jun-2020	Completed
6 4.5 RV review project - Motion to amend the project charter to include review of other forms of accommodation in addition to RVs, and staff to report back at next meeting.	Narrisa Chadwick	Target: 21-Aug-2020	Completed

Follow Up Action Report

South Pender Island

04-Jun-2020

Activity	Responsibility	Dates	Status
7 4.6 Add enforcement policy resolution to standing resolutions log: THAT South Pender Island Local Trust Committee directs bylaw enforcement officers to commence bylaw investigations and enforcement without written complaint if bylaw violations related to disposal or storage of waste or recyclable materials or storage of vehicles or vehicle parts are observed by the bylaw enforcement officer while doing inspections for other issues or if it is reliably reported to the officer that such activity may be taking place.	Maple Hung	Target: 12-Jun-2020	Completed



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Saturna Island Local Trust Area Bylaw No.: 132 Date: August 20, 2020

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Saturna Island Local Trust Committee

PURPOSE OF BYLAW:

The intent of the bylaw amendment is to revise the Saturna Island Official Community Plan to include wording in acknowledgement and reconciliation of First Nations place, context and inherent rights.

The proposed amendment is consistent with the reconciliation objectives of the Islands Trust and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP); as well as Bill 41 *Declaration on the Rights of Indigenous Peoples Act (DRIPA)*.

Additional project information and staff reports are available on the Saturna Island First Nations Relationship Building project webpage: <http://www.islandstrust.bc.ca/islands/local-trust-areas/saturna/projects-initiatives/first-nations-relationship-building/>

GENERAL LOCATION:

Saturna Island Local Trust Area

LEGAL DESCRIPTION:

N/A

SIZE OF PROPERTY AFFECTED:

N/A

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

N/A

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Name: Brad Smith

BSmith

(Signature)

Title: Island Planner
Contact Info: Tel: 250-405-5194
Email: bsmith@islandstrust.bc.ca

PLEASE TURN OVER 

This referral has been sent to the following agencies:

Provincial Agencies

Ministry of Municipal Affairs & Housing - Planning and Land Use
Management
Ministry of Indigenous Relations and Reconciliation

Adjacent Local Trust Committees and Municipalities

North Pender Island Local Trust Committee
Mayne Island Local Trust Committee
South Pender Island Local Trust Committee

First Nations

BOKEĆEN (Pauquachin) First Nation
MÁLEXEL (Malahat) Nation
Scia'new (Beecher Bay) First Nation
SEMYOME (Semiahmoo) First Nation
SĀAUTW (Tsawout) First Nation
Tsawwassen First Nation
T'Sou-ke Nation
WJOŁELP (Tsartlip) First Nation
WSIKEM (Tseycum) First Nation

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Saturna Island Local Trust Area

(Island)

132

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)

PROPOSED

SATURNA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 132

A BYLAW TO AMEND SATURNA ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 70, 2000

The Saturna Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 2, 2020”.

2. SCHEDULES

Saturna Island Official Community Plan No. 70, 2000 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

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

READ A FIRST TIME THIS	9 TH	DAY OF	JULY	2020
PUBLIC HEARING HELD THIS		DAY OF		20
READ A SECOND TIME THIS		DAY OF		20
READ A THIRD TIME THIS		DAY OF		20
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS		DAY OF		20
APPROVED BY THE MINISTER MUNICIPAL AFFAIRS AND HOUSING THIS		DAY OF		20
ADOPTED THIS		DAY OF		20

CHAIR

SECRETARY

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 132**

SCHEDULE 1

The Saturna Island Official Community Plan No. 70, 2000, is amended as follows:

1. Schedule A of the Saturna Island Local Trust Committee Bylaw No. 70, cited as, “Saturna Island Official Community Plan Bylaw No. 70, 2000” is amended by inserting the following text immediately below Part A – Introduction and preceding A.1 Review Process for the Plan:

Coast Salish Peoples, including the W̱SÁNEĆ, have lived and resided on or near Saturna Island since time immemorial.

The history of Coast Salish Peoples is sustained in the language, place names, village sites, cultural and sacred sites that encompass the whole of the Islands Trust Area. Coast Salish Peoples have seen and lived the transformation of their lands and waters since contact. This tide of change has greatly impacted the eco-system that sustained them, and the cultural heritage of the first peoples of the Salish Sea. Coast Salish Peoples have and will continue to be a thriving people, government, and community, connected to the lands and waters through spiritual, cultural, and traditional knowledge for generations to come.

The W̱SÁNEĆ Peoples speak a language called SENĆOŦEN, and have a rich and vibrant economic, social, cultural, and spiritual life that is connected to these lands and waters. The lands and waters of the W̱SÁNEĆ Peoples is enriched with history, place names, village sites, cultural sites, and sacred sites and the islands and waters form the basis of their language, culture, and spiritual life within the Salish Sea.

Saturna Island is the location of the S̱ÁUTW (Tsawout) First Nation and W̱SIKEM (Tseycum) First Nation reserve #7. The importance and inherent rights and jurisdiction that this area holds to the W̱SÁNEĆ Peoples continues now and into the future and the stewardship of these lands and waters for their children’s children endures.

DATE OF MEETING: September 4, 2020

TO: South Pender Island Local Trust Committee

FROM: Narissa Chadwick, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager
Kim Stockwell, Island Planner

SUBJECT: Temporary Use Permits for Short Term Vacation Rental

RECOMMENDATION

- 1. THAT the South Pender Island Local Trust Committee request staff to prepare draft bylaws for the STVR Review project in accordance with the staff report dated September 4, 2020.**

REPORT SUMMARY

The purpose of this report is to provide options and draft policy guidelines to support the requirement of temporary use permits for all STVRs including those currently permitted as outright in primary dwellings and as home occupations.

BACKGROUND

At the December 16th, 2019 LTC regular meeting the South Pender Island passed motions to adopt a proposed project charter for the South Pender Island STVR Review and have staff schedule public engagement opportunities and launch a survey to gather feedback on STVR policy.

A survey was launched in March 2020. Results of the survey were shared in a report to the South Pender Island LTC at the June 4th special meeting.

At the June 4th, 2020 meeting staff identified five potential STVR policy options. In response the LTC adopted the following motions:

It was Moved and Seconded,

that the South Pender Island Local Trust Committee request that staff explore Option 5 in the staff report in detail and report back at a future Local Trust Committee meeting.

Option 5 focussed on Temporary Use Permits for all STVRs. Requiring TUPs for all STVRs would mean not allowing STVRs outright in primary dwellings or as a home business where the owner or operator is present on the property when the STVR is operating.

The South Pender Island Local Trust Committee also identified interest in engaging current STVR operators in the review of draft TUP conditions.

It was Moved and Seconded,

that the South Pender Island Local Trust Committee request staff revise the project charter to include consultation with owners on draft TUP conditions.

ANALYSIS

The survey results revealed that there is community interest in permitting STVRs, particularly those where the owner or operator is not residing on the property, through a regulatory approach that would provide more oversight than what currently exists. The introduction of a temporary use permitting approach for STVRs would satisfy this interest.

A temporary use permit may be issued for a period of up to three years and may be renewed only once. The issuance of a temporary use permit should be conditional on compliance with guidelines identified in the OCP.

Use of TUPs for STVRs in the Islands Trust

As identified in the chart below, the summary of STVR policies for Local Trust Areas done as a part of the Galiano Island LTC's Short Term Vacation Review Project, a majority of Local Trust Areas permit STVRs via TUP for primary dwellings. Most of these also allow STVRs as home occupations in rooms in permanent dwellings and in separate cabins when the owner or operator is living on the property.

STVR Policy Overview Table	STVRs permitted as home occupation	STVRs permitted via TUP
Denman	X	
Gabriola	X	X
Galiano	X	X
Gambier	X	
Hornby	X	X
Mayne	X	X*
North Pender	X	X
Saturna	X	X
South Pender	X	X*
Thetis	X	X

On Mayne and South Pender STVRs can be permitted via TUP; however specific STVR TUP guidelines do not exist. In South Pender's case, prior to the passing of Bylaw 117, operating an STVR in a permanent residence when the owner or operator is not living on the property was permitted outright in zones where a dwelling is permitted. STVRs as a home occupation were, and continue to be, permitted where the owner or operator are living on the property. Hence, the need to apply for a TUP did not exist.

North Pender STVR Policy

The North Pender Island LTC is currently undertaking a review of their STVP TUP policies and regulations. The North Pender LTC is currently supporting the existing approach - where STVRs are permitted outright as home business but a TUP is required where the operator is not resident – with staff directed to provide updates and revisions to the TUP guidelines to address issues that have arisen over the past several years. The LTC may wish to consider guidelines consistent with those proposed for North Pender given the proximity and similar interests. The draft guidelines and proposed conditions in Appendix 1 are consistent with those currently in place for North Pender.

South Pender Changes to Home Business Regulation

Using temporary use permits for all forms of accommodation on residential property will require changes to the LUB. These changes are indicated in Appendix 2.

The LTC may want to consider whether it wishes to make these changes or maintain consistency with North Pender Island's STVR regulatory approach by continuing to permit STVRs outright as a home business. The survey results suggested that there was more concern related to STVRs being allowed outright in dwellings without regulation specific to STVRs than there was for those considered home business. A scan of STVR listing sites in March 2020 identified that there was only one business running as a bed and breakfast and eight that appear to be cabin rentals that would likely be considered home businesses.

Public Consultation

The LTC has identified interest in engaging existing STVR operators in the review of policy guidelines related to introducing TUPs. Given the continued uncertainties related to public gatherings during the pandemic and varying levels of comfort with face to face meeting staff recommend that this consultation be done online. Operators advertising online can be reached thorough online platforms. A message can be sent out via the email subscribers list and social media to encourage past STVR operators and those not advertising online to participate. An online zoom meeting may be considered.

Policy/Regulatory

Islands Trust Policy Statement:

5.7.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.

Official Community Plan:

To require TUPs for STVRs, policy guidelines, as identified in Appendix A, will need to be added to the OCP. Some of the higher level policy statements in the OCP would not need to be changed, but in the interest of clarity it is recommended that they also be amended. Relevant OCP policies are identified in Appendix 3.

Land Use Bylaw:

The amendments to the Land Use Bylaw that would need to be made focus primarily on the home business regulations and can be found in Appendix 2.

Issues and Opportunities

Requiring TUPs for STVRs provides an opportunity for the LTC to create regulation specific to short term rentals. It also provides the opportunity to monitor and account for legally operating STVRs.

STVRs operating in permanent dwelling prior to the approval of Bylaw 117 (prohibiting STVRs as an outright use in permanent dwellings) will be considered legal non-conforming. As such they will not be required to apply for a TUP to continue operating. However, should the use be discontinued for a tourist season legal non-conforming status will no longer apply.

Consultation

As indicated previously, current and past STVR operators will be provided the opportunity to review proposed policy guidelines online.

A public hearing is required prior to third reading of amendments to LUBs and OCP. A community information meeting is also typically held prior to the public hearing.

As the project would involve an OCP amendment, the LTC is required by the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. Referrals will be sent to:

Ministry of Municipal Affairs and Housing
North Pender LTC
Saturna LTC
Capital Regional District – Building Inspection
Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Malahat First Nation

Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

The LTC should consider if it wishes to undertake additional consultation than identified above and direct staff accordingly.

Rationale for Recommendations

Recommendation: THAT the South Pender Island Local Trust Committee request staff to prepare draft bylaws for the STVR Review project in accordance with the staff report dated September 4, 2020.

Rationale: The next step is for staff to prepare draft amending bylaws that would implement the changes to the OCP and LUB.

ALTERNATIVES

1. Request further information

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

That the South Pender Island Trust Committee request staff to provide further information on

2. Align STVR policies and regulations with North Pender's

The LTC may decide to align their STVR policies and regulations with those of North Pender.

That the South Pender Island Local Trust Committee direct staff to draft amendments consistent with the North Pender LTC's proposed STVR policies.

3. Extend public engagement beyond former and current STVR operators

The LTC may want to full community and not just the former and current STVR operators in a review of proposed new STVR policy and regulations.

That the South Pender LTC engage the community in the review of proposed new STVR policy and regulation.

NEXT STEPS

If staff recommendations are approved the next steps include:

- Staff prepare draft amending bylaws.
- Staff contact current STVR operators for comment on proposed amendments.
- Draft bylaws referred to agencies, First Nations and adjacent LTCs for comment.
- Draft bylaws brought to subsequent LTC meeting for consideration of first reading.

Submitted By:	Narissa Chadwick, Island Planner, RPP	August 21, 2020
Concurrence:	Robert Kojima, Regional Planning Manager	August 21, 2020

ATTACHMENTS

1. Draft TUP Conditions
2. Proposed changes to LUB
3. Existing OCP and LUB Policies and indication of change
4. Revised Project Charter

APPENDIX 1 – Draft TUP Guidelines (OCP Amendments)

TUP Guidelines would be added to “Part 8 – Temporary Use Permits” in the South Pender OCP. Draft Guidelines are as follows:

For the purpose of a temporary use permit, “short term vacation rental” means the use of a dwelling or cottage or room in a dwelling as temporary commercial accommodation for a period of less than a month at a time by persons, other than the owner or a permanent occupier.

- The Local Trust Committee may consider issuance of a short term vacation rental permit provided the proposal would not alter the residential appearance of the residence.
- The Local Trust Committee should consider the cumulative effects on the neighbourhood and Island of all the temporary use permits issued for short term vacation rentals.
- The landowner should demonstrate an adequate supply of water and septic capacity for the duration of the proposed use. A pump test or other report may be requested in the application process. Where there is inadequate groundwater, a rainwater cistern may be required as a condition of the permit. If the lot is served by a community water system, the application should be referred to the water system for information.
- The landowner should demonstrate that the property is able to accommodate off-street parking for a minimum of two vehicles.
- If the proposal is located on a property identified as containing a sensitive ecosystem, the permit should require that the landowner provide information for guests indicating the location of the sensitive areas, and information on how to avoid impacting the sensitive features.
- The Permit should restrict advertising to one unilluminated sign, with a maximum area of 0.6 m².
- The permit should require that the owner or other contact be available on North or South Pender Island by telephone 24 hours/day, seven days per week.
- The permit should require the owner or manager provide neighbours within a 200 metre radius of the vacation rental with the owner or manager’s phone number, and a copy of the temporary use permit.
- The permit should require the landowner post the following information for guests: a) remind guests that the property is located in a residential area; b) information on noise bylaws, water conservation, fire safety, storage and disposal of garbage and recycling, septic care and control of pets (if pets are permitted); c) emergency service contact information, and to provide a means for contacting them;
- In addition to any other conditions the LTC may consider appropriate, in some situations the permit may:
 - a) limit the number of bedrooms that can be used for short term vacation rentals;
 - b) limit the number of guests;
 - c) prohibit the owner/operator from being absent;
 - d) Limit the number of days or weeks during a year;
 - e) require information on water usage;
 - f) require signage related to water conservation;
 - g) require proof of consultation with the neighbours;
 - h) require mitigating measures to address neighbours’ concerns, such as retention of existing screening and fencing, or installation of additional screening;

- i) require the landowner/operator to post contact information and permit information at the entrance to the property;
- j) prohibit camping or occupancy of RVs on the property;
- k) prohibit the rental or provision of motorized personal watercraft;
- l) prohibit outdoor fires; and
- m) establish the dates during which the use may occur

A temporary use permit for a short term vacation rental on a parcel in the Agricultural Land Reserve may require the approval of the Agriculture Land Commission prior to the permit being issued.

APPENDIX 2 - Proposed changes to LUB for TUPs for all STVRs including B&Bs

1. Section 1.1 (Definitions) is amended at “home business” by deleting “and includes, where permitted, the use of a cottage for short term vacation rental”
2. Section 1.1 (Definitions) is amended at “short term vacation rental” by adding “or a room in a dwelling” after “or a cottage” and before “ to provide accommodation for periods of less than 30 consecutive days to persons who normally maintain a residence elsewhere”.
3. Section 3.6 (Home Businesses) (1) is amended by deleting “short-term vacation rental of cottages”
4. Section 3.6 (Bed and Breakfast) (8) is amended by deleting “The following additional regulations apply to bed and breakfast home businesses:
 - (a) bed and breakfast home businesses are permitted only in the Rural Residential One, Rural Residential Two, Rural Residential Three, Agricultural, Natural Resource and Forest Zones;
 - (b) part or all of a bed and breakfast home business may be undertaken within a permitted cottage;
 - (c) the total number of bedrooms used to accommodate overnight guests may not exceed three;
 - (d) despite Subsection 3.6(6) not more than one non-resident person may be engaged or employed in a bed and breakfast home business;
 - (e) meals may only be provided to bed and breakfast guests in the morning;
 - (f) off-street parking spaces for a bed and breakfast home business use shall be provided in accordance with the requirements contained in Part 7; and
 - (g) a bed and breakfast home business may not be undertaken within an accessory building”
5. Section 3.6 (Home Business) (9) is amended by deleting “The following additional regulations apply to the short-term vacation rental of a cottage as a home business:
 - (a) Short-term vacation rental of a cottage is permitted in the Rural Residential One, Rural Residential Two, Rural Residential Three, Agriculture, Natural Resource and Forest zones only;
 - (b) a cottage shall not be used for short-term vacation rental at the same time as a dwelling on the same lot is being used for short-term vacation rental; and,
 - (c) only one cottage per lot may be used for short-term vacation rental.”

APPENDIX 3 – Consolidated OCP and LUB Proposed Changes and Previously Existing Remaining Policies and Regulations

The following OCP policies and LUB regulations would be deleted or amended as required

OCP General STVRs Definitions and Policies	3.1.2 (3)(ii) On lots where a single family dwelling is allowed as a principal use, short-term rental of those dwellings may be allowed, subject to regulation. A single family dwelling is not to be used for short-term rental during the time when a cottage is being used for this purpose. Lots having more than one single family dwelling are to be limited to using not more than one for short term rental at any one time. 3.1.2 (e)(iii) Land use regulations applicable to short-term single family dwelling rentals are to be developed with the perspective of land use compatibility, as contained in the General Policies of this OCP. Their primary purpose is to minimize adverse effects on adjacent lots and on the community in general. 3.1.1 (a) (ii), 3.5.2 (d) (iv), 3.6.2 (b) Land use regulatory bylaws are to make provision for the uses customarily associated with rural living including short-term rental of a single family dwelling and home occupations.
LUB General Policies and Definitions	"home business" means a commercial use that is accessory to a permitted residential use on the same lot and includes, where permitted, the use of a cottage for short term vacation rental. "short term vacation rental" means the commercial use of a dwelling or a cottage to provide accommodation for periods of less than 30 consecutive days to persons who normally maintain a residence elsewhere. 3.1.2 (a) Land Use i) Single family residential use is to be the predominant principal land use on lands designated Rural Residential (RR). South Pender Island Official Community Plan Bylaw No. 107, 2011 9 ii) Other allowed uses on Rural Residential designated lands are to be compatible, both in type and scale, with small lot rural residential living. Land use regulatory bylaws are to make provision for the following uses customarily associated with small lot rural living: short-term rental of a single family dwelling;
OCP Policies Related to STVRs as Home Business	3.1.2 (e)(ii) On lots where a single family dwelling is allowed as a principal use, short-term rental of those dwellings may be allowed, subject to regulation. A single family dwelling is not to be used for short-term rental during the time when a cottage is being used for this purpose. Lots having more than one single family dwelling are to be limited to using not more than one for short term rental at any one time 3.1.2 (e) (ii) 3.5.2 (d)(iv).3.6.3 (b)(iii)...Land use regulatory bylaws are to make provision for the following uses customarily associated with small lot rural living: short-term rental of a single family dwelling....
LUB Policies related to STVRs as Home Business	"home business" means a commercial use that is accessory to a permitted residential use on the same lot and includes, where permitted, the use of a cottage for short term vacation rental. 3.1.2 (e)(1) Lots having more than one cottage are limited to using not more than one cottage for short term rental at any one time. 3.6 (1) Home businesses permitted by Part 5 include any home craft, repairing of goods, professional practice, services to a client, creation of a product, short-term vacation rental of cottages, bed and breakfasts, 3.6 (8) The following additional regulations apply to bed and breakfast home businesses:

	(a) bed and breakfast home businesses are permitted only in the Rural Residential One, Rural Residential Two, Rural Residential Three, Agricultural, Natural Resource and Forest Zones; (b) part or all of a bed and breakfast home business may be undertaken within a permitted cottage; (c) the total number of bedrooms used to accommodate overnight guests may not exceed three; (d) despite Subsection 3.6(6) not more than one non-resident person may be engaged or employed in a bed and breakfast home business; (e) meals may only be provided to bed and breakfast guests in the morning; (f) off-street parking spaces for a bed and breakfast home business use shall be provided in accordance with the requirements contained in Part 7; and (g) a bed and breakfast home business may not be undertaken within an accessory building 3.6 (9) The following additional regulations apply to the short-term vacation rental of a cottage as a home business: (a) Short-term vacation rental of a cottage is permitted in the Rural Residential One, Rural Residential Two, Rural Residential Three, Agriculture, Natural Resource and Forest zones only; (b) a cottage shall not be used for short-term vacation rental at the same time as a dwelling on the same lot is being used for short-term vacation rental; and, (c) only one cottage per lot may be used for short-term vacation rental
OCP Policies related to STVRs as a Permitted Principal/Outright Use	3.1.2 (a) Land Use (ii)Land use regulatory bylaws are to make provision for the following uses customarily associated with small lot rural living: short-term rental of a single family dwelling.... 3.1.2 (e)(ii) Short term Rental of Single Family Dwellings • On lots where a single family dwelling is allowed as a principal use, short-term rental of those dwellings may be allowed, subject to regulation. A single family dwelling is not to be used for short-term rental during the time when a cottage is being used for this purpose. Lots having more than one single family dwelling are to be limited to using not more than one for short term rental at any one time. • Land use regulations applicable to short-term single family dwelling rentals are to be developed with the perspective of land use compatibility, as contained in the General Policies of this OCP. Their primary purpose is to minimize adverse effects on adjacent lots and on the community in genera
OCP Policies related to TUPS	See Appendix 1 for suggested guidelines to be added to “ Part 8 – Temporary Use Permits”

South Pender Island STVR Review - Project Charter (Revision)

South Pender Island LTC

Date: July 15, 2020

Purpose: *The purpose of this project is to conduct a review of South Pender Island's Short Term Vacation Rental (STVR) policies and regulations and evaluate the impact of STVRs on South Pender to inform potential policy change*

Background: On Oct. 18, 2019 a Special Meeting of the South Pender LTC was held to address concerns related to the perceived impacts of STVRs. A bylaw amendment prohibiting new STVRs in dwellings from commencing was read of the first time at the November 1st South Pender LTC meeting. This bylaw was intended as an interim measure while a more fulsome review of SP STVR policy is undertaken.

Objectives

- To assess the impact of STVR use and related policy and regulations on South Pender
- To review STVR regulations and policies and provide options for potential STVR regulation and policy changes

In Scope

- Identification of number of locations of known STVRs on South Pender.
- Research and analysis of existing STVR regulations and policies.
- Public outreach including a community survey, one public meeting and one operators meeting
- Identification of STVR regulation and policy options
- Bylaw amendment process (dependent on recommendations)

Out of Scope

- OCP of LUB amendments not related to STVR

Workplan Overview

Deliverable/Milestone	Date
Project Initiation	Sept 6/2019
Report on project process and endorsement of project charter	Dec. 16/2019
Complete public/stakeholder outreach (including public meeting)	April/2020
Report to LTC on public engagement results and policy options for LTC direction	May 1, 2020
Draft Bylaws for LTC review	June /2020
Consultation with STVR operators	Sept/Oct 2020
Bylaw amendment first reading	November 6/2020
Bylaw referrals	Nov.-Jan. 2020
Public Hearing, further reading	Early 2021
Bylaw amendment process completed	Spring/2021

Project Team

Narissa Chadwick	Project Manager
Maple Hung	Admin Support
Jackie O'Neil	GIS Support
RPM Approval: Robert Kojima Date: December 2, 2019	LTC Endorsement: Resolution #: Date: December 16, 2019

Budget

Budget Sources:		
Fiscal	Item	Cost
2019-20	Open House	\$500
2019-20	Advertising, communications and display materials	\$500
2020-21	Consultation with Operators	\$1000
2020-21	Public Hearing	\$500
2020-21	Legal/Contingency	\$2000
	Total	\$4500



File No.: 12_11_6500_20_2020
Alternative Housing_Staff
Reports

DATE OF MEETING: September 4, 2020
TO: South Pender Island Local Trust Committee
FROM: Narissa Chadwick
Southern Team
COPY: Robert Kojima, Regional Planning Manager
Kim Stockdill, Island Planner
SUBJECT: Alternative Housing

RECOMMENDATION

- 1. That the South Pender Island Local Trust Committee identify an option, or options, and that staff be requested prepare draft policies and regulations to implement the option.**

REPORT SUMMARY

The purpose of this report is to identify some of the problems associated with the use of Recreational Vehicles (RVs) as housing, how South Pender Island Local Trust Committee (LTC) bylaws support and don't support affordable housing options and identify alternative affordable housing options that could be explored in more detail.

BACKGROUND

This project emerged out of the concern for the use of recreational vehicles as year round housing. A number of problems related to the use of RVs as dwellings year round have been identified. The use of RVs as housing indicates a need in the community for affordable housing options both seasonal and year round.

A project charter focussing on addressing the issue of RVs as housing was presented to the LTC at their June 2nd special meeting. At that meeting the South Pender LTC requested that staff amend the Project Charter to include alternative forms of housing other than just recreational vehicles.

ANALYSIS

South Pender's LUB defines "recreation vehicle (RV)" as "a tent trailer, travel trailer, motor home or other self-propelled vehicle containing sleeping, cooking and sanitary facilities, and includes a park model recreational vehicle".

There are a number of problems associated with RV use as dwellings. Primarily these are related to the fact that RVs, as vehicles, are not subject to the BC Building Code, consequently there is no permitting, inspection or regulatory process for RVs once they leave the factory. Issues include:

- RVs may not be hooked up to septic systems.
- Power may be provided via extension cord, presenting a safety hazard.
- Year-round RV dwellers may be using heating systems that pose a fire hazard (e.g. wood burning stoves).
- RVs do not meet the required standards for dwelling use under the BC Building Code.
- As they are not designed for permanent, year-round housing, when exposed to damp conditions over a period of time RVs can be prone leaks and the subsequent mould which can contribute to health problems.
- A proliferation of RVs can change the aesthetic of a community.

Some of these problems are addressed though conditions of RV use identified in South Pender's Land Use Bylaw (LUB), however this would be through enforcement action rather than a permitting process.

"3.10 Use of Recreational Vehicles as a Dwelling

(1) The use of a recreational vehicle as a temporary dwelling prior to the construction of a dwelling on the same lot is permitted in the any zone where a dwelling is a permitted use, subject to:

- (a) the connection of the recreational vehicle to sewage disposal facilities complying with the Public Health Act;
- (b) the provision of a domestic water supply to the vehicle;
- (c) compliance with the use, density and siting requirements of this Bylaw for dwellings and cottages, as if the vehicle were a cottage; and
- (d) the occupancy of the recreational vehicle ceasing prior to or concurrently with the occupancy of a dwelling on the property"

While the use of an RV is "as a temporary dwelling prior to the construction of a dwelling" there are no limits of time placed on their use.

In many parts of BC, including the Gulf Islands, RVs have become a default form of housing for those that cannot afford to own or rent at markets rates. This is likely true on South Pender Island.

To address the need for affordable housing, there has recently been a movement toward the use of smaller dwellings sometimes referred to as "tiny homes". There are two types of tiny homes:

1. Small homes on wheels. Some tiny homes on wheels, if they meet Canadian Standards Association (CSA) standards for year-round occupancy can be CAN/CSA certified. Typically these are factory-built.
2. Small footprint homes built on the ground. These homes range in size from about 80 square feet to 400 square feet. These homes will sometimes, but not always, include bathroom and kitchen facilities. They may sometimes, but not always, adhere to the BC Building Code.

The increase in popularity of tiny homes is creating regulation and enforcement challenges. Under zoning regulations, a tiny home would be considered a dwelling or cottage, but where the maximum number of permitted dwellings or cottages is already constructed, an additional tiny home would not be permitted. For example, on South Pender enforcement action was taken with respect to a tiny home on a property that already had the permitted amount of dwelling units (permanent residence and cottage). The tiny home was sold and moved to North Pender where the same enforcement action was taken.

Supporting more affordable housing options for South Pender could involve considering bylaw changes to support the siting of tiny homes in addition to the number of permitted dwellings (as identified in options below).

Supportive OCP Policies:

South Pender's OCP identifies interest in supporting affordable housing options. OCP policies supporting the development of affordable housing include:

3.1.2 (d) Housing Policies for Affordable Housing, Rental Housing, and Special Needs Housing Provision is to be made for affordable housing, rental housing, and special needs housing land uses and developments when justified by demand from the community.

3.1.1 (g) to consider affordable, rental, and special needs housing development proposals when community need is demonstrated.

Restrictive LUB Regulations:

While the South Pender LUB appears to support the use of RVs as dwellings for an undetermined amount of time, the LUB restricts other affordable housing options in the following ways:

No support for secondary suites - The South Pender Island LUB currently does not support the development of secondary suites. Secondary suites can provide rental housing options without impacting building footprint.

Dwellings are limited to Primary Dwelling and One Cottage – In all zones where a dwelling is allowed a cottage is also allowed if the lot is large enough (size of lot permitting a cottage differs for different zones). This prohibits the siting of additional smaller dwelling units.

Primary dwelling and cottage not permitted on smaller lots – In residential zones, cottages are not permitted on parcels less than 0.8 hectares (2acres). This limits the location of smaller housing units to lots where a cottage is permitted. The smaller housing unit would be considered the cottage.

Temporary dwellings can only be placed on a lot prior to the construction of a permanent dwelling – An *accessory building* may be constructed or placed on a *lot* and occupied as a temporary *dwelling* prior to the construction of a *dwelling* on the same *lot*, subject to a number of conditions including having a building permit and connection to sewage disposal (Section 3.5 (2)). This restricts the ability to provide multiple temporary structures for seasonal worker accommodation and does not account for the option of shared bathroom facilities.

An accessory building, other than a cottage, cannot be used for human habitation except in the Commercial Resort zone – This prevents the creation of bunk houses/separate sleeping units which may be connected to communal bathroom and kitchen. This is an option used to house season workers in other communities such as Tofino (Botanical Gardens).

Options:

Identified below are a number of options that could be explored to address the use of RVs as permanent housing and support a range of alternative affordable housing arrangements.

1. Continue to permitting RVs as currently identified in the LUB

As identified above, the South Pender LUB currently supports the use of RVs as accommodation for an undetermined amount of time if conditions are adhered to. While this approach provides an affordable housing option it does not mitigate some of the concerns related to RV use as a permanent dwelling such as the use of a wood burning stoves for heating and the potential for mould.

2. Limit the time RVs can be used as dwellings

If the LTC is concerned about the ability for RVs to be occupied as dwellings for an undetermined amount of time, the LTC this would need to be addressed directly through changes to 3.10 (Use of Recreational Vehicles as a Dwelling). Changes could be made to require that a building permit be required to be in place for the duration of the RV occupancy. This is similar to 3.5 (2) which speaks to the use of an accessory building as a temporary dwelling.

3. Permitting Secondary suites

Secondary suites provide the potential for affordable rental accommodation. As has been done on other islands, such as North Pender, property owners have been prohibited from using secondary suites as short term vacation. This way secondary suites are retained to provide rental accommodation for longer term renters.

4. Increasing flexibility to build/site smaller homes

There are a number of approaches that can be taken to increase the flexibility to build/site smaller more affordable housing units. All the options identified below would require clearly defining smaller affordable unit/tiny home. Options include:

- a) **Allowing an additional smaller dwelling on smaller lots where a cottage accessory to the permanent dwelling is currently not allowed.** A floor space maximum would need to be identified in the definition of the smaller unit. As well, this additional dwelling unit would need to be part of the maximum allowable total floor space on lots.
- b) **Allowing a smaller unit in addition to a cottage in areas where cottages are permitted.** A floor space maximum could be identified in the definition of the smaller unit. As well, this additional dwelling unit would need to be part of the maximum allowable total floor space on lots.
- c) **Distributing Density.** Allow property owners to distribute the allowed maximum floor area for dwellings on their property amongst a number of dwellings as opposed to just the permanent dwelling and cottage. A limit could be placed on the number of dwelling units. Regulations related to siting could be developed to support the clustering of dwelling units. This would establish a residential footprint on the lot, with the rest of the property reserved for agriculture and/or forestry and/or environmental protection.

5. Zoning of Worker Accommodation

As has been identified by South Pender Trustees there is a need to provide affordable housing for seasonal workers. This is currently accommodated in the Commercial Resort zone only. On land that is not in the agricultural land reserve, zoning could allow for additional smaller dwelling units and/or unique living arrangements such as the use of small sleeping units sharing a communal kitchen and bathroom facilities. This could be seasonal or year round.

It should be noted that there is an architect on South Pender Island, Everest McDonald, who is currently working on the design of small affordable, insulated and movable year round housing units. They contain a toilet but no shower or kitchen. These could be a possible option for living arrangements with access to communal bathroom and kitchen.

If one or more of these options is chosen, OCP policies would need to be reviewed and potentially amended to ensure consistency.

Rationale for Recommendation

Recommendation: That the South Pender Island Local Trust Committee identify an option, or options, they would like staff to explore in more detail and report back to the LTC with potential policies and regulations.

Rationale:

- There is a need to explore affordable alternatives to RVs being used as permanent dwellings.
- Affordable housing is supported by the OCP.
- The LUB is relatively restrictive when it comes to supporting affordable housing options.
- Trustees have indicated interest in engaging the community in discussion of affordable housing options.

ALTERNATIVES

1. Request further information

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

2. Identify other options to be explored

The LTC may identify other options they would like staff to explore. If selecting this alternatives these options need to be clearly identified.

3. Consider options in conjunction with other minor amendments

The LTC may choose options that they would like to include in a technical review of the LUB.

4. Place project on hold

The LTC may want to put the project on hold pending the conclusion of the STVR review of other factors that may influence the timing of this project.

NEXT STEPS

- Staff to provide more details on the options identified by the LTC.
- Staff to prepare for and schedule a community information meeting.

Submitted By:	Narissa Chadwick, Island Planner, RPP	August 25, 2020
Concurrence:	Robert Kojima, Regional Planning Manger	August 26, 2020

ATTACHMENTS

1. Project Charter

South Pender Island Alternative Housing Project - Charter (Revision)

South Pender Island LTC

Date: August 26/ 2020

Purpose: To address issues associated with the use of Recreational Vehicles as housing on South Pender Island and identify options for other affordable housing alternatives.

Background: While recreational vehicles (RVs) are permitted on South Pender Island as a temporary dwelling prior to the construction of a permanent dwelling under a number of conditions, there are instances, including housing farm workers, where RVs being used do not adhere to bylaws. Enforcing bylaws would leave no other options for those living in RVs. Other options to support affordable housing need to be identified and considered.

Objectives

To engage in an analysis of issues related to the use of RVs as housing on South Pender Island and identify options to support affordable housing alternatives.

In Scope

- Review of existing bylaws
- Analysis of issues associated with use of RVs
- Identify enforcement issues
- Identify policy and regulatory options to support affordable housing options.
- Undertake legislative process to amend bylaws if required

Out of Scope

- Unrelated OCP or LUB amendments
- Other housing/zoning related regulations and policies

Workplan Overview

Deliverable/Milestone	Date
Project Initiation	May 1, 2020
Research and Review	May- August 2020
Report to SP LTC for discussion	September 2020
Community Information Meeting	November 2020
Draft bylaws for LTC Review	January 2020
Bylaw referrals	January 2020
Bylaw Amendment First Reading	March 2021
Public Hearing, further readings	Spring 2021
Bylaw Amendment process complete	Summer 2021

Project Team

Narissa Chadwick	Project Manager
Maple Hung	Planning Assistant
Robert Kojima	Regional Planning Manager

Budget

Budget Sources:

Fiscal	Item	Cost
2020-21	Community Information Meeting	\$500
2020-21	Public Hearing	\$1500
2020-21	Contingency	\$500
	Total	\$2500



August 27, 2020

TO: South Pender Island Local Trust Committee

FROM: William Shulba, P.Geo
Local Planning Services

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Update on Southern Gulf Islands Groundwater Sustainability Strategy

PURPOSE

The purpose of this memorandum is to update the participating Local Trust Committees (LTC) on the *Southern Gulf Islands Groundwater Sustainability Strategy Project (Project)*.

BACKGROUND

The purpose of the *Project* is to identify evidence-based adaptation measures to protect aquifers and preserve groundwater dependent communities and ecosystems in a changing climate. With vulnerabilities of seasonal precipitation changes, evapotranspiration forcing, recharge alterations, and saltwater intrusion, groundwater resources are a metric of climate change. Protection of aquifer recharge areas is identified in the Policy Statement and this project advances that commitment.

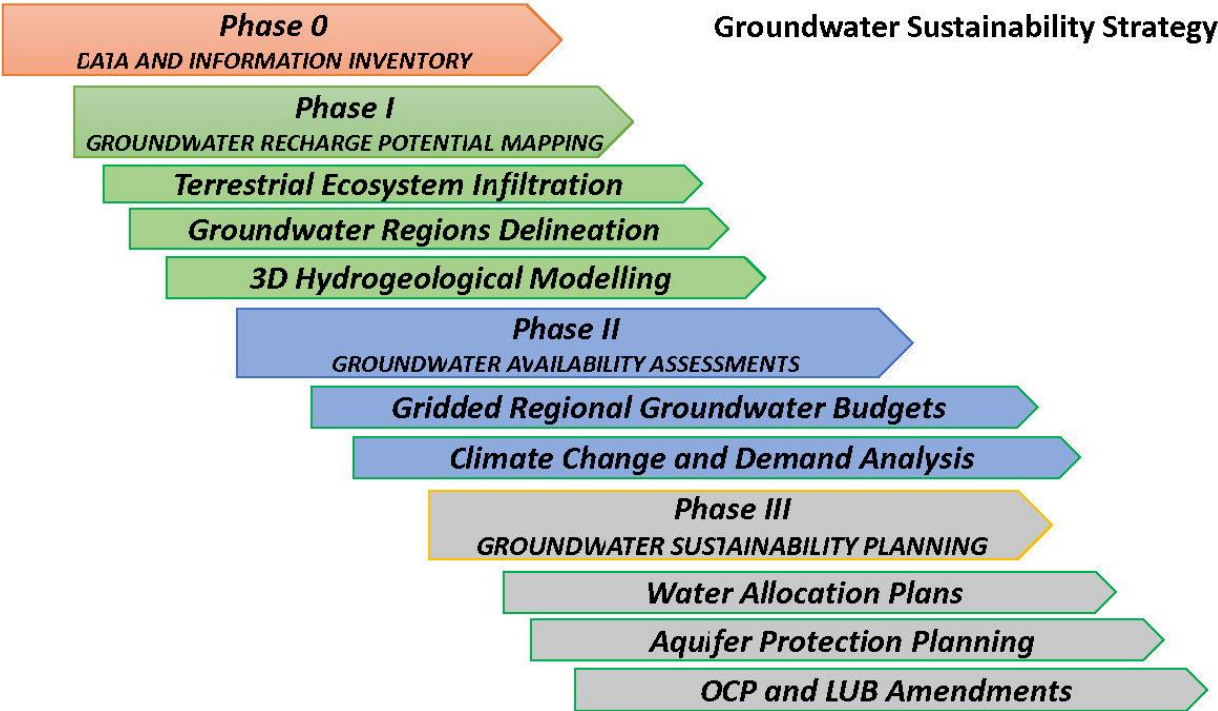
Groundwater is a unique amenity supporting ecosystem health and overall hydrological function of watersheds. Southern Gulf Island Local Trust Committees have identified groundwater resources as a priority in their Official Community Plans and as part of land-use applications over the past decades. In March 2019 the Islands Trust Council declared a climate emergency in the Islands Trust Area, directing staff to include a central focus on equitable climate change mitigation, adaptation, and resilience into strategic planning. Actions with respect to an ecosystem vulnerability approach to groundwater sustainability strategy have been recommended by previous researchers, and the Province of BC supports deep collaboration in groundwater focused projects at the Local Government level, expressing interest as an external partner in this sustainability strategy.

The Southern Gulf Islands Groundwater Sustainability Strategy is a project of the Galiano, Mayne, North Pender, Saturna, South Pender local trust committees. Each LTC endorsed a master project charter that included several phases. The project was awarded to GW Solutions in November, 2019 with project work commencing in December 2019 with preliminary deliverables provided throughout fiscal year 2019/2020 with primary research offered by Senior Freshwater Specialist including but not limited to terrestrial ecosystem infiltration mapping.

In May 2020 the Local Planning Committee endorsed a project charter for the *Trust Council Freshwater Sustainability Strategy*, a strategic priority project with focused analysis of where Islands Trust currently is with addressing freshwater priority, where scientific and policy gaps exist, challenges to be addressed and opportunities to move forward for long-term freshwater sustainability strategies. Groundwater sustainability projects have been ongoing in Islands Trust since 2018 with major projects occurring throughout the Islands Trust Area at different times under different LTC top priorities. It is a goal of the *Trust Council Freshwater Sustainability Strategy* to harmonize the efforts of the groundwater-focused projects into a cohesive and progressive framework for the organization. It is anticipated that sustainability strategy planning will embrace, rather than deviate, from the phased approach used in the Southern Gulf Islands Groundwater Sustainability Strategy.

In July 2020, Islands Trust received peer reviews of the Gulf Islands recharge potential methodology from the Hornby Water Stewardship, Salt Spring Island Watershed Protection Alliance, Provincial Hydrogeologists, Dr. Diana Allen of Simon Fraser University, and Dr. John Cox of Mount Royal University. Those peer reviews were favourable of the current methodologies with supporting statements in principle with commentary, concerns, and recommendations on details of certain methods.

Forthcoming contracted professional reviews of the recharge methodology and groundwater budget assessment will be submitted by Mr. Allan Daikin P.Eng, Mr. Allan Kohut P.Eng, Mr. Mike Wei P.Eng, Western Water Associates, and Dr. James Henderson P.Geo in the fall of 2020. These reviews will be considered and implemented in as part of this project.



ANTICIPATED TIMELINES FOR THE PROJECT

The project is currently underway in the review phase. Here is a timeline of past and future events for the project.

Project Initialization Report	February 28, 2019
Master Project Charter	July 2, 2019
Request for Proposal	October 10, 2019
Contract Awarded	November, 2019
Project Deliverables	March, 2020
Updated Draft Report	May, 2020
Peer (Volunteer) Reviews	June – July 2020
Professional (Contracted) Reviews	August – October 2020
Deliverables Finalization	October – November 2020
Final Staff Report	December 2020 (depending on the nature of review)

Top Priorities Report

South Pender Island

1. *Groundwater Sustainability project*

Phase 1: to undertake analysis of groundwater resources

Responsible

William Shulba

Dates

Rec'd: 05-Apr-2019
Target: 30-Sep-2020

2. *STVR Review*

Review of STVR regulations, as per project charter

Responsible

Narrisa Chadwick

Dates

Rec'd: 06-Sep-2019
Target: 31-Mar-2021

3. *Alternative Housing*

Review regulations relating to recreational vehicles and consider tiny homes and secondary dwellings.

Responsible

Narrisa Chadwick

Dates

Rec'd: 31-Jan-2020
Target: 31-Mar-2021



Projects Report

South Pender Island

1. *Development Permit Areas*

Responsible

Date Received

review existing DPAs for sensitive ecosystems to determine current status

28-Apr-2015

2. *Sea level Rise and Shoreline Erosion*

Responsible

Date Received

28-Apr-2015

3. *Agricultural Land Review*

Responsible

Date Received

06-Sep-2016

4. *RVs as Residences*

Responsible

Date Received

review regulations for use of RVs and related vehicles as dwellings
- identified as a Top Priority project

06-Sep-2019

5. *Steel Storage Containers*

Responsible

Date Received

Review LUB regulations to consider prohibiting or regulating steel storage and shipping containers

06-Sep-2019

6. *Derelict vehicle and machinery*

Responsible

Date Received

Review derelict vehicle and discarded equipment regulations

06-Sep-2019

Projects Report

South Pender Island

7. *First Nations Language*

Responsible

Date Received

Consider OCP amendment to include a more fulsome historical accounting of First Nations

01-Nov-2019

8. *Building and Siting Guidelines*

Responsible

Date Received

Reviewing policy options related to building and siting on residential properties.

31-Jan-2020

Applications

File Number	Applicant Name	Date Received	Purpose
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Planner:

Planning Status

Islands Trust
LTC EXP SUMMARY REPORT F2021
Invoices posted to Month ending July 2020

665 South Pender	Invoices posted to Month ending July 2020	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-665	LTC "Trustee Expenses"	119.00	0.00	119.00
LTC Local				
65200-665	LTC - Local Exp - LTC Meeting Expenses	1,745.00	360.05	1,384.95
65210-665	LTC - Local Exp - APC Meeting Expenses	374.00	0.00	374.00
65220-665	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-665	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>2,663.00</u>	<u>360.05</u>	<u>2,302.95</u>
Projects				
73001-665-4107	South Pender Short Term Vacation Rental (STVR) Review	3,500.00	171.25	3,328.75
73001-665-4109	South Pender Building and Sitting Review	2,000.00	0.00	2,000.00
73001-665-4111	South Pender Alternative Housing	2,500.00	0.00	2,500.00
TOTAL Project Expenses		<u>8,000.00</u>	<u>171.25</u>	<u>7,828.75</u>



Standing Resolutions Log

South Pender Island

Resolution Number	Action	Date
2020-015 (Standing) that South Pender Island Local Trust Committee directs bylaw enforcement officers to commence bylaw investigations and enforcement without written complaint if bylaw violations related to disposal or storage of waste or recyclable materials or storage of vehicles or vehicle parts are observed by the bylaw enforcement officer while doing inspections of other issues or if it is reliably reported to the officer that such activity may be taking place.	Carried	04-Jun-2020
2019-015 (Standing) that the South Pender Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.	Carried	06-Sep-2019
2019-014 (Standing) that the South Pender Island Local Trust Committee endorse the Model Cell Tower Strategy.	Carried	06-Sep-2019



Standing Resolutions Log

South Pender Island

Resolution Number	Action	Date
2019-001 (Standing) - Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee. - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. - The public consultation process shall be determined by the local trust committee after initial review of the proposal. - The proposed license should also be referred to First Nations for comment. - However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - o Name of the applicant and a description of the proposal in general terms - o The location of the proposed establishment and the subject site - o The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. - o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - o How public comments may be submitted to the local trust committee.	Carried	01-Feb-2019
2015-015 (Standing) That whereas full agendas are available for public perusal on the website, and whereas the SPILTC endeavours to lower its ecological footprint be it moved that full paper printed agenda packages no longer be provided for future SPILTC meetings.	Carried	28-Apr-2015
2010-000 (Standing) Send FUAL to trustees once drafted following the meeting.	Carried	05-Oct-2010
2006-012 (Standing) That staff prepare draft of meeting minutes for Local Trust Committee reading, correction and amendment as soon as possible following meetings. The South Pender Island Local Trust Committee will adopt these minutes by Resolution without Meeting within fourteen business days, if possible, of each meeting.	Carried	23-May-2006



Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality July 14, 2020

Islands Trust Conservancy Board News

The Islands Trust Conservancy Board endorsed proposed adjustments to the 2020 annual monitoring program for nature reserves and conservation covenants due to the COVID-19 pandemic.

The Board and the Executive Committee shared a liaison meeting, July 14, 2020 and discussed:

- Working with the Province, including potential changes to Natural Area Protection Tax Exemption Program (NAPTEP) legislation and a Provincial funding request
- Working with Trust Council, including work associated with the Climate Change Emergency Declaration, ITC Budgets and ITC work towards a strategic charitable giving program
- Other items as per the agenda at <http://www.islandstrustconservancy.ca/about-us/meetings/>

The liaison meeting occurs annually as per Islands Trust policy.

Regional Conservation Plan Updates

The science-based and community-informed Regional Conservation Plan guides the work of ITC. The ITC continues to work towards 4 long-term goals and 25 objectives that further conservation in the entire Trust Area. For more information, visit www.islandstrustconservancy.ca/media/84821/itc_2018-11_rcp-2018-2027-web_final.pdf.

Goal 1 – Science-based Conservation Planning

Islands Trust Acting Senior Policy Advisor presented a brief overview of the Climate Action Plan (CAP) currently in development by the Climate Policy Working Group (CPWG). The CPWG supports joint collaboration and communication between Trust Area Services, Local Planning Services and ITC for incorporating climate change into policy guidance. Resources will be used from both Trust Area Services and Islands Trust Conservancy.

Goal 2 – Strong relationships with First Nations

The ITC Board considered ways to advance engagement with First Nations through considerations in all of its land management and acquisition decisions.

Goal 3 – Protection of core conservation areas

Property Management

Staff are conducting a reduced monitoring season to accommodate travel restrictions due to COVID-19.

The ITC Board approved conservation covenant management plans for Winter Wren Wood on Denman Island (see island updates below).

Land Acquisition and Covenants

The ITC Board approved the transfer of 3.4 ha of land on Keats Island which will become the Sandy Beach Nature Reserve. This will be the ITC's 30th Nature Reserve and was a requirement of rezoning as directed by the Gambier Island Local Trust Committee.

The ITC approved a small covenant on Salt Spring Island which will provide a buffer area for the Lower Mount Erskine Nature Reserve which is managed by the ITC.

Goal 4 – A strong voice for nature conservation

The Board directed staff to prepare a histogram showing the size distribution of Island Trust Conservancy nature reserves and covenants.

Activities by Local Trust Area/Island Municipality

Denman – The Board approved the Denman Conservancy Association's update of the Management Plan for Winter Wren Wood dated April 18, 2020 with the recommendation that the Denman Conservancy seek assistance from ITC staff or First Nations such that the property management becomes inclusive of climate change and reconciliation.

Gambier – The Board directed the Chair to sign the Transfer Agreement, between the Convention of Baptist Churches of British Columbia and the Islands Trust Conservancy, for the transfer of Sandy Beach. The Board directed staff to bring recommendations to the Board regarding the use of the required \$12,000 contribution from the Convention of Baptist Churches.

Salt Spring – The Board authorized the Chair to sign a conservation covenant over a small area adjacent to the Lower Mount Erskine Nature Reserve which is managed by ITC.

Please feel free to contact the Islands Trust Conservancy for more details.

Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca

Islands Trust Conservancy itcmail@islandstrust.bc.ca

REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** June 16, 2020
From: Local Planning Committee **Date Prepared:** June 11, 2020
SUBJECT: Contiguous Forest Mapping Project

RECOMMENDATION:

That the Trust Council circulate the “Contiguous Forest Mapping in the Islands Trust Area Report” prepared by Cabin Forestry Ltd, and the “Map Book, Forest Ecosystems in the Islands Trust” to local trust committees and Bowen Island Municipality for information.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS:

This work is undertaken at the direction of the Local Planning Committee and in cooperation with the Islands Trust Conservancy, and the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP). The completion of this work fulfils Trust Council Strategic Plan Strategy No. 1, and provides material for undertaking Strategy No. 2.

1 PURPOSE:

To present the results of the contiguous forest mapping project requested and funded by the Islands Trust Local Planning Committee.

2 BACKGROUND:

At its regular business meeting on June 11, 2020, the Local Planning Committee passed the following two resolutions:

That the Local Planning Committee request that Staff develop a Project Charter, budget, scope and timeline creation of model development permit areas for Local Trust Committee-Bowen Island Official Community Plans bylaws to protect Coastal Douglas-fir zones throughout the Trust Area, and information from upcoming delegation to TC and work being done on salt spring island be incorporated into the project.

That the Local Planning Committee forward the “Contiguous Forest Mapping in the Islands Trust Area Report” prepared by Cabin Forestry Ltd, and the “Map Book, Forest Ecosystems in the Islands Trust” to Trust Council with a recommendation to circulate to local trust committees and Bowen Island Municipality for information.

The Islands Trust and Islands Trust Conservancy (ITC) are working to advance Coastal Douglas-fir (CDF) protection throughout the Islands Trust Area, and to prioritize protection of remaining areas of contiguous forest cover.

In August, 2019, the Local Planning Committee passed resolution 2019-016:

That the Local Planning Committee direct staff to spend up to \$15,000 to map contiguous tracks of the Coastal Douglas-fir zone and its associated ecosystems in partnership with the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP).

Islands Trust staff worked with Islands Trust Conservancy Staff to contract, through a competitive process, Cabin Forestry Ltd. to conduct this work. The project objective was to map patches of connected forest across the full extent of the Islands Trust Area, including all islands and islets, with a goal of identifying important areas of contiguous forest for protection.

The A/Manager and A/Ecosystem Protection Specialist worked closely with planning staff and the contractor to develop appropriate methodology to identify contiguity and to determine 'quality' or ability of patches to provide ecosystem functions. At draft stages planners were engaged to ensure that the final map products are suitable to inform their work and to meet the needs of the Local Planning Committee.

The final product consists of a report, a series of maps, and spatial data that can be integrated with our existing TAPIS mapping, to be used by planners and other Islands Trust and ITC staff.

This work completes Trust Council Strategic Plan Strategy No 1:

Map contiguous tracks of the Coastal Douglas fir zone (CDF) and associated ecosystems to aid in protection of that zone and its associated ecosystems.

The work also informs Trust Council Strategic Plan Strategy No. 2:

Create a model development permit for Local Trust Committee-Bowen Island Official Community Plans bylaws to protect Coastal Douglas fir zones throughout the Trust Area

Work won Strategy 2 is envisioned to occur in Fiscal Year 2021/22, and as such a budget and Project Charter has not been created for this work.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

No implications.

FINANCIAL:

Consideration of budget for FY2021/22 to include work on Strategic Plan Strategy No. 2

POLICY:

Consistent with Islands Trust Council Strategic Plan.

IMPLEMENTATION/COMMUNICATIONS:

Staff will forward copies of the report and maps to local trust committees and Bowen Island Municipality.

FIRST NATIONS:

No implications.

OTHER:

No other implications.

4 RELEVANT POLICY(S):

2.3.1 Council Committees policy

2.3.2 Local Planning Committee Terms of Reference

6.2.1 Priority Setting/Review guidelines

5 ATTACHMENT(S):

- 1 *Contiguous Forest Mapping in the Islands Trust Area*, report prepared by CABIN Forestry Ltd, March 2020.
- 2 Map Book, *Forest Ecosystems in the Islands Trust*, containing maps for each Trust Area (low resolution attached, high resolution maps available).

RESPONSE OPTIONS

Recommendation:

That the Trust Council circulate the “Contiguous Forest Mapping in the Islands Trust Area Report” prepared by Cabin Forestry Ltd, and the “Map Book, Forest Ecosystems in the Islands Trust” to local trust committees and Bowen Island Municipality for information.

Alternative:

As directed by Trust Council.

Prepared By: David Marlor, Director, Local Planning Services

Reviewed By/Date:

Contiguous Forest Mapping in the Islands Trust Area

Prepared by:

Cabin Resource Management
Unit 20A - 100 Kalamalka Lake Road
Vernon, BC V1T 9G1

For:

Islands Trust
200 - 1627 Fort Street
Victoria, BC V8R 1H8



Islands Trust



20A 100 KALAMALKA LAKE RD
VERNON, BC, V1T9G1
778-475-3655

Table of Contents

1.0	Executive Summary	2
2.0	Background Information	2
3.0	Approach and Rationale	2
4.0	Analytical Procedure	5
5.0	Results	7
6.0	Interpretation and Use	9
7.0	Limitations	10
8.0	Considerations for Future Work	11
9.0	References	11
10.0	Appendices	12
11.0	Maps	13



1.0 Executive Summary

Cabin Resource Management was hired by the Islands Trust to map contiguous forest patches in consultation with the Islands Trust Conservancy (ITC). The goal of the mapping exercise was to identify contiguous forest patches within the Islands Trust Area in order to provide the Islands Trust with information to underpin policy, regulatory and legal conservation tools that protect Coastal Douglas-fir forests and their associated ecosystems. This mapping was identified as an essential step in the Islands Trust's report titled "[Protecting the Coastal Douglas-fir Zone & Associated Ecosystems: An Islands Trust Toolkit.](#)"

After the initial proposal of using overlays of Terrestrial Ecosystem Mapping (TEM) and disturbance layers in a Geographic Information System (GIS), various subsequent analyses were evaluated by the project team and members of the ITC staff. Consultation with ITC staff was focused on the identification of ecological values and careful consideration of the geographic scale of the planning activities that would be informed by the resulting product. Following the identification of the ecological parameters, Islands Trust staff provided input on the draft mapping products and these products were adjusted to reflect planning needs. The resulting maps and data sets show the distribution of forested ecosystems in the Islands Trust Area, differentiating between established forests and forested ecosystems in earlier structural stages; a stand quality rating was calculated considering low or high intensity of effects based on road density and structure locations.

2.0 Background Information

The Islands Trust and the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership have emphasized the protection of Coastal Douglas-fir (CDF) and associated ecosystems in order to maintain their unique ecological value and the numerous ecosystem services they provide. Mapping of the CDF and associated ecosystems is essential to the establishment of conservation priorities and the administration of regulatory tools such as zoning and Development Permit Areas (DPAs) which can serve to protect these values.

3.0 Approach and Rationale

Through consultation with the ITC, a constraints mapping and inventory approach¹ was taken to identify and map contiguous forest patches. The patches were subsequently ranked by the presence and the type of disturbance within the forested area. The consultation

¹ Constraints mapping is used in land use planning to minimize negative effects to a landscape and to identify areas of high or low sensitivity. Areas of constraint are present when there is higher potential for environmental impact or where there are high value natural resources (e.g. older forest).

process focused strongly on accurate problem definition and avoiding the incorporation of implicit biases in the model design.

TEM polygons were chosen as the basic spatial unit of the analysis. Each TEM polygon has a defined spatial boundary and unique attributes. The individual polygons provide spatially explicit information that describes the distribution of ecological features on the landscape. These TEM polygons can be aggregated to larger patch sizes composed of sets of polygons which share common attributes. Where these attributes define a forested ecosystem, the aggregated set of adjacent units may form a contiguous area where boundaries are shared. At the landscape level, defined by islands, the aggregated patch size is an informative metric. For instance, this can tell us how much recruitment stage forest is present versus established forest for an island. While large aggregated polygons may store a quantitative summary of their individual TEM components, any variation within the patch cannot be shown on the maps. The value of maintaining TEM polygons as intact spatial units is that their boundaries and attributes are defined by a standard process and the attributes can be queried to provide more information than is symbolized in map layouts.

In ranking contiguous forest patches, proposed approaches included evaluation of patch size, and defining interior versus edge affected patches. Much of the relevant literature regarding contiguity and continuity of forested ecosystems focuses on large fauna, most of which are absent from the Islands Trust study area. The chosen approach did not use contiguity criteria from any specific animal species to limit the spatial distribution of forested ecosystems as the use of such criteria risked de-valuing or excluding patches that did not meet the criteria for that particular species. For instance, it was recognized during modelling parameter discussions that if a minimum patch size criterion was set, it would discount small patches that otherwise provide important refuge for many wildlife species. Likewise, a similar result would be realized if only "interior forest" patches set back from the forest edge were considered high-quality or included in the final data set.

The following analyses were undertaken to describe the forested components of the Islands Trust land base:

1. Use of Terrestrial Ecosystem Mapping: TEM was acquired by the ITC between 2007 and 2011 and was updated in 2017. The TEM formed the basis of both the disturbance layers generated in this analysis and the classification of contiguous forest patches. TEM polygons are based on air-photo interpretation at 1:10,000 to 1:20,000 scale and field sampling. Each polygon has attributes that indicate the ecosystems types (site units) within the polygons, their relative representation and attributes such as structural stage. Anthropogenic features are also attributed as unique Map Codes in the TEM (*Standard for Terrestrial Ecosystem Mapping in British Columbia*, 1998).

2. Incorporation of disturbances into analyses: Provincial road and structure location data sets were used to augment the information contained in the TEM. Because of the significant investment in TEM mapping made by the Islands Trust and the ecological merits of the data, it was intended that the integrity of that data set be preserved in any data products resulting from the subsequent analysis. As such, information was added to the polygon framework of the TEM without modifying the TEM polygons spatially. The approach was first subtractive, removing anthropogenically modified sites on the landscape. The threshold for anthropogenic disturbance was set at 20%. The assumption was made that above this threshold the value of ecological communities would decrease in response to losses of habitat availability. This threshold is consistent with the low-risk target for maintaining habitat representation across a Coastal Douglas-fir landscape described in *Conservation Planning in the Coastal Douglas-fir Ecosystem* (Holt, 2007). Natural non-forest ecosystems were then removed from the data set, and impacts on the remaining forested area were identified.

Road presence was determined to be a negative impact on the score of patch quality where it occurred above a linear density threshold. Unless they were greater than 20% of a polygon in the original TEM, roads were not considered to break contiguity of forest patches. The presence of roads is generally considered to affect both plant and animal communities. The impacts may include the avoidance of roads by certain species, direct mortality of species, as well as negative effects associated with the use of roads by humans and the increased colonization of habitat by invasive plant species. The general effects of roads on large vertebrate population at the landscape scale is well supported, however site-level effects on specific species may be more difficult to generalize (USFS, 2001). The threshold at which road density affects animal populations varies widely by species, with estimates ranging from 0.36 - 1.9 km/km² for large mammals and avoidance distances ranging from 35 m for salamanders and 300 m for deer (Robinson et al, 2010). These effects may be due to either presence of the infrastructure or motor vehicle traffic. Road features that were considered infrequently used by the public, or that were designated for non-motorized use only, were excluded from the analysis. Polygons with road densities greater than 1 km/km² were considered high road density polygons, and this layer was included in patch quality analysis.

Structure location point density was classified using the Jenks natural breaks classification method. Where structure location points occurred at high densities in TEM polygons, the TEM polygons were classified as anthropogenic non-forest sites. At low structure densities, the forest ecological quality of TEM polygons was reduced. This procedure attempted to fill gaps in the disturbance mapping present in the TEM.

The potential edge effects created by structures location points were not quantified because they did not bisect polygons and were not always visible in aerial photos. The low-density structures were not considered to have equivalent effects to road edges but may still cause lesser edge effects which are not accounted for in the analysis.

3. "Naturalness" was classified: Forest patches were described using a three-class system representing their relative "naturalness". All forest ecosystems were retained in the analysis.
4. Identification of areas with restoration potential: The final forest polygon layer was divided into early and late structural stage classes. The purpose of this was to identify polygons that have not matured into the "young forest" stage but have the potential to increase in structural complexity as they age.

4.0 Analysis Procedure

1. TEM Disturbance Mapping
 - a) Non-forest polygons were identified in the TEM. Non-forest attributes are indicated by a '00' code in the Site Series field. Polygons which represented 20% or greater non-forest area were identified.
 - b) Non-forest polygons with 20% or greater anthropogenic disturbance were identified. Polygons with Map Codes corresponding to the following definitions were flagged: 'Cultivated Field', 'Cultivated Orchard', 'Cultivated Vineyard', 'Exposed Soil', 'Golf Course', 'Gravel Pit', 'Industrial', 'Pasture', "Reservoir", 'Road Surface', 'Rural Development', 'Transmission Line', 'Urban/Suburban'.
2. Additional Disturbance Calculation
 - a) The Structure Point data set from the BC Wildfire Service was used to identify structures which were not present in the TEM data used above.
 - i. The structure density per TEM polygon was calculated as the number of structures within each polygon boundary divided by the polygon area in hectares. The resulting data were classified using Jenks breaks, rounded to the nearest whole number.

Range	Class	Non-Forest Polygon
<=1	1	NO
>1, <=4	2	NO

>4, <=9	3	YES
>9, <=21	4	YES
>21, <=86	5	YES

- ii. Polygons with a structural density of Class 3 or higher were considered to have anthropogenic modification equivalent to the anthropogenic map codes identified above and were removed from the forested area. Class 2 was considered to have a lesser influence on the forested ecosystem and were considered in the classification of forest ecosystem quality below. Class 1 was considered to have a negligible effect.
- b) Roads from the Digital Road Atlas were used to identify additional linear disturbance not represented in the TEM.
 - i. Roads that were classified as 'driveway', 'pedestrian', 'recreation', 'restricted' and 'resource' were removed from the analysis.
 - ii. The linear density of roads within each polygon was calculated by dividing the total length of all road segments within each polygon by the area of the enclosing polygon.
 - iii. The resulting data were grouped into two classes – 'High' and 'Low' where road density was greater than 1 km / km² and less than or equal to 1 km / km². The polygons with high road density classes were considered to have an influence on forested ecosystems and were not excluded from the forested area but were used in rating forest ecosystem quality.

3. Forest Patch Classification

- a) Forested polygons were divided into two classes. For each TEM polygon 'Established Forest' was identified where the Structural Stage was greater than 4 in at least 50% of the combined deciles of the polygon. The remaining forested polygons were classified as 'Recruitment Forest'.
- b) The 'naturalness' of each forested polygon was rated using the following criteria ranking disturbance:

Disturbance	Modifier
No Disturbance	0
Road Class High	-1
Road Class Low	0
Structure Class 2	-1

Structure Class 1	0
-------------------	---

- c) The cumulative disturbance scores were represented by the following patch quality classes:

Map Class	Disturbance Level	Score
3	Low	0
2	Moderate	-1
1	High	-2

5.0 Results

Forest mapping in the Islands Trust reveals highly variable spatial patterns of forest distributions between islands. Visual interpretation of the data shows corridors between larger contiguous patches, the dominance of stands in the recruitment stage of their growth, and different matrices of forest patches and disturbances. For instance, the mapping of Bowen Island shows corridors between large established forest patches with relatively undisturbed interiors (Figure 1). Whereas the mapping of northern portion of Salt Spring Island shows a more diffuse distribution of smaller patches of different quality and structural stage classes (Figure 2). Another unique pattern is observed on North Pender where Class 1 mature forest is sparsely distributed within an anthropogenically dominated landscape (Figure 3). Many islands show a combination of these patterns. Complete map layouts for the local trust areas are appended to this document and are available in digital form.

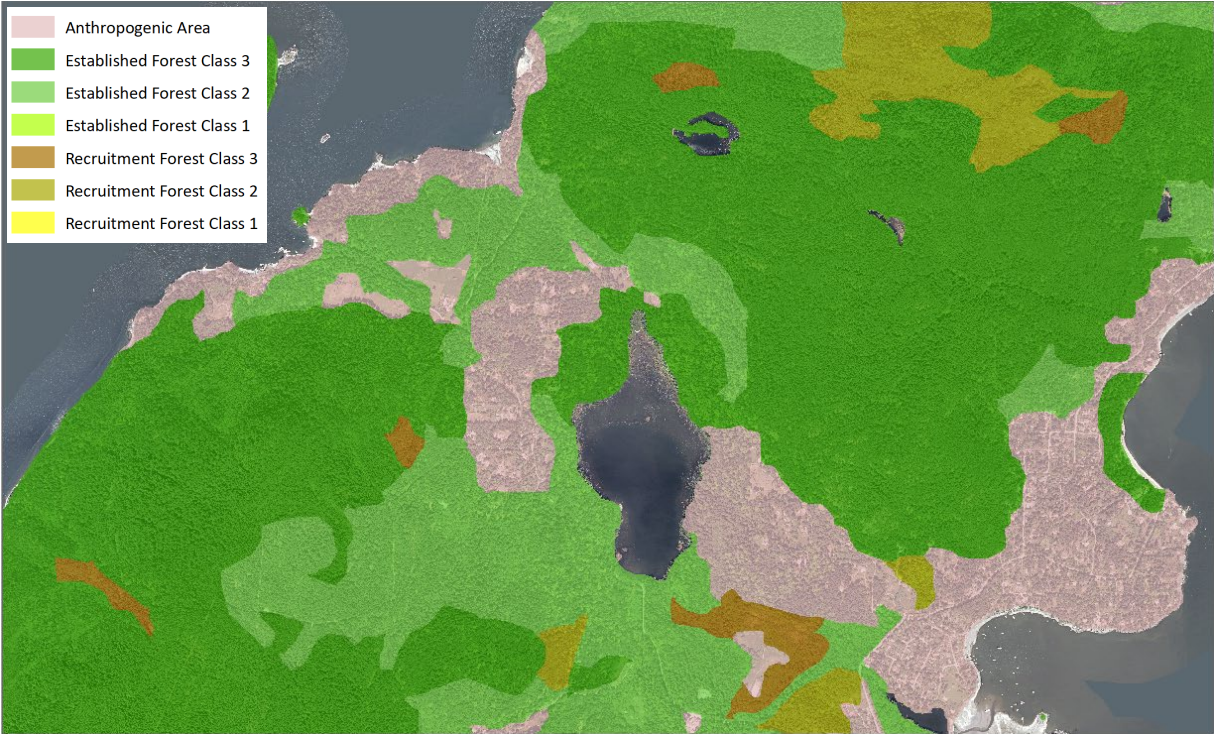


Figure 1. Corridors connecting large established forest areas on Bowen Island.



Figure 2. Diffuse patches of forested ecosystems in different structural stages on Salt Spring Island.

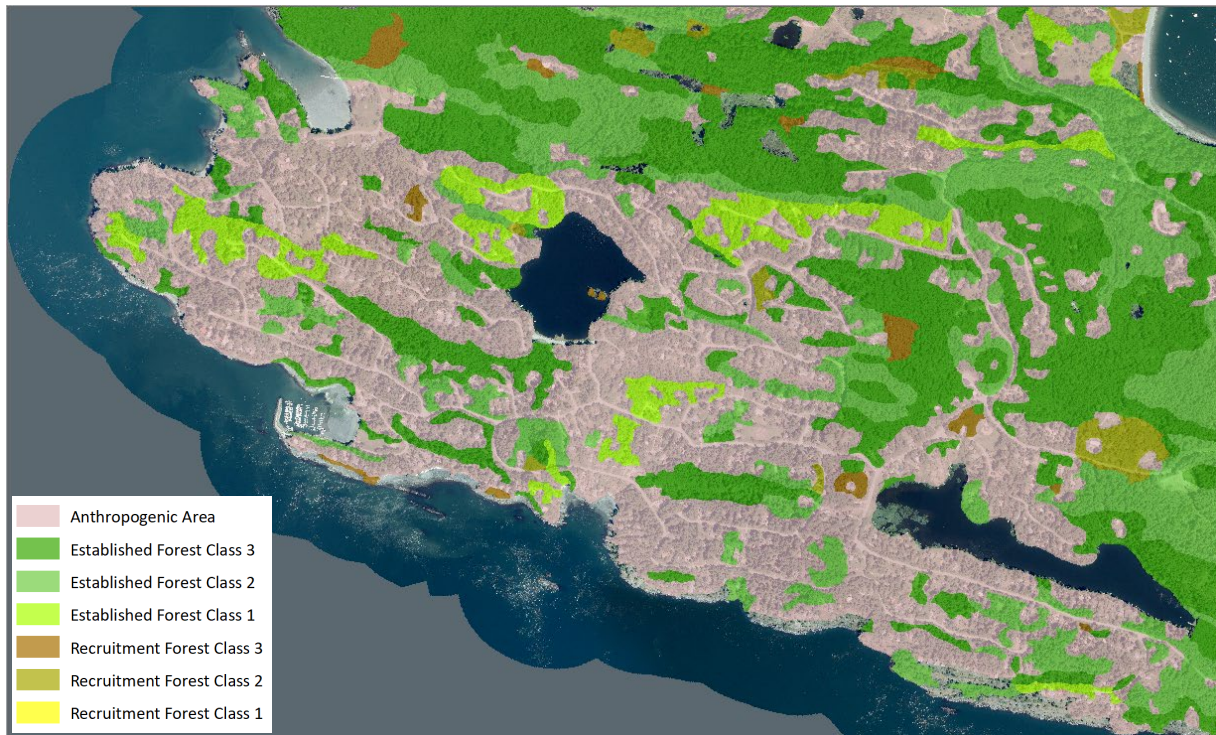


Figure 3. Small mature patches embedded in matrix of anthropogenic landscape features on North Pender.

6.0 Interpretation and Use

Using the provided mapping, management decisions can be contextualized in the forested, non-forest, and anthropogenic landscape. The data provided here can be used to inform the planning of Development Permit Areas (DPA) or recommend zoning restrictions in some areas, provided site-level ground truthing is completed. However, the key utility of this product is to help planners understand the wider spatial context in which those specific decisions are being made and to emphasize the unique patterns in each local trust area which bear on those decisions.

The variability observed in the spatial organization and size distribution of the patches between islands, as well across islands, provides an important context for site-level management decisions. However, the degree of variability described by this mapping places the weight of decision making on a case-by-case interpretation of the results.

Interpretation of these map products to define conservation goals, particular to each island or local trust area, will help inform key management decisions. For instance, restoration efforts could be focused on areas where early succession forests are dominant. Likewise, where the forested landscape is composed of small isolated patches of established forest, protection measures may be appropriate to increase connectivity between patches, to



protect this scarce resource. The provided map products can be used to identify areas of connectivity between forest patches, prioritize their protection from development pressures, or identify areas of potential connectivity towards which restoration can be focused. Some combination of these strategies should be utilized in each trust area, but the balance and emphasis of management actions must rest on a detailed assessment of the needs and values of each local trust area and incorporate a variety of data, local and traditional knowledge. Local trust area specific GIS models or decision support systems may have utility, but a detailed synthesis of available knowledge and an articulation of values is critical to this process.

It is recognized that logging occurs on private land in the Islands Trust. It may be difficult to anticipate these activities as parcels change ownership and the values of the owners change over time. It may be prudent to encourage the long term, sustainable management of private forests and the incorporation of public values into this management. The mapping tools currently available to the Islands Trust can be useful in developing measures which take into consideration the existing level of fragmentation of the forested ecosystems. For instance, existing road openings and forest edges and can be used to minimize the creation of new disturbances. Alternative silviculture systems such as single tree or small patch selection could also be used to maintain canopy cover over the landscape.

7.0 Limitations

The most challenging limitation inherent in this type of analysis is the scale and accuracy of the underlying mapping. Since primary data collection was outside the scope of this project, it relied on the previously collected TEM data. This was mapped at the 1:10,000-1:20,000 scale, depending on the island. This level of precision means that decisions which require highly detailed mapping should employ a measure of "ground truthing" to verify the accuracy of TEM boundaries and attributes in the field. While considerable effort was made within the scope of this project to ensure the TEM data attributes followed conventional standards, errors and omissions may be present which would require additional field work to correct. Some of these errors may have been introduced by land use changes which occurred after the completion of this initial field work. Likewise, the identification and mapping of contiguous forest was generalized, as it was not specific to any species habitat and therefore avoided over specifying the model. Relevant ecological questions might become evident at finer scales that are not addressed here. These mapping products should be used to contextualize site-level decisions within the forested landscape but not be relied on to execute them.

8.0 Considerations for Future Work

Constraints mapping and inventory of forested ecosystems in the Islands Trust may form the basis of further analysis or provide context for other types analysis of the Trust's forest ecosystems.

Trust Area Specific Modelling and Mapping: The present model could be further developed to reflect the conservation planning goals of each trust area and the development challenges they face. This could resemble a refinement of the patch quality ratings to incorporate conservation values which have been identified per island.

LiDAR Analysis of Forest Resources: LiDAR could be used to update the present analysis with greater precision and accuracy. This will identify both recent openings and small openings in the canopy that are not presently accounted for in the TEM, and would provide a more accurate inventory of forest resources. Furthermore, the identification of veteran trees from this data set may have value for planning around natural heritage values. Additionally, LiDAR may be used in some cases to expedite the ground-truthing of DPA or zoning sites.

Resiliency and Climate Change: This inventory of forest resources in the Islands Trust could be improved by an assessment of the resiliency of stands to a changing climate and modelling compositional changes of forest ecosystems. These models can help inform long-term, multi-generational decision-making.

Carbon: Using a detailed forest inventory, the current and potential storage and sequestration rates of forest carbon can be calculated under different management scenarios. As the carbon economy matures, these models may become critical to responsible management of forest resources and provide an economic incentive for sustainable forest management.

9.0 References

Holt, R.F. (2007). *Conservation Planning and Targets for the Coastal Douglas Fir Ecosystem. A Science Review and Preliminary Approach*. Integrated Land Management Bureau, Nanaimo.

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10.0 Appendices

A. Decision criteria for constraints and forest mapping.

Map Feature	Objective	Analysis	Decision criteria
Anthropogenic Non-forest	Identify anthropogenically modified polygons	TEM data classification	>= 20 % non-forest polygon (Site Series = '00') and TEM Map Code represents anthropogenic landscape feature. (Holt, 2001).
Natural Non-forest	Identify natural non-forest polygons	TEM data classification	>= 20 % non-forest and TEM map code represents natural non-forest features such as rock outcrops, open water, etc.
Roads	Model disturbance caused by roads	Density analysis	Road density is over or under a threshold of 1 km / km ² . (USDA, 2001).
Structures	Model disturbance caused by structures	Density analysis	Structure density is classified by Jenks breaks. Higher classes represent disturbances not captured in TEM but observed in ortho photography.
Structural stage	Distinguish between structurally complex mature forest and early succession forests.	TEM data classification	Established Forest has TEM Structural Stage > 4 in >= 50 % of polygon. The remainder are Recruitment Forest stands in early succession.

B. Summary of forested TEM units by local trust area.

STRUCTURAL STAGE CLASS		Established Forest			Recruitment Forest			Total (ha)
PATCH QUALITY CLASS		1	2	3	1	2	3	
TRUST AREA	BM		1,162	2,543		148	93	3,947
	DE		729	674		1,162	421	2,986
	EX			29			14	43
	GB	17	2,094	517		821	79	3,528
	GL		2,594	910	3	1,456	220	5,183
	GM	8	1,641	6,312	18	366	460	8,803
	HO		568	835		2	371	1,776
	LA		1,392	4,551		34	151	6,129
	MA	15	673	869		61	92	1,709
	NP	34	1,184	2,171	2	174	152	3,717
	SA	14	1,336	1,565	2	98	163	3,178
	SP	2	301	387		35	17	742
	SS	14	3,360	5,273		1,827	2,825	13,300
	TH		1,205	1,947		366		3,518
Total (ha)		105	18,239	28,583	24	6,549	5,059	58,559



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VERNON, BC, V1T9G1
778-475-3655

Prepared By:

A handwritten signature in black ink, appearing to be "LQ".

Liam Quan, FIT
Resource Analyst
Cabin Resource Management

Reviewed By:



Mike Crone, RPF
Partner
Cabin Resource Management

May 4, 2020

"I certify that the work described herein fulfills the standards expected of a member of the Association of British Columbia Forest Professionals and that I did personally supervise the work."



Trust Area **BM**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
- Established Forest Class 1
- Recruitment Forest Class 3
- Recruitment Forest Class 2
- Recruitment Forest Class 1
- Federal/Provincial Parks, Nature Reserves And Protected Areas
- Trust Area Boundary

This map series shows forested ecosystems in the Islands Trust. It contrasts these against anthropogenically modified landscape features to illustrate the matrix of forest patches of different types across the landscape.

"Recruitment Forest" designates stands in early structural stages and includes forests in stages of development up to the pole/sapling stage.
"Established Forest" designates young to old forests.

Preliminary analysis removed Anthropogenic (heavily disturbed) areas as well as Natural, Non-Forest areas. For each forested polygon, the level of disturbance was assessed based on road and structure density.

Class 3: undisturbed or minor disturbance
Class 2: moderate disturbance
Class 1: high disturbance

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Trust Area **DE**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
- Established Forest Class 1
- Recruitment Forest Class 3
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Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
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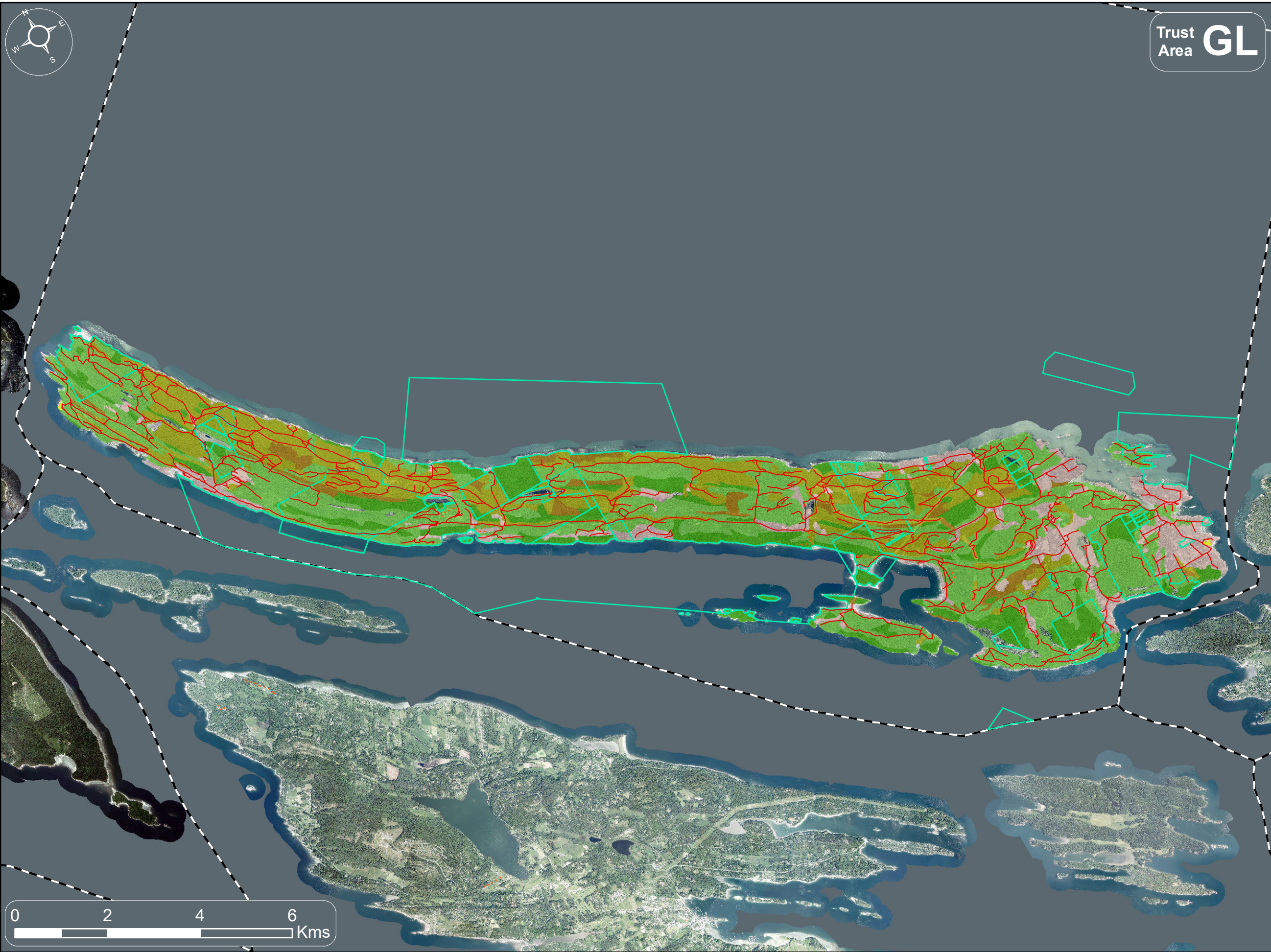


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Trust Area **GL**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
- Established Forest Class 1
- Recruitment Forest Class 3
- Recruitment Forest Class 2
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Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
- Established Forest Class 1
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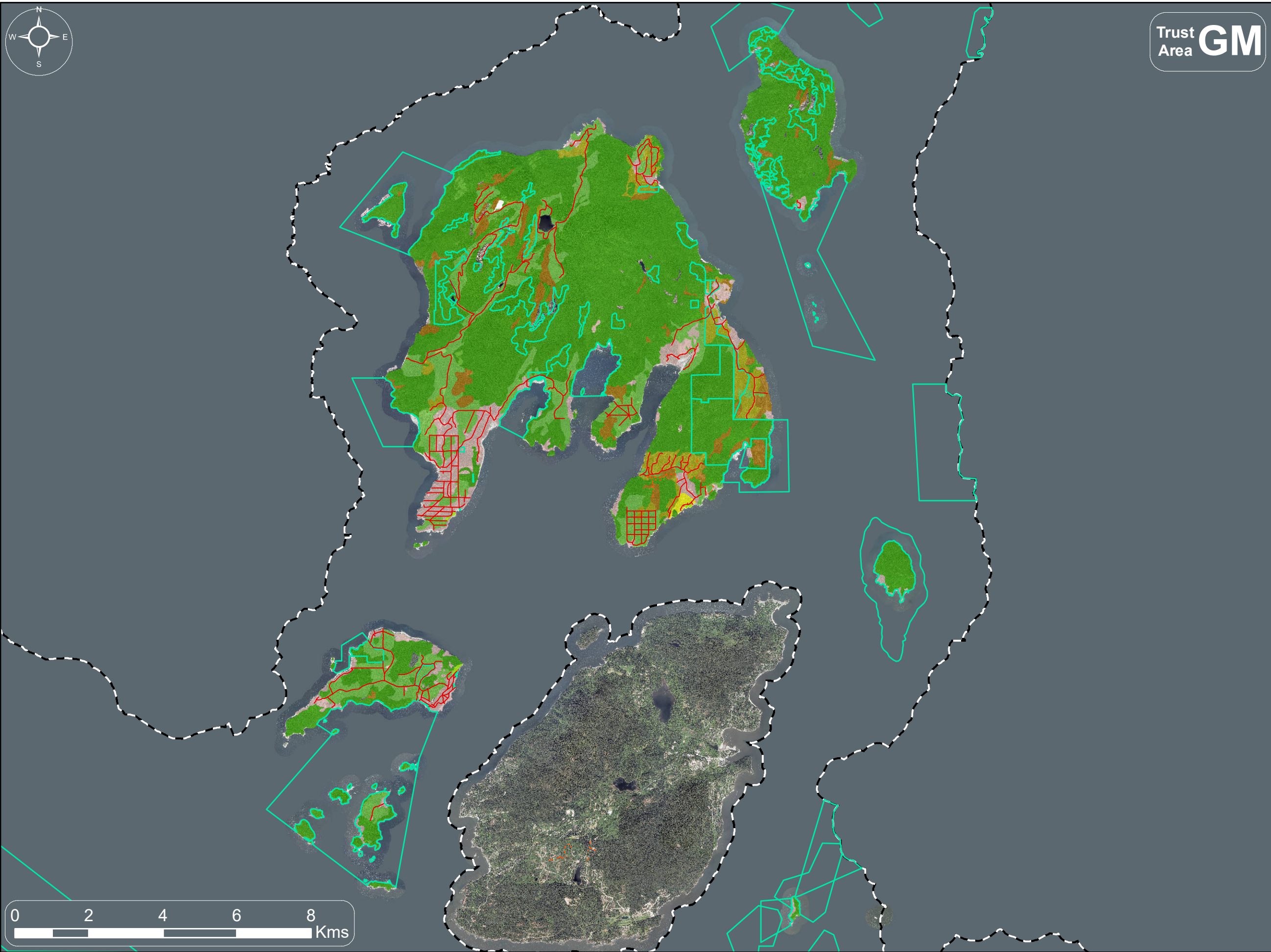
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Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
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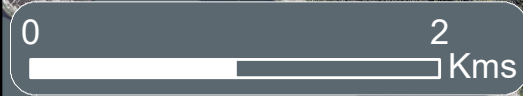
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Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
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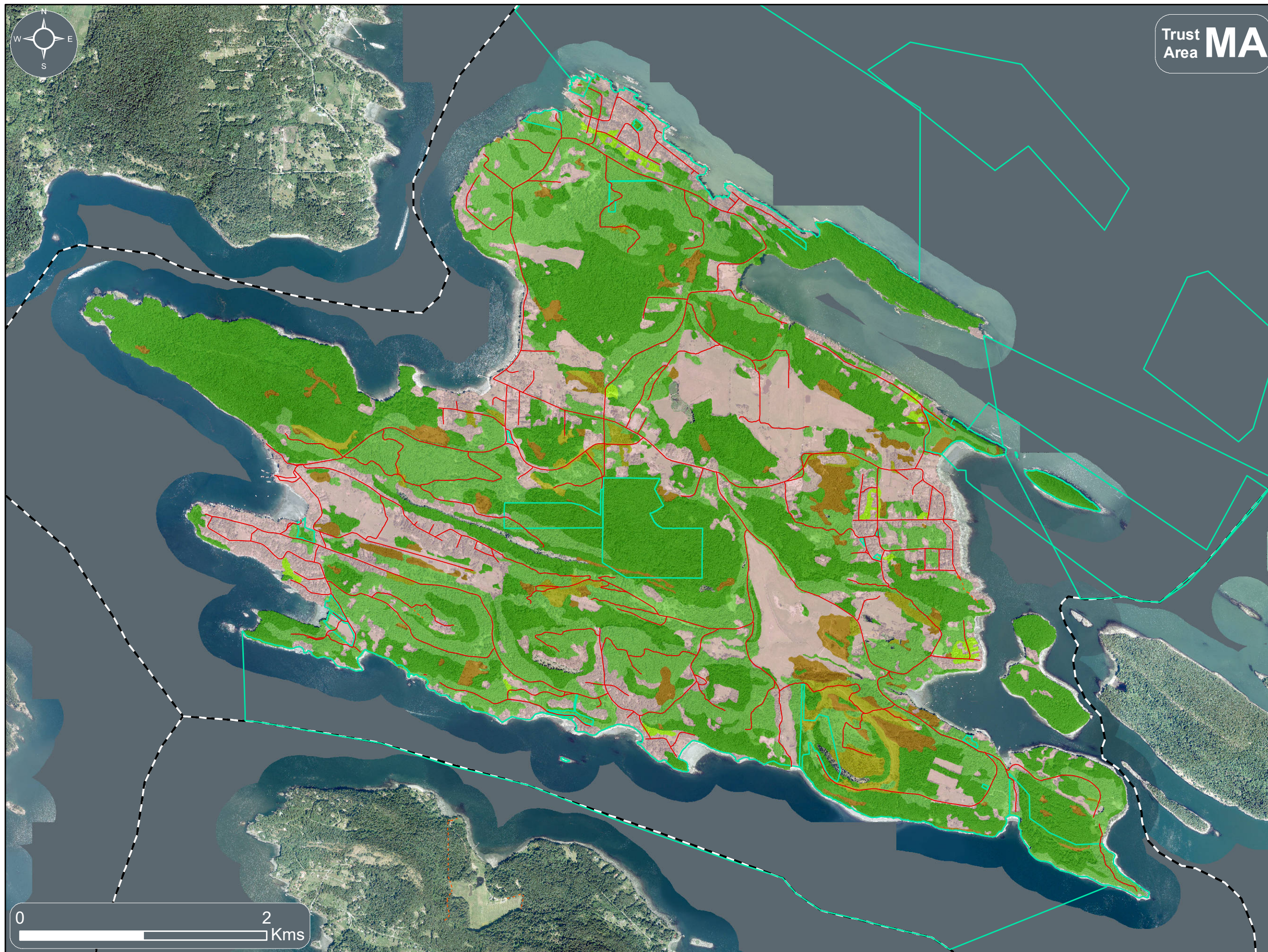
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Trust Area **MA**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
- Established Forest Class 1
- Recruitment Forest Class 3
- Recruitment Forest Class 2
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- Trust Area Boundary

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Trust Area **NP**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
- Established Forest Class 1
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- Recruitment Forest Class 2
- Recruitment Forest Class 1
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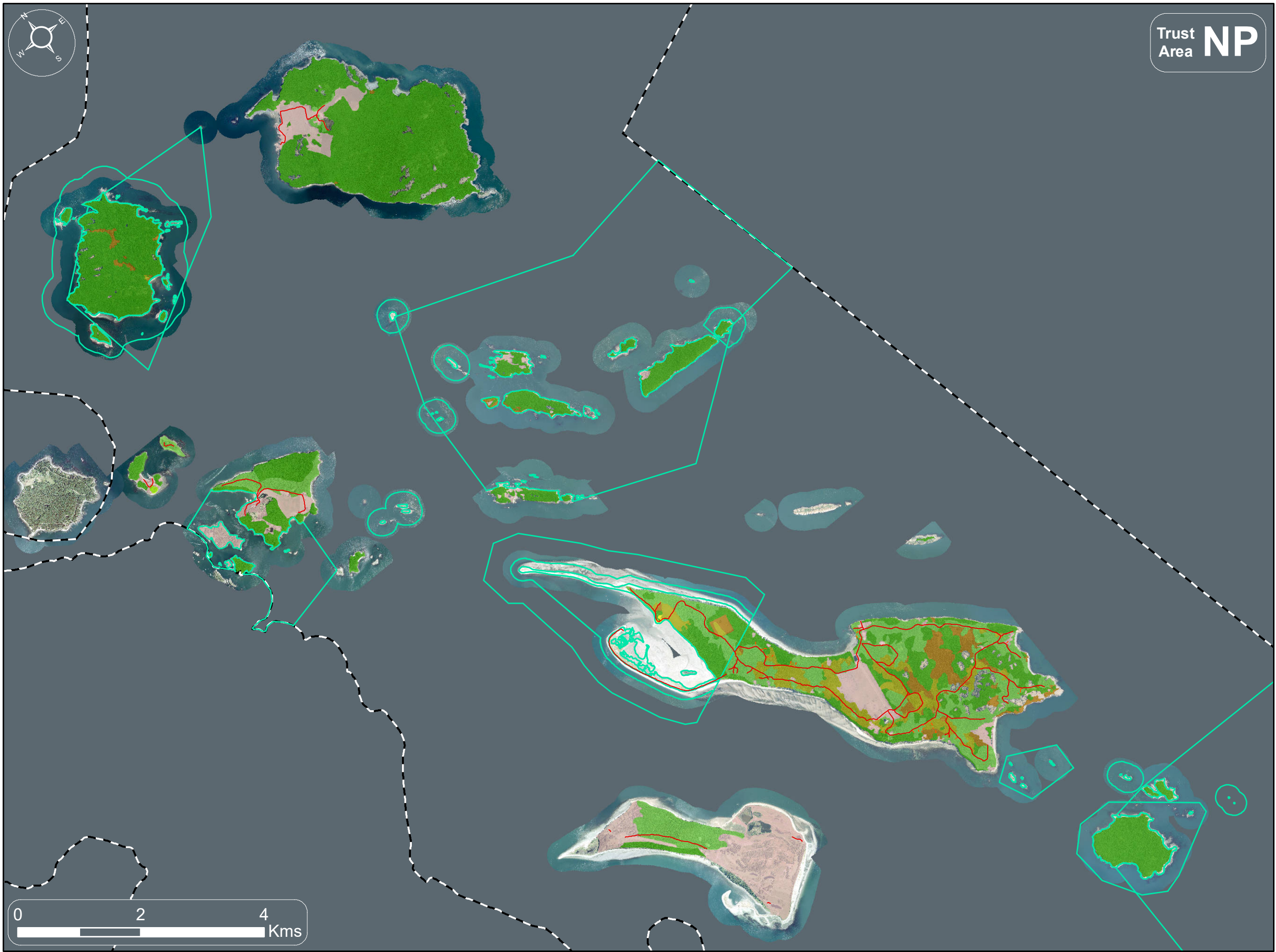
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Trust
Area **NP**

Forest Ecosystems In The Islands Trust

- - - Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
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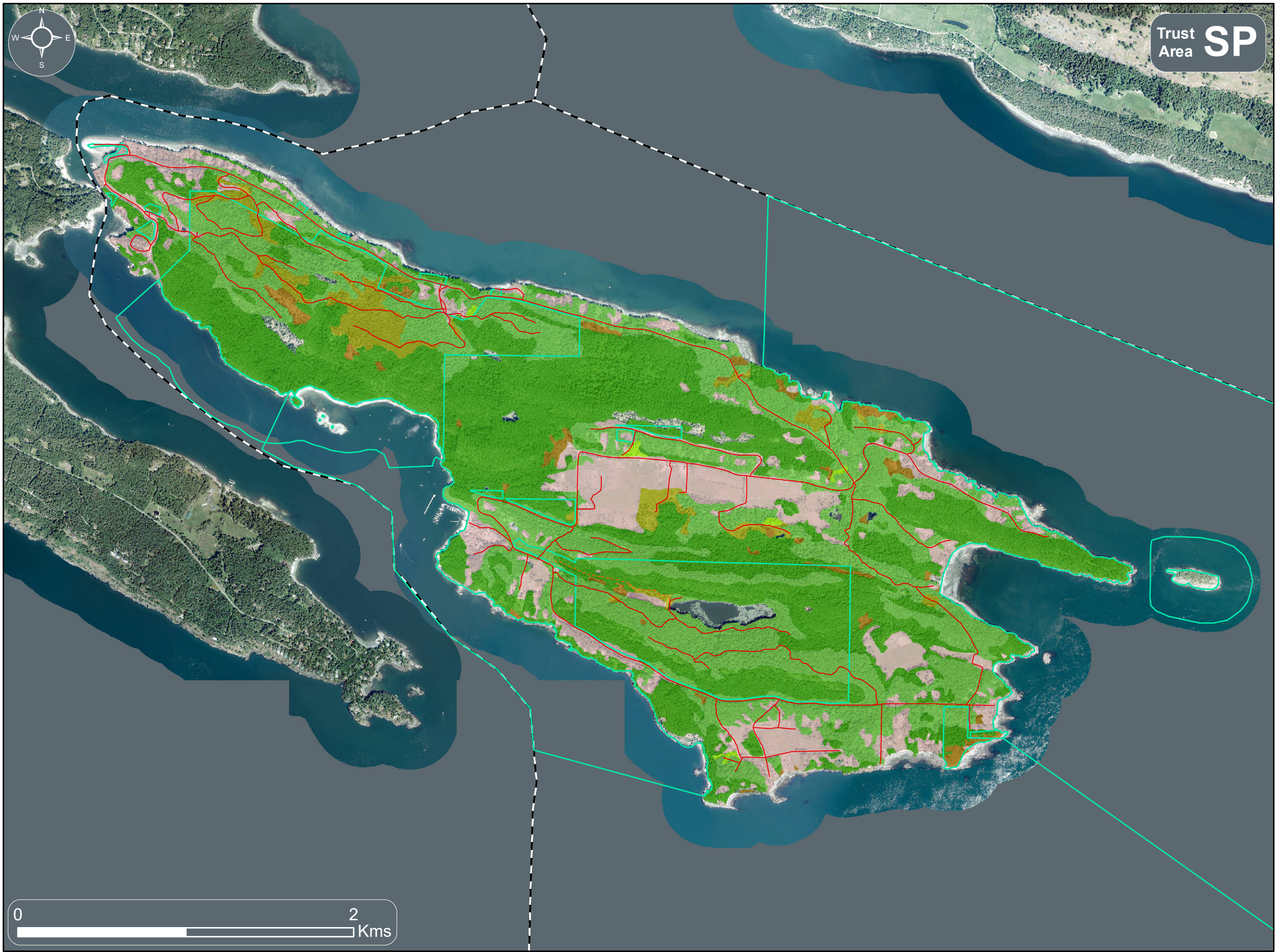
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Trust Area **SP**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
- Established Forest Class 1
- Recruitment Forest Class 3
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- Federal/Provincial Parks, Nature Reserves And Protected Areas
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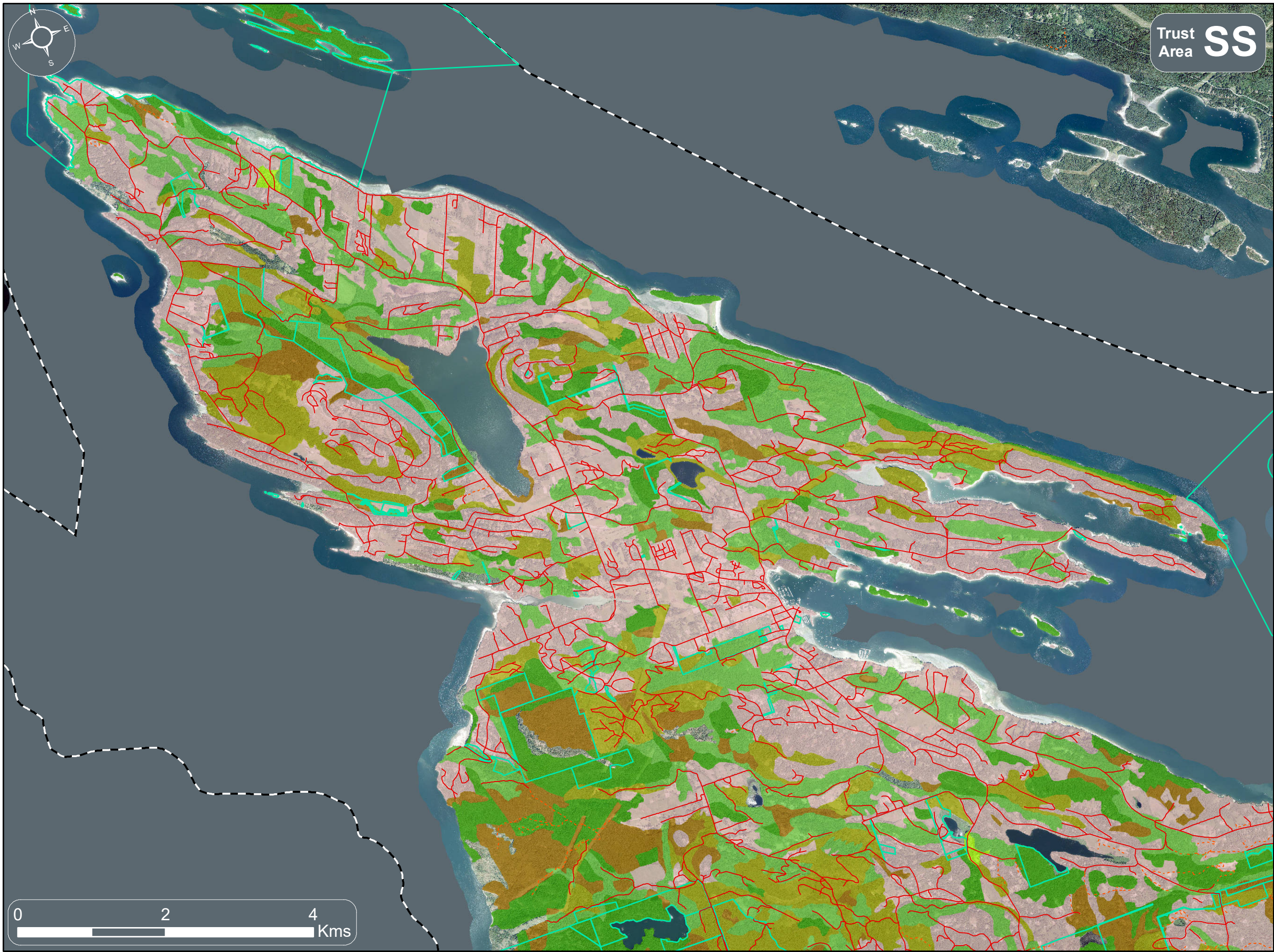
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RESOURCE MANAGEMENT



Trust Area **SS**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
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Trust Area **SS**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
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- Established Forest Class 3
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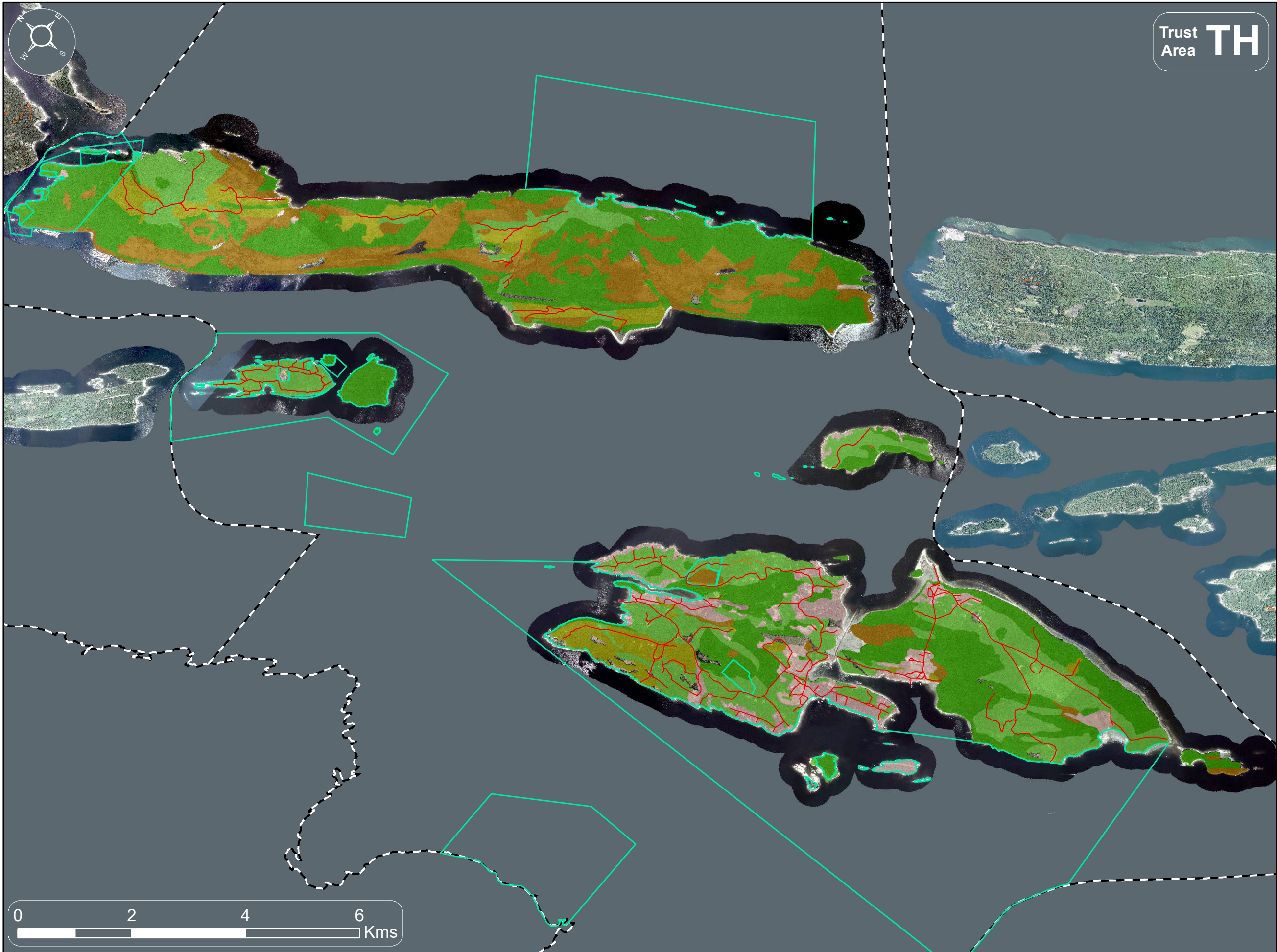
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RESOURCE MANAGEMENT



Trust Area **TH**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
- Established Forest Class 1
- Recruitment Forest Class 3
- Recruitment Forest Class 2
- Recruitment Forest Class 1
- Federal/Provincial Parks, Nature Reserves And Protected Areas
- Trust Area Boundary

This map series shows forested ecosystems in the Islands Trust. It contrasts these against anthropogenically modified landscape features to illustrate the matrix of forest patches of different types across the landscape.

"Recruitment Forest" designates stands in early structural stages and includes forests in stages of development up to the pole/sapling stage.
"Established Forest" designates young to old forests.

Preliminary analysis removed Anthropogenic (heavily disturbed) areas as well as Natural, Non-Forest areas. For each forested polygon, the level of disturbance was assessed based on road and structure density.

Class 3: undisturbed or minor disturbance
Class 2: moderate disturbance
Class 1: high disturbance

Refer to the associated report, *Contiguous Forest Mapping in the Islands Trust Area*, Cabin Resource Management, 2020.

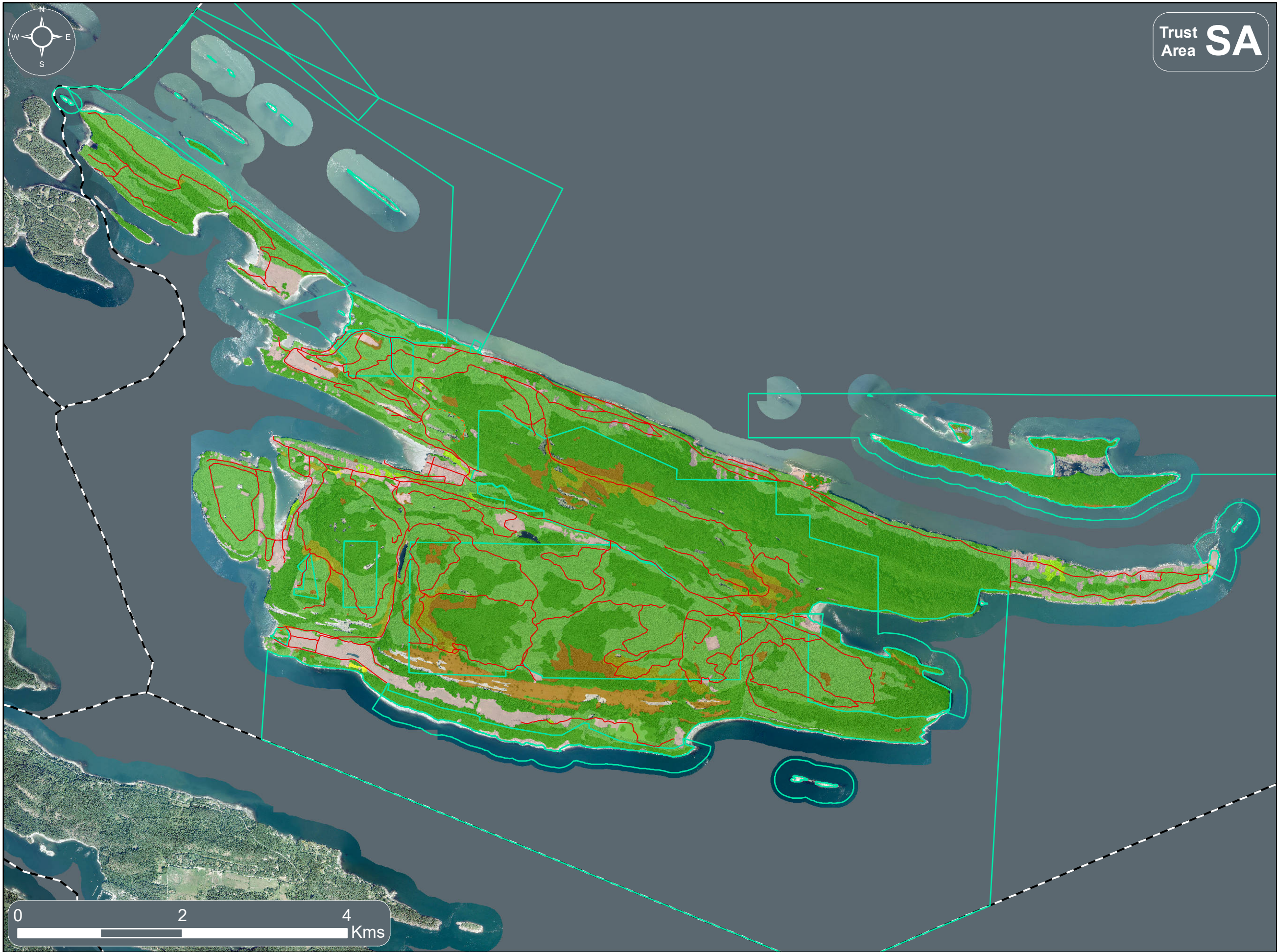
Projection: UTM 10N, NAD 1983
Data Sources: All data provided by the Islands Trust and the Government of British Columbia (Copyright 2020, The Province of British Columbia, used under license)
Drawn By: Liam Quan, Cabin Resource Management
March 31, 2020
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Trust
Area **SA**

Forest Ecosystems In The Islands Trust

- Private Road/Driveway
- Road
- Anthropogenic Area
- Established Forest Class 3
- Established Forest Class 2
- Established Forest Class 1
- Recruitment Forest Class 3
- Recruitment Forest Class 2
- Recruitment Forest Class 1
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