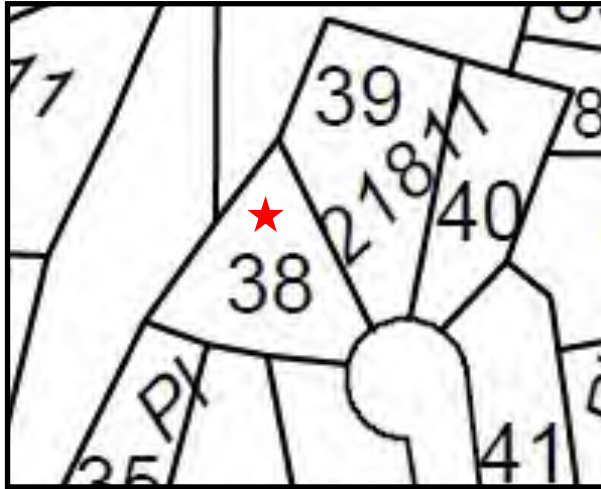


2703 Brigadoon

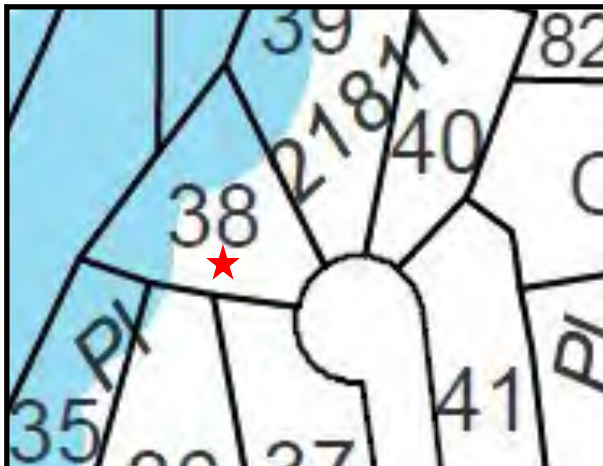


Zoning

Dated Version: July 22, 2024

Islands Trust
www.islandstrust.bc.ca

Rural Residential 1 (RR1)

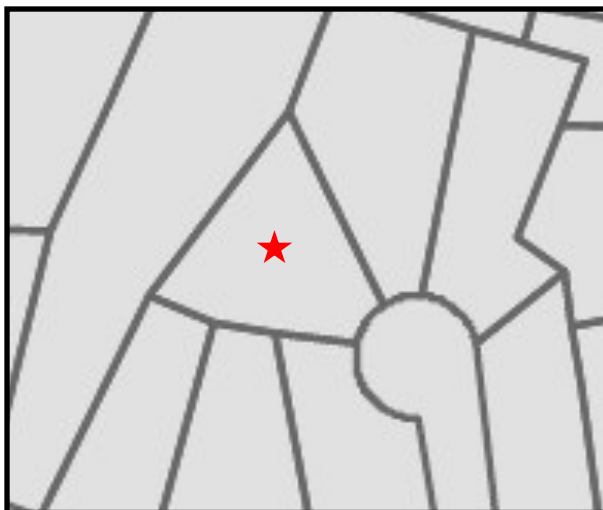


DPA Compilation Map

Dated Version: Nov. 21, 2024

Islands Trust
www.islandstrust.bc.ca

 DPA #10 Riparian and Aquatic



Sensitive Ecosystems Map

Dated Version: Feb. 15, 2007

Islands Trust
www.islandstrust.bc.ca

None Showing

PART 3 GENERAL REGULATIONS

3.1 Permitted in All Zones

Except where specifically prohibited, the following uses, building and structures are permitted in any *zone* except the Ecological (ECO) Zone:

- (1) *uses, buildings and structures*, which are *accessory* to a *principal* permitted use, building or structure on the same lot, including accessory horticulture;
- (2) parks other than playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves;
- (3) *Construction trailers* solely for construction purposes on a *lot* being developed, and for a period not to exceed the duration of such construction or for one year, whichever is less;
- (4) One *pump/utility shed* with a maximum floor area of 10 m²;
- (5) water supply facilities, including reservoirs, treatment plants, pumping stations and intake structures;
- (6) electricity and telephone lines for the distribution of service to North Pender Island or South Pender Island, and water and sewer service lines;
- (7) solar collectors in any land *zone* for the purposes of supplying power to the *lot* on which the *structure* is located;
- (8) wind generators in any land *zone* for the purposes of supplying power to the *lot* on which the *structure* is located;
- (9) the use of land under the *Private Managed Forest Land Act* for forest management activities related to timber production or harvesting;
- (10) where *agriculture* is permitted in any *zone*, *farm retail sales* is permitted if the *lot* has *Farm Status* or is located within the Agricultural Land Reserve, and the total indoor and outdoor floor area for the *farm retail sales* shall not exceed 300 m²; and,
- (11) despite Subsection 3.1(10), road-side produce stands not exceeding 10 m² in floor area and used for the selling of farm products that are grown or reared on the land upon which the stand is located.

3.2 Prohibited in All Zones

The following *uses, buildings and structures* are prohibited in every zone:

- (1) yacht clubs and *marinas* the use of which is restricted to members of a private club;
- (2) disposal of any waste matter on land or in marine areas, except such waste matter as may lawfully be discharged pursuant to a permit under the Sewage Disposal Regulation or the *Waste Management Act*;
- (3) the disposal or storage of hazardous or toxic waste, other than the temporary storage of such waste in the Recycling Facility (RF) Zone and the General Industrial (GI) Zone, and for the purposes of this exception "temporary" means that not more than 6 months' accumulation of such waste may be stored;
- (4) fur farming, except as permitted in the Agricultural Land Reserve by a person licensed under the *Fur Farm Act*;
- (5) the sale and rental of personal watercraft;
- (6) derelict or abandoned docks, floats, ramps or walkways;
- (7) airport and airstrip facilities and related accessory buildings and structures; and
- (8) heliports and helipad, other than for emergency evacuation use.

Information Note: All aeronautics uses are federally regulated under the *Aeronautics Act*.

3.3 Siting and Setback Regulations

- (1) No *building or structure*, other than those in Subsection 3.3(2), may be sited, nor fill placed to support a *building or structure*, within:
 - (a) 15 metres upland of the *natural boundary* of the sea;
 - (b) 1.5 metres from the *natural boundary* of the sea as measured on the vertical plane; and,
 - (c) 7.6 metres upland of the *natural boundary* of a lake, wetland or stream,and for the purpose of this subsection paved areas of asphalt, concrete or similar material are "*structures*".
- (2) The following *buildings or structures* are exempt from Subsection 3.3(1):
 - (a) Walkways, stairs or a ramp accessory to a permitted private *dock* in the Water 1 or Water 6 Zones and stairs to access the foreshore with a width less than 1.2 metres and a length less than 3 metres;
 - (b) Anchor pads or abutments up to 1.5 metres in width for the purpose of securing a permitted private or community *dock* or wharf to the upland *lot*;
 - (c) *Pump/utility shed* with a *floor area* of 10 m² or less; and,
 - (d) Fences.

PART 5 ZONE REGULATIONS

5.1 Rural Residential 1 (RR1) Zone

Permitted Uses

- (1) The following *uses* are permitted, subject to the regulations set out in this Section and the general regulations, and all other *uses* are prohibited:
 - (a) *Dwelling*;
 - (b) *Cottage*;
 - (c) *Secondary Suite*;
 - (d) *Accessory home business*;
 - (e) *Accessory rabbit, poultry raising*; and,
 - (f) *Accessory uses, buildings and structures*.

Density

- (2) There may not be more than one (1) *dwelling*, one (1) *secondary suite* and one (1) *cottage* on any *lot*.
- (3) One (1) *cottage* is permitted on each *lot* with an area of 1.2 hectares or larger.
- (4) Despite Subsection 5.1(2), in those instances where a *dwelling* of 56.0 m² or less in *floor area* existed on September 23, 1999 on a lot 0.6 hectares or larger, one additional *principal dwelling* is permitted.

Siting and Size

- (5) The minimum *setback* for any *building or structure* shall be:
 - (a) 7.6 metres from any front or rear *lot line*;
 - (b) 3 metres from any interior side *lot line*; and,
 - (c) 4.5 metres from any exterior side *lot line*.
- (6) If a *lot line* adjoins the Agricultural (AG) Zone, the *setbacks* in respect of that *lot line* required by Subsection 5.1(5) must be increased by 3 metres.
- (7) All *buildings and structures* must not exceed 4.6 metres in *height* and one storey except for a *dwelling or cottage*.
- (8) *Lot coverage* may not exceed 25 percent.

- (9) The maximum *floor area* per *lot*:

BL 229

Lot Area	The total floor area of all buildings, excluding the floor area of a secondary suite, may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (Less than 1 acre)	500 m ² (5382 ft ²)	325 m ² (3500 ft ²)
0.4 ha to < 1.2 ha (1 to 3 acres)	1000 m ² (10,764 ft ²)	372 m ² (4000 ft ²)
1.2 ha or greater (3 acres or greater)	3000 m ² (32,292 ft ²)	418 m ² (4500 ft ²)

- (10) The maximum *floor area* of a *cottage* must not exceed 80 m².
- (11) Despite Subsection 5.1(9), on a *lot* that contains a legal *dwelling* constructed prior to the adoption of this Bylaw, a replacement *dwelling* may be constructed, or the existing *dwelling* re-constructed or altered, provided the *floor area* of the replacement, re-constructed or altered *dwelling* does not exceed the *floor area* of the *dwelling* on the *lot* at the time of the adoption of this Bylaw.

Conditions of Use

- (12) *Accessory* rabbit and poultry raising is only permitted on a *lot* that does not abut a lake or reservoir used as a source of *potable* water supply.
- (13) A *lot* 2.4 hectares or larger must have a *landscape strip* for environmental protection complying with Subsection 3.9(3).

Subdivision Lot Area Requirements

- (14) No *lot* having an area less than 0.4 hectares, or in the case where a community water or community sewage system is provided, an area less than 0.25 hectares may be created by subdivision in the Rural Residential 1 Zone.
- (15) No subdivision plan shall be approved in the Rural Residential 1 Zone unless the *lots* created by the subdivision have an average area of at least 0.6 hectares.

Site-Specific Regulations

- (16) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

		Table 5.1	
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	RR1(a)	Trincomali Improvement District	Despite 5.1(1)(c), <i>secondary suites</i> are not permitted.

5.25 Water 6 (W6) Zone

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Community water supply facilities, including reservoirs, treatment plants, pumping stations, intake *structures*, water and sewer lines;
 - (b) Private *floats* and ramps accessory to the residential *use* of an abutting upland *lot*;
 - BL 229 (c) Community dock accessory to the upland community park use;
 - (d) Pilings necessary for the establishment or maintenance of *uses* permitted by Subsection 5.25(1); and,
 - (e) Navigation aids and marker buoys.

Density

- (2) A maximum of one (1) private *float* is permitted per abutting upland residential *lot*.
- BL 229 (3) A maximum of one (1) community dock is permitted in the Water 6 Zone.

Siting and Size

- (4) No *building* or *structure* may exceed 4.5 metres in *height*.
- (5) No *structure* may be located within 3 metres of any side *lot line*.
- (6) Where the *structure* cannot be constructed entirely within the *lot* boundaries of the residential *lot*, no *structure* may be located within 3 metres of the projection of any side *lot line* of the abutting upland *lot* and must receive written authorization from the Capital Regional District.
- (7) The maximum water area that may be covered by a *float* is 15 m².
- (8) The maximum size of any float is 6 metres in any dimension.
- (9) The maximum length of any ramp is 6 metres and shall be constructed in compliance with Subsection 3.3(2).

Conditions of Use

- (10) No *building*, including a boat house, may be constructed or erected on a private *float* in the Water 6 Zone.
- (11) No derelict or abandoned *floats*, ramps or walkways are permitted in the Water 6 Zone.
- (12) No person may reside on any structure, boat or vessel in the Water 6 Zone.
- (13) For certainty, no commercial or industrial activity or *use* is permitted in the Water 6 Zone.

Site-Specific Regulations

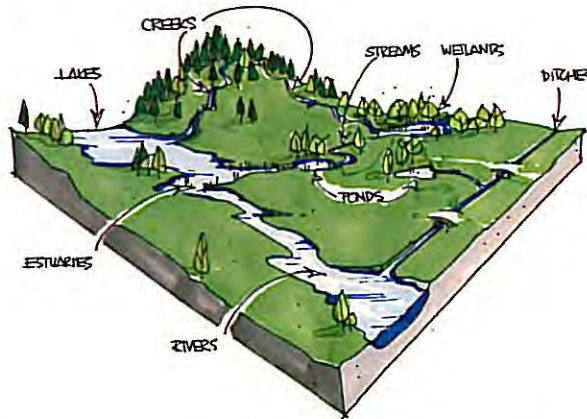
- (14) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 5.25			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	W6(a)	Gardom Pond	Despite Subsection 5.25(6), the maximum water area that may be covered by a float is 3 m ² .

What is a Riparian Area?

Riparian areas are located along the margins of streams, lakes and wetlands, the floodplains of these areas, and wet gullies. They are unique and diverse ecosystems that link water to land and they play a key role in creating fish habitat. Riparian ecosystems can range in width from a few metres, such as those next to small streams with steep banks, to more than 100 metres along large rivers.

Riparian Areas are:



The moist soils of these areas support plant communities that are very different from those in drier, upland areas. Due to seasonal changes in water levels, riparian ecosystems are highly dynamic. Natural disturbances such as a periodic or seasonal flooding, blow-down of shallow-rooted trees, and shifts in the stream channels combine to create a variety of habitat types that support high levels of biodiversity. In mature riparian ecosystems, tree growth is rapid and the forest understorey is lush and diverse.

Why are they Important?

Riparian ecosystems support an exceptionally high number of plants, amphibians, small animals, and insects for the area that they occupy because they contain the three critical habitat components for wildlife: water, shelter and food.

A healthy riparian ecosystem is vital for fish habitat by providing nutrients and insects for food, regulating stream temperature by shading, and protecting water quality by filtering surface runoff and ground water. Vegetation in riparian areas also helps stabilize banks thereby reducing bank erosion and sedimentation of water.

On North Pender Island, healthy riparian ecosystems around Buck and Magic Lakes also help to protect the drinking water source for many island residents.

What is the Riparian Areas Regulation?

The Riparian Areas Regulation (RAR) is a Provincial regulation enacted under the Fish Protection Act that requires local governments to protect riparian areas. The regulations prohibits a local government from approving or allowing a development to proceed in a riparian area unless it is in accordance with an assessment report by a Qualified Environmental Professional (QEP).

The Riparian Areas Regulation is applicable to the area within 30 metres of a stream, which is known as the "Riparian Assessment Area" (RAA). The RAA is an area within which development can only proceed following a professional assessment, it is not a setback.

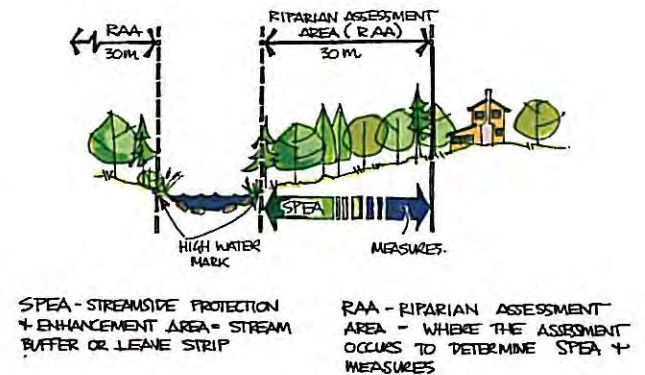
A "stream" is defined to include a watercourse, whether it usually contains water year round or not, that provide fish habitat. Watercourses include ponds, lakes, rivers, creeks and brooks, as well as some ditches, springs, and wetlands if they are tributaries of a stream.



What is the Riparian and Aquatic Development Permit Area?

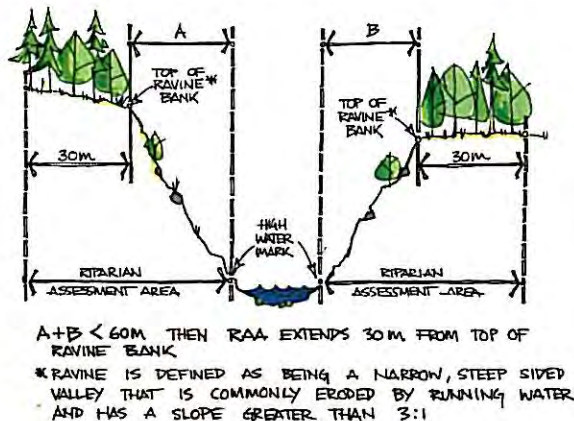
On North Pender Island an assessment was done to identify which watercourses have the natural features, functions and conditions that support fish life processes and are therefore, subject to the RAR. Several streams, plus Buck Lake, Magic Lake and Gardom pond were identified as subject to RAR and the Local Trust Committee subsequently adopted the Riparian and Aquatic Development Permit Area, extending 30 metres from the high water mark, to implement the requirements of the RAR.

RAA Interpreted in a Stream

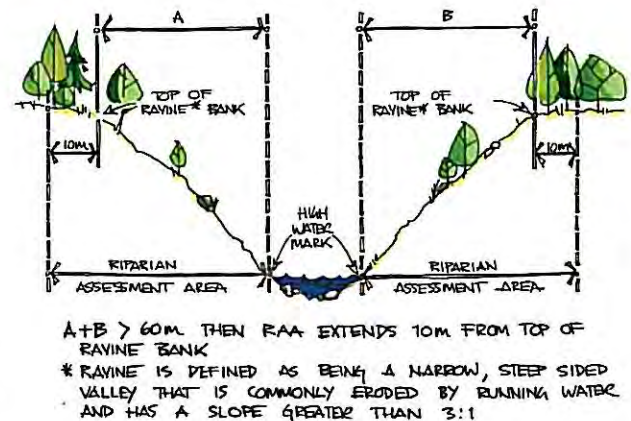


Property owners with proposed development within the Riparian and Aquatic Development Permit Area (DPA) will require an assessment report from a Qualified Environmental Professional (QEP) and issuance of a Development Permit from the Local Trust Committee before proceeding with new development. The QEP report will identify, on a site specific basis, which areas within the DPA can be developed and may provide recommendations for mitigation, enhancement or monitoring of the site specific to the proposal. The QEP will also identify areas that may not be developed as a Streamside Protection and Enhancement Area (SPEA). Conditions of the Development Permit will primarily be based on the QEP report.

RAA Interpreted in a: Narrow Ravine



Wide Ravine



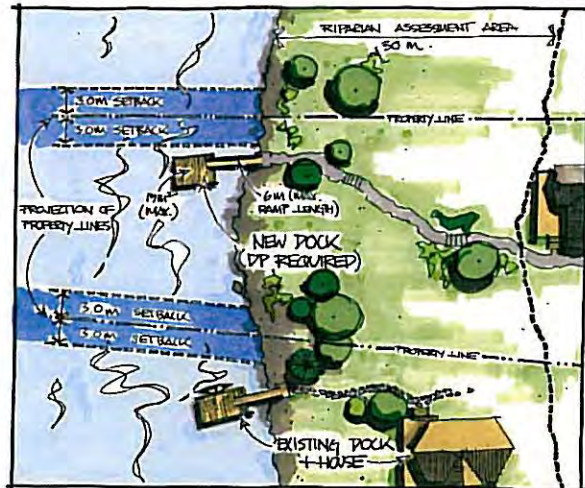
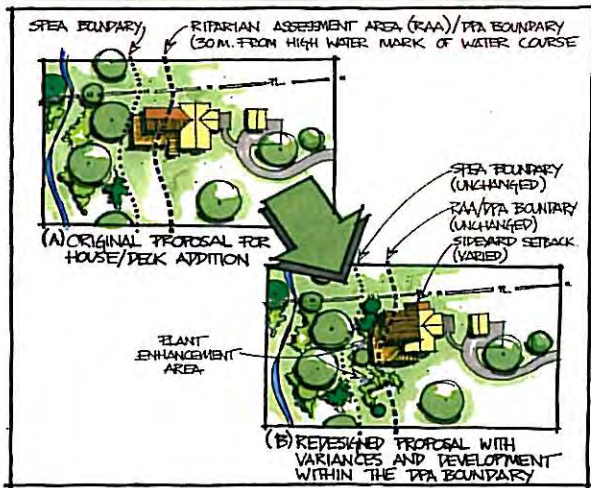
Some Keys Facts:

- The RAR is a provincial regulation that must be implemented by local governments.
- The Riparian and Aquatic Development Permit Area (DPA) applies to the water bodies and lands within 30 metres of a watercourse, consistent with the requirements of RAR.
- Development permit areas do not change the permitted uses or density of a property, but provide guidelines and conditions on how development may proceed.
- The DP and RAR both apply to residential, commercial or industrial activities.

The Riparian and Aquatic Development Permit applies to the following activities:

- Construction of buildings and structures, including docks.
- Creation of non-structural impervious or semi-impervious surfaces (e.g. parking lots, patios).
- Removal, alteration, disruption or destruction of vegetation.
- Disturbance of soils.
- Development of road, bridges, trails, docks, floats and ramps.
- Development of new services (e.g. water, sewer, drainage and utility corridors).

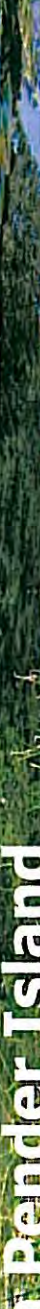
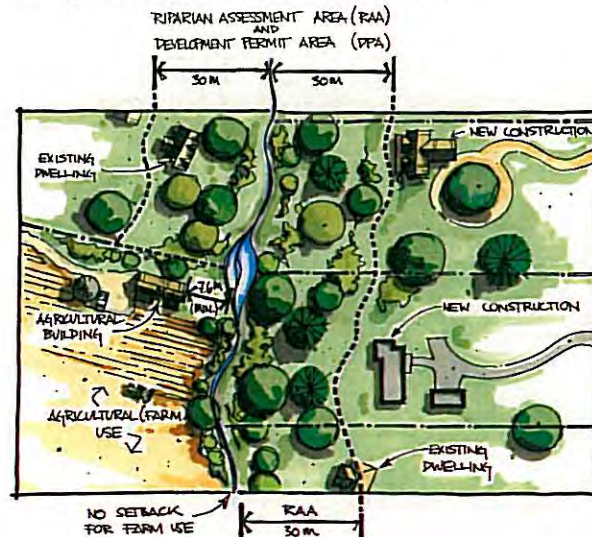
Development Permit and QEP Report is Required:



The Riparian and Aquatic Development Permit exempts the following activities:

- Reconstruction or repair of permanent structure if the structure remains on its existing foundation.
- Farming activities (ALR or zoned) or institutional development.
- Developments that have been approved but not yet built.
- Gardening and yard maintenance within an existing landscape area that does not involve the application of pesticides.
- Removal of trees certified by an arborist to pose a threat to life or property.
- Construction of a fence if no native trees are removed and disturbance of vegetation is restricted to 0.5 metres on either side of the fence (1.5 metres in agricultural areas).

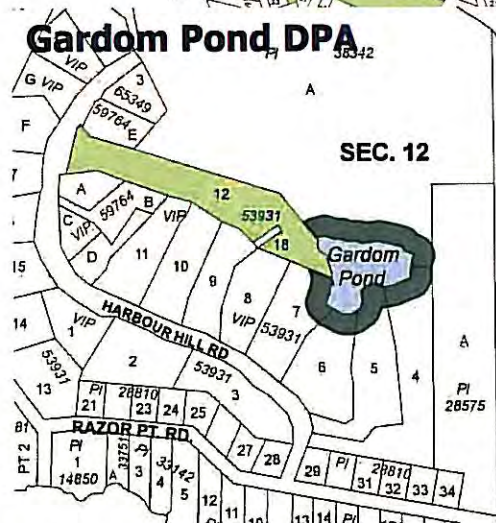
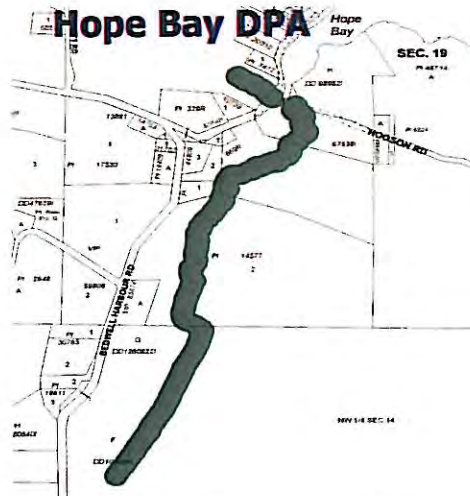
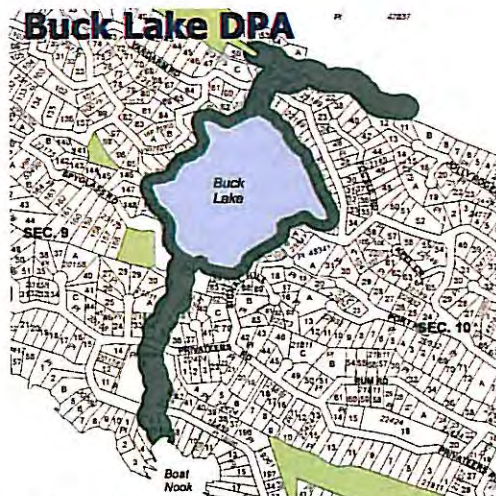
Development Permit and QEP Report is Not Required:



North Pender Island

RIPARIAN & AQUATIC DEVELOPMENT PERMIT AREA

Development Permit Area Designations on North Pender Island:



How to proceed with your development proposal?

If your property is within the Riparian and Aquatic Development Permit Area:

1. Contact Islands Trust staff to confirm if a permit is required.
2. If a permit is required you will need to hire a QEP to prepare an assessment report.
3. Once the QEP report is prepared, submit a Development Permit application to the Islands Trust.

For more information contact:

Islands Trust - Victoria Office 250-405-5151

Ministry of Environment:

<http://www.env.gov.bc.ca/habitat/fish protection act/riparian/riparian areas.html>

www.livingbywater.ca

www.stewardshipcentre.bc.ca

For a list of QEPs view the Vancouver Island University course participant list at:

<http://www.viu.ca/nrep/environmental/rar.asp>

Capital Regional District - Pender Island Office 250-629-3424

Guide to Development Permits:

<http://www.islandstrust.bc.ca/lup/pdf/dpapplicationguide.pdf>



Islands Trust

Graphics and Layout: Phil Testemale - www.testemale.com

North Pender Island
RIPARIAN & AQUATIC DEVELOPMENT PERMIT AREA

5.2.11 DEVELOPMENT PERMIT AREA TEN – RIPARIAN AND AQUATIC DEVELOPMENT PERMIT AREA

BL 184

5.2.11.1 Authority

This development permit area is established, pursuant to Section 919.1(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity. Terms used in this section that are defined in the Riparian Areas Regulation (RAR) are intended to be interpreted in accordance with the definition given in the Regulation, as it may be amended from time to time.

5.2.11.2 Development Approval Information

The Riparian and Aquatic DPA is designated as an area for which development approval information may be required as authorized by Section 920.01 of the *Local Government Act*. Development approval information in the form of a report from a qualified environmental professional (QEP) may be required due to the special conditions and objectives described herein.

5.2.11.3 Application Requirements

The applicant must, in addition to any other application requirements enacted or imposed by the Local Trust Committee, provide at their expense an assessment report from a Qualified Environmental Professional (QEP) which has been submitted to RAR Notification System.

5.2.11.4 General Applicability

The following activities shall require a development permit whenever they occur within the DPA, unless specifically exempted below:

- a) removal, alteration, disruption, or destruction of vegetation;
- b) disturbance of soils;
- c) construction or erection of buildings and structures;
- d) creation of non-structural impervious or semi-impervious surfaces;
- e) construction of flood protection works;
- f) construction of roads, trails, docks, floats, ramps and bridges;
- g) provision and maintenance of residential sewer and water services;
- h) development of residential drainage systems;
- i) development of residential utility corridors;
- j) subdivision as defined in section 872 of the *Local Government Act*.

A separate development permit, or additional development permit conditions in a single permit, may be required or imposed if the development is occurring in another development permit area designated in this plan.

5.2.11.5 Development Permit Exemptions

The following activities are exempt from any requirement for a development permit:

- a) the reconstruction, repair or maintenance of a pre-existing permanent structure on its existing foundation.
- b) forest management activities, as defined in the *Private Managed Forest Land Regulation*, on land classified as managed forest land under the *Private Managed Forest Land Act*;
- c) forest management activities on land that is the subject of a woodlot license or tree farm license under the *Forest and Range Practices Act*;
- d) farm operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in Section 2(2), (3), (4) and (5) of the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*
- e) mining activities regulated by the *Mines Act*;
- f) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
- g) for certainty, actions undertaken by the Crown or an agent of the Crown;
- h) the removal of trees that have been examined by an arborist and certified to pose an immediate threat to life or property;
- i) gardening and yard maintenance activities, not involving the cosmetic application of pesticides, within an existing landscaped area, including mowing, pruning, planting and minor soil disturbance that does not alter the general contours of the land;
- j) the construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres on either side of the fence, or 1.5 metres on either side of the fence in agricultural areas;
- k) ecological restoration and enhancement projects undertaken or authorized by a public body;
- l) work that is authorized by Fisheries and Oceans Canada by permit under section 35 of the *Fisheries Act*;
- m) changes in or about a stream authorized under Section 9 of the *Water Act*;

5.2.11.6 Designation

This development permit area includes all land designated on Schedule P of this plan as being within the Riparian and Aquatic DPA. This DPA includes the riparian assessment areas related to the watercourses and water bodies identified on Schedule P, consisting of the stream and:

- 1. for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;
- 2. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- 3. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank; and
- 4. for all other water bodies, an area encompassing the water body and 30 metres around the water body measured from the natural boundary of the water body.

and Schedule P shall be so interpreted. Development Permit Area Ten is shown in a generalized representation on Schedule P. The designation and delineation of Development

Permit Area Ten consists of a digital record compiled by means of air photograph interpretation. This digital record is stored and maintained in a Geographic Information System (GIS) at the offices of the Islands Trust. The actual location of the streams and water bodies may need to be determined on a site-specific basis by a qualified environmental professional or a surveyor.

5.2.11.7 Special Conditions and Objectives that Justify the Designation

It is the Object of the Islands Trust to “Preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area, and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.”

It is a policy of the Islands Trust Council that local trust committees shall in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or water courses, wetlands or riparian zones and to protect aquatic wildlife.

Furthermore, the province of British Columbia’s *Fish Protection Act*, requires that local governments establish regulations to protect riparian areas. The reason for this designation is to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

5.2.11.8 Guidelines

Prior to undertaking any development activities within the Riparian and Aquatic DPA an owner of property shall apply to the LTC for a development permit, and the following guidelines apply:

- a) In general, all development in this DPA should be undertaken in a manner that minimizes impacts on the riparian area and on aquatic ecosystems, including from the application of pesticides and other chemicals for non-essential cosmetic purposes. Where a QEP has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and aquatic ecosystems, the LTC may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the protection of riparian areas and aquatic ecosystems, consistent with the measures and recommendations described in the report.
- b) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified by the QEP, and the owner should be required to implement a plan for protecting the SPEA over the long term through measures that may be implemented as conditions of the development permit.
- c) Where the QEP report describes an area as suitable for development with special mitigating measures, the development permit should only allow the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a QEP at the applicant’s expense may be required during construction and development phases, as specified in a development permit.

- d) The following guidelines are applicable to floats and associated structures within the development permit area:
 - i) floats should not be placed in areas identified as important to fish life processes where installation of a float would compromise the functioning of the feature;
 - ii) a ramp or float should not rest on the bed of the water body;
 - iii) the use of treated wood in the waterbody should be avoided;
 - iv) floatation material should be contained within a durable shell to prevent disintegration;
 - v) semi-transparent surfacing should be used on ramps and floats (e.g. grating or separated boards);
 - vi) any areas disturbed during installation should be restored;
 - vii) where a float is being replaced, all old materials should be removed.
- e) If the nature of the proposed project in a riparian assessment area or the surface of a waterbody changes after the QEP report has been prepared such that it is reasonable to assume that the QEP's assessment of the impact of the development may be affected, the LTC may require the applicant to have the QEP update the assessment at the applicant's expense and DP conditions may be revised accordingly.
- f) The LTC may consider variances to subdivision or siting or size regulations where the variance may result in enhanced protection of the SPEA or aquatic ecosystem in compliance with recommendations of a QEP report.

Stewardship Tips



Islands Trust

Living on the islands, you will make many decisions about how you use, enjoy, and care for your property.

With over 67% of land in the Trust Area privately owned, residents have an important role to play in protecting and stewarding this special place. The maintenance, building and landscaping decisions you make affect your energy use, drought and flood resistance, windbreaks, and fire protection. The decisions you make can also impact plants and animals in your environment, cultural sites, and affect the region's ability to withstand the impacts of climate change.



Encompassing the waters and islands of the Salish Sea between southern Vancouver Island and the mainland, the Islands Trust Area has been home to Indigenous Peoples since time immemorial. The region features spectacular beauty, extensive cultural sites, and some of the world's most precious and endangered ecosystems.



LAND

TREES

WATER

SHORELINES

Get to Know the Land

Plan ahead: identify environmental values and ensure protection of cultural sites before site clearing, planning, and design.

The Trust Area is situated within the territories of the Coast Salish Peoples and includes many gathering places, village sites and cultivated harvesting areas, dating back over 14,000 years.

Locate development (new buildings, driveways, landscaping and septic systems) away from areas of cultural significance or with high environmental value, like shorelines, wetlands, rare ecosystems (such as Garry oak meadows), and wildlife trees.

Cluster development in one area to minimize site disturbance, protect natural areas, and save money.

Remove invasive species that can out-compete native species. Invasive plants can also pose threats to human and animal health, fuel wildfires, and devalue a property.



▲ American bushtit
(*Psaltirparus minimus*)

LAND

TREES

WATER

SHORELINES

Think About the Trees

Healthy forests are vibrant, diverse ecological communities with rich environmental and community values. They are also among the islands' greatest natural assets for climate change resilience and water protection.

Minimize tree cutting and soil disturbance. The islands' trees and soils have vital ecological and climate values, important to both people and wildlife.

Protect forests on your property to support their key functions in providing wildlife habitat, absorbing carbon, and storing rainwater. Healthy forests protect against extreme wildfires, drought, and flooding.

If you do have to address hazard trees, consider leaving the trunk behind to provide shelter and food for wildlife.

Are there any eagle, heron or other raptor nests on your property? These nests are protected by legislation. Section 34 of the B.C. Wildlife Act prohibits interference with nesting trees of raptors, whether or not the nests are active.

Leave some fallen trees, logs, and branches on the ground for insects, amphibians, reptiles, small mammals, and birds. These materials also improve soil nutrients and moisture retention, and reduce fire hazard.



▲ Sharp-tailed snake
(*Contia tenuis*)

Water is Essential and in Short Supply

Natural areas that hold and filter rainwater, such as healthy forests, meadows and wetlands, help protect the islands' precious groundwater.

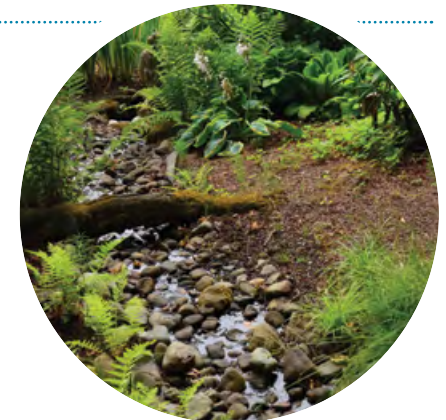
Observe the way water flows over the land and design any landscaping and development to maintain natural drainage patterns.

Landscape with native, drought-hardy plants and shrubs, rather than water-demanding lawns and ornamentals.

Minimize the use of hard impervious surfaces, such as concrete, that promote runoff and negatively impact water infiltration into soils and groundwater reservoirs.

Convert portions of existing lawn or landscaping to rain gardens, designed to hold, filter and slowly release surface water runoff from roads, roofs, or other impervious structures into the landscape.

If your property has a stream or wetland, retain a protective buffer of native trees and vegetation around it.



Care for Marine Shorelines

Island shorelines are valuable for ecological and cultural reasons. Much of the Salish Sea's marine life, including salmon, whales, and birds, relies on nearshore habitat for spawning, early life, or food.

From clam gardens, to fish weirs, to middens, island shorelines are sensitive ecological and cultural areas that require continued preservation and protection.

Locate residences and infrastructure further inland to reduce the need for shoreline protection. Avoid hard shoreline structures, such as seawalls, riprap and retaining walls, that can harm fish and wildlife, and which may not prevent erosion.

Consider 'soft' shoreline designs to reduce erosion, which use natural vegetation, logs, and low slopes to stabilize soils and provide upland drainage and habitat.

Protect critical seagrass habitat. Seagrasses are incredible carbon sinks, provide habitat for fish and wildlife, and protect shorelines from damaging wave action. Consider sharing a dock among several neighbours to reduce the loss of these important ecosystems.



▲ Smolts in sea grass
TAVISH CAMPBELL

Protect Nature

Join the growing community of island landowners who are creating a natural legacy for the future. Consider donating a covenant (easement) on your property if there are ecologically or culturally valuable areas that you want to protect permanently. Conservation covenants are registered on title and can give you significant tax benefits.



Visit Islands Trust Conservancy to learn more ways to protect nature on the land you love



Discover locations of sensitive ecosystems and protected places near you on Islands Trust's mapping platform



Find land stewardship resources to care for habitat, garden with native plants and protect against invasive plants

Contact Islands Trust for more information on natural areas stewardship, protection of cultural and archaeological sites, as well as land-use zoning bylaws that can affect your plans to use and develop your property.

✉ information@islandstrust.bc.ca ☎ 250-405-5151 (Victoria)

🖱 islandstrust.bc.ca



Islands Trust

