

ALR Application Attachments

ALR Application ID#69527

qathet Regional District

January 30, 2023

Report of Public Hearing - 69527

Proof of Advertising - 69527

Other correspondence or file information - 12. Certified Board Resolution Jan 24 2024

Proposal Sketch - 69527

Other correspondence or file information - 9. RESOLUTION Agricultural Advisory Committee

Other correspondence or file information - 10. RESOLUTION RESOLUTION Regional Board  
27Sep2023

Proof of Signage - 69527

Other correspondence or file information - 4. LETTER TINSHS Grant Funding

Other correspondence or file information - 1. LETTER Madrone Professional opinion letter

Professional Report - 2. REPORT Madrone Land Capability

Other correspondence or file information - 3. LETTER SMF Signed Rationale

Professional Report - 5. REPORT TINSHS Housing Needs Report

Other correspondence or file information - 6. MAP qRD Natural Hazard Areas

Other correspondence or file information - 7. MAP qRD Public Amenities

Other correspondence or file information - 8. MAP Chartwell OCP Context

Site Photo - 11. PHOTOS Site photos

Certificate of Title - 010-095-691



## REQUEST FOR DECISION REPORT

**TO: Regional Board**

**FROM: Laura Roddan, Manager of Planning Services**

**IN COLLABORATION WITH: Julia Dykstra, Planner**

**SUBJECT: Public Hearing Report - Agricultural Land Reserve Application for Exclusion in Gillies Bay, Texada Island**

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### ACTION/RECOMMENDATION

1. THAT the Board supports the application to the Agricultural Land Commission to exclude a 3.2 hectare parcel of land (legally described as The North East 1/4 Of Section 9 Texada Island District Except Plans 12042, 14959, 16670, 17746, 21635 and BCP44229) from the provincial Agricultural Land Reserve to accommodate a proposed seniors housing project at the corner of Gillies Bay Road and Airport Road on Texada Island.

2. THAT the Board direct staff to submit the ALC Application ID: 69527 to the Agricultural Land Commission including a copy of the Board's resolution of support and that the following comments be included in support of the application:

a. The Board respectfully understands that the purpose of the Agricultural Land Commission is to preserve agricultural land and encourage farming;

b. There is a well-documented need for seniors' affordable housing on Texada Island in the qathet Regional Housing Needs Report (Mar 2021), and TINSHS Texada Seniors Housing Needs Report (May 2023);

c. There are currently no other available locations for seniors housing within walking distance of the Gillies Bay village that are not in the Agricultural Land Reserve or affected by natural hazard areas;

d. The Land Capability for Agriculture Assessment states that the potential for agricultural use is constrained due to multiple and variable limitations to agriculture; and

e. That the land will be used for forestry under the *Private Managed Forest Act* and not farming if the seniors housing project is not developed.

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## **PURPOSE/SUMMARY**

To report on the public hearing for the application for ALR Exclusion under the *Agricultural Land Commission Act*, Gillies Bay, Texada Island; and to consider a recommendation to submit the ALC Application ID: 69527 to the Agricultural Land Commission.

## **BACKGROUND**

On September 27, 2023, the Regional Board adopted the following resolution:

*THAT the qathet Regional District support the request, from Selkirk Mountain Forest Ltd. and Texada Island Non-profit Seniors Housing Society, to apply to the Agricultural Land Commission for exclusion of a 3.2 hectare parcel of land from the Agricultural Land Reserve to accommodate a seniors housing project at the corner of Gillies Bay Road and Airport Road in Gillies Bay; and*

*THAT the Board direct staff to work with the landowner, Selkirk Mountain Forest Ltd, to initiate an exclusion application to the Agricultural Land Commission for the proposed 3.2 hectare parcel of land; and*

*THAT the landowner be required to pay a \$1,500 ALR exclusion application fee plus all costs associated with the posting of signs on the affected property included in the application, and advertising notice of public hearing in Texada Express Lines and three consecutive issues of the Powell River PEAK newspaper.*

On December 6, 2023, the Regional Board adopted the following resolution:

*THAT the Board delegate holding of a Public Hearing for the Agricultural Land Commission Application for Exclusion (#69527) to a Public Hearing Committee; and*

*THAT the Board appoint three Directors to the Public Hearing Committee; and*

*THAT Director McCormick, Director Brander and Director Gisborne be appointed to the Public Hearing Committee; and*

*THAT Director McCormick be appointed to Chair the Public Hearing.*

## **STRATEGIC PLAN:**

Legislative Requirement

## **TYPE OF DECISION**

Directive Decision

## **DECISION COMMENTS:**

This decision is time-sensitive. Texada Island Non-Profit Seniors Housing Society (TINSHS) has received approvals for grant funding from the Vancouver Foundation and Canada Mortgage and Housing (CMHC). CMHC construction dollars are contingent on TINSHS having the land and being shovel ready to begin construction of the proposed seniors housing by summer 2024.

On January 10, 2024, the Agricultural Land Commission announced their application portal will be changed. Staff have been advised to submit the application before the portal is closed on February 7, 2024. Applications in-stream will not be migrated to the new system. If the February 7, 2024 submission deadline is missed, staff will have to generate a new application in the new ALC application portal when it is launched on February 12, 2024.

## **LEGISLATIVE, REGULATORY, BYLAW OR POLICY IMPACT/RELATIONSHIP**

Under the *Agricultural Land Commission Act*, Local Government initiated exclusion applications are required to hold a public hearing in accordance with s. 465 of the *Local Government Act* including posting a notice of public hearing on the subject property, publishing notice in the local newspaper and providing a public hearing report to the Regional Board in order to pass a resolution on the application.

qathet Regional District Policy 5.2.6 Public Hearing Procedure and Conduct establishes guidelines for public hearing procedure and conduct.

## **DISCUSSION/ANALYSIS**

A public hearing was held on January 16, 2024 from 5:00 pm to 5:23 pm at the Texada Community Hall, in Gillies Bay. There were 34 members of the public in attendance.

A copy of the public hearing attendance list is attached to this report as Appendix A.

The Chair conducted the public hearing according to the established guidelines for public hearing procedure and conduct set out under qathet Regional District Policy 5.2.6 Public Hearing Procedure and Conduct.



### Oral Presentations

During the public hearing, seven members of the public spoke in support of the application. There were no members of the public who spoke in opposition to the application.

A copy of the summary of oral presentations is attached here as Appendix B.

### Written Submissions

By the close of the public hearing, 13 written submissions were received in support of the application. There were no written submissions opposed to the application.

A copy of the written submissions received is attached here as Appendix C.

### **FINANCIAL IMPACT**

The land owner has paid the \$1,500 application fee. If the Board supports the application and directs staff to proceed, \$750 of the application fee would be forwarded to the ALC to process the ALR Exclusion Application.

### **PUBLIC AND/OR STAKEHOLDER ENGAGEMENT REQUIRED OR PERFORMED**

Under the *Agricultural Land Commission Act*, Local Government initiated exclusion applications are required to hold a public hearing in accordance with s. 465 of the *Local Government Act*. Notification of the public hearing was made available in following locations:

- qRD Current Projects & Initiatives website on December 21, 2023;
- qRD Public Notices website on January 2, 2024;
- qRD Public Notice Board at 202-4675 Marine Ave on January 4, 2024;
- Texada Express Lines January 2024 publication;
- Powell River Peak newspaper published January 4, 2024; and
- Powell River Midweek Peak newspaper published January 4 and January 11, 2024.

Under the *Agricultural Land Commission Act*, Local Government initiated exclusion applications are required to post a sign on the affected parcel(s) advising of the exclusion application. A sign was posted on the subject property on December 21, 2023 in three locations identified by ALC staff as the most appropriate locations: on Airport Road, on Gillies Bay Road and at the intersection of Gillies Bay Road and Airport Road.

Copies of the notification methods are attached to this report as Appendix D.

The application package and supporting documents have been available to the public on the qRD Current Projects & Initiatives website: [www.qathet.ca/current\\_project/alrexclusion](http://www.qathet.ca/current_project/alrexclusion). This website will be updated as the application progresses.

Under the *Agricultural Land Commission Act*, Local Government initiated exclusion applications are required provide a copy of the application to adjacent or affected local or First Nation governments. The application was sent the following adjacent or affected local or First Nation governments:

- Gillies Bay Improvement District
- Tla'amin First Nation
- K'ómoks First Nation

Copies of this correspondence are attached to this report as Appendix E.

The public hearing process complied with procedures and notice requirements in accordance with s. 465 the provincial *Local Government Act* and qRD Policy 5.2.6 Public Hearing Procedure and Conduct.

## **CONCLUSION**

Based on feedback received through the public hearing process, staff is recommending the Board supports the application to exclude a 3.2 hectare parcel of land from the provincial Agricultural Land Reserve to accommodate the proposed seniors housing project at the corner of Gillies Bay Road and Airport Road on Texada Island.

Based on analysis of the application materials and public comments heard through the public hearing process, staff are confident that the Agricultural Land Reserve Application for Exclusion for seniors housing meets the needs of the community based on the following:

- The Board respectfully understands that the purpose of the Agricultural Land Commission is to preserve agricultural land and encourage farming;
- There is a well-documented need for seniors' affordable housing on Texada Island in the qathet Regional Housing Needs Report (Mar 2021), and TINSHS Texada Seniors Housing Needs Report (May 2023);
- There are currently no other available locations for seniors housing within walking distance of the Gillies Bay village that are not in the Agricultural Land Reserve or affected by natural hazard areas;
- The Land Capability for Agriculture Assessment states that the potential for agricultural use is constrained due to multiple and variable limitations to agriculture; and
- That the land will be used for forestry under the Private Managed Forest Act and not farming if the seniors housing project is not developed.

**ATTACHMENTS**

[Appendix A Record of Attendance](#)

[APPENDIX B Speaker Summary](#)

[Appendix C Written Submissions](#)

[Appendix D Notice of Application](#)

[Appendix E Notice to other LG or FN](#)

**Approved By:**

Laura Roddan, Manager of Planning Services  
Al Radke, Chief Administrative Officer

**Status:**

Approved - 17 Jan 2024  
Approved - 17 Jan 2024

	NAME	ADDRESS (physical address)
1	Maureen Northrop.	4771, Sanderson Rd, Gillies Bay
2	DAVID NORTHROP	4771 SANDERSON RD, GILLIES BAY
3	Rob McWilliam	4414 Sanderson Rd.
4	BREE NICHOL	4545 ALDER ST GB
5	Joyce Durnin	6827 - SIENNA RD.
6	Cery Durnin	"
7	Colleen Skippes	5620 Gillies Bay Rd
8	<del>TOM BRENT</del>	6715 SHELTER POINT ROAD
9	Kevin + Sheila Corman	5120 - Leaper Rd
10		

NAME	ADDRESS (physical address)
1 JOSEPH SCOTT	7338 BELL RD, GATHAT BC V0N3K0
2 JEAN MAEDONALD	6871 Shelter Pt. Rd.
3 Catherine Grestvecht.	4325 g. Bay Rd.
4 <del>DESS</del> Richard Fohlman	" "
5 Stephen M. Shatya	5742 - Gillie Bay Rd.
6 Kim Lim	5742 - Gillie Bay Road,
7 Carolyn Warton-Kay	4735- Balsam St. G.B.
8 Fran Garner	4388 Sanderson Road
9	
10	

A record of your attendance is required as part of the gathet Regional District's Public Hearing Procedure and Conduct Policy and is collected under the authority of Section 26(c) of the Freedom of Information and Protection of Privacy Act. Your information will not be used for any other purpose than that which is stated above.



NAME	ADDRESS (physical address)
1 CATHY BROWN	6895 SIENNARD, GILLIES BAY BC VONWKO
2 JOHN BROWN	6895 SIENNA RD, GILLIES BAY BC VONWKO
3 HARRY NEWMAN	4482 AIRPORT RD., G.B. BC VONWKO
4 Lee Stephens	6499 Mowat Bay Rd
5 SUE COMELY	1986 NICHOLAS AVE VAN ANDA
6 ALLAN MACISAAC	1986 NICHOLAS AVE, VAN ANDA
7 Elie Rosenthal	3025 Kirk Lake Road, VA
8 Dana Ranzell	3025 Kirk Lake Road Van Anda
9 Pam Kenny	2300 B Smelter Ave V.A
10 Sylvia Praught	2300 Smelter Ave Van Anda VONWKO

	NAME	ADDRESS (physical address)
1	EVERYD KAPPMER	3523 GILLES BAY RD.
2	CLINT KITCHEN	" "
3		
4		
5		
6		
7		
8		
9		
10		

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	NAME	ADDRESS (physical address)
1	Margaret Brent	6215 Shelter Point Rd
2	Jesse Coplin	6894 Sierra Road
3	Timothy Atwood	3221 Kirk Lake Road, Van Ande
4	GARY MONAGHAN	5067 SPRAGUE RD.
5		
6		
7		
8		
9		
10		

A record of your attendance is required as part of the qathet Regional District's Public Hearing Procedure and Conduct Policy and is collected under the authority of Section 26(c) of the Freedom of Information and Protection of Privacy Act. Your information will not be used for any other purpose than that which is stated above.



**SPEAKERS SUMMARY**  
**ALR Exclusion Application**

Public Hearing  
January 16, 2024 at Texada Community Hall,  
Gillies Bay, Texada Island

**Cathy Brown – 6895 Sienna Road**

Speaking as President of the Texada Island Non-profit Seniors Housing Society (TINSHS) in support of the application. She commented on public support, funding, limits of agricultural capability on the proposed project site, and the application process.

**Elle Rosenthal – 3025 Kirk Lake Road**

Spoke in support of the application and to the critical need for seniors housing on Texada. She commented that the location is ideal and there is no other suitable land for seniors housing in Gillies Bay.

**Guy Durnin – 6827 Sienna Road**

Asked a question to staff related to how the Agricultural Land Commission participates in the application process.

J. Dykstra responded

**Timothy Atwood – 3221 Kirk Lake Road**

Spoke in support of the application and the critical need for seniors housing on Texada.

**Tom Brent – 6715 Shelter Point Road**

Spoke in support of the application and past experience with ALC decisions.

**Jesse Coplin – 6894 Sienna Road**

Speaking on behalf of Selkirk Mountain Forest Ltd. in support of the application. He commented on application process and research on other ALR exclusion applications for seniors housing.

**Joseph Scott – 7338 Bell Road**

Spoke in support of the application, commended TINSHS for their work and commented that this is the perfect location for seniors housing.

**Correspondence received for Public Hearing**

ALR Application for exclusion on Texada Island

ALR Application ID#69527

qathet Regional District

January 15, 2024

**Julia Dykstra**

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**From:** Geraldine McDonald [REDACTED]  
**Sent:** January 15, 2024 10:09 AM  
**To:** Planning  
**Subject:** ALR exclusion application - Texada Island - senior housing development

**⚠CAUTION:** This email originated from an external sender. Verify the source before responding to the email or opening links or attachments. ⚠

I am unable to attend the meeting tomorrow and it is too late to put my letter in the mail. This email address was also given so hope it will suffice to express my support for the ALR exclusion.

Texada's senior population has grown significantly and regular housing/services are lacking on the island - and unaffordable elsewhere.

As Texada has long supported the forestry industry in so many ways, it would only be fair to "give back" in this way. The Society that works with this group has worked very hard to exhaust all other sources for funding and this land exclusion/gift could be a deal breaker.

Thank you for your consideration.

Geraldine McDonald  
2042 Nicholas Avenue  
VanAnda, BC  
V0N 3K0

**Julia Dykstra**

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**From:** Teresa Hollo [REDACTED]  
**Sent:** January 6, 2024 3:33 PM  
**To:** Planning  
**Subject:** ALR Public Hearing- Texada Jan 16

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**⚠CAUTION:** This email originated from an external sender. Verify the source before responding to the email or opening links or attachments. ⚠

Attention: ALR Exclusion

We are in full support of Granting ALR exclusion of the Selkirk Mountain Forest Lt property for the purpose of accommodating a proposed seniors housing project at the corner of Gillies Bay Road and Airport Road in Gillies Bay.

Very pleased that TINSHS, our community and qRD are working strongly together towards the goal of the much needed Seniors Housing on Texada.

Teresa and John Hollo  
Van Anda, BC

**Matador Farm**  
Theresa Curtiss, Proprietor  
6830 School Rd, Vanada, Texada Island, BC

To: Whom it may concern

I am a female farmer on Texada Island, and operate one of the largest farms on the island and in my region. Though I am a strong advocate for keeping farm land as farm land, and I own and lease ALR lands myself, I support the transfer of the Selkirk lands and it's exclusion of the land from the ALR to the Texada Island Non-Profit Seniors Housing Society.

I will list the many reasons why I feel this property should be excluded:

1. This land is not farm land, it has not been farm land, it is not farmed nor will it be. There is no detrimental impact to farming by exclude this land from the ALR.
2. Selkirk leases to me a substantial amount of farm land yearly – over 200 acres, making me one of the largest farms on Texada Island. They are a strong advocate for farming of farmable lands, and have put in supports to the farmland over the years to see the success of the farmers using that land.
3. The proximity of the land to the town of Gillies Bay makes it unsuitable for any venture involving farming. My last property, on Gabriola Island, saw me on a long and skinny ALR farm property, surrounded by an abundance of small acreages that backed onto my farm, leaving me with 27 property line neighbors; farming was pretty much impossible, as it didn't matter what I did on what part of the property, someone had something to say. With the neighbors complaining to every authoritative body, they made farming on my ALR land impracticable. Anonymous complaints by devious neighbors to the health authority saw my sales ability shut down through a cease and desist order, even though I complied with all regulations and had done nothing wrong. The Island Trusts told me I had to tear down my chicken coop and outbuildings, and I couldn't rebuild build sheds or barns, and people even complained to the Provincial poop police. This was a farm, had always been a farm long before the acreages. The location had amazing soil, amazing growing potential, but due to constant pressure and interference from neighbors that farm now sits as an estate, holding space in the ALR but not producing food. Small farms should not be zoned when surrounded by suburbia, or should I say suburbia should not be permitted to be zoned around farms. There is no practical or social value to forcing this land to stay in the ALR.
4. The Non-Profit society includes growing food into its plan, and I understand they will be building accessible raised gardens for the Seniors once the complex is complete. This will provide more food production than what will happen if it remains inside the ALR.
5. This Seniors complex will support farming in the area. This will be a huge benefit to the local farmers. Purchasing of local foods is in the plan of the Seniors Center.

6. The Seniors complex will bring more professionals to the island. And with this, more partners of professionals and hopefully teenage children, who may be able to work on our Texada Island farms. It's hard to find casual laborers, and the more people on the island the better.
7. I would like to think I may have a place to go, at this complex, when my days as a farmer are over. I'm no spring chicken. I don't have kids to live with, no-place to plan on later in life. Farmer's need seniors homes too!

The ALR should not just be about land holding, it should be about sensibility and practicability. Considering the soil, this land is not farmable. With its shallow top soil and shallow clay layer, it's not even suitable for forestry, never-mind farming. Considering proximity to the town, this land doesn't make a good farm location. There will be far more value to our community and area as a Seniors Center than as a vacant chunk of ALR land, which is what it will likely remain to be if the land is not removed from the ALR. I hope the ALC will see this, and support this exclusion.

Thank you for your consideration. You may call me if you wish at [REDACTED] if you have any questions.

Kindest regards,



Theresa Curtiss

Matador Farm

**Julia Dykstra**

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**From:** [REDACTED]  
**Sent:** January 5, 2024 2:34 PM  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Texada Seniors Housing Society

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Hello,

I have been a resident in Gillies Bay on Texada for the past 7 years. I support the application to remove the 3.24 hectare site across from the Community Hall for the purposes of seniors housing. Such accommodations are needed for a senior intensive Gulf Island population. It is also a block away from our medical clinic which makes it an ideal site. The only caveat I would have for such a facility is an ambulance facility be part of its construction to be near such a concentration of elderly citizens.

Kind regards,  
Peter Skipper

**Julia Dykstra**

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**From:** Anne Carney [REDACTED]  
**Sent:** January 16, 2024 4:13 PM  
**To:** Planning  
**Subject:** ALR Exclusion Application

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I support the exclusion of land from the ALR to accommodate the proposed seniors housing project at the corner of Gillies Bay and Airport roads.

Thank you,  
Anne Carney  
Sent from my iPhone



**Julia Dykstra**

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**From:** Pauline Fleming [REDACTED]  
**Sent:** January 16, 2024 3:13 PM  
**To:** Planning  
**Subject:** ALR exclusion application

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Good day,  
My husband and I are residents of Texada and we support the exclusion of the 8 acre parcel as applied for by the qRD on behalf of Selkirk Mountain Forest Ltd.  
Pauline Fleming  
M.Douglas Fleming  
PO Box 96  
4758 Cedar St.  
Gillies Bay, BC  
Texada Island

**Julia Dykstra**

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**From:** Rita Dubman [REDACTED]  
**Sent:** January 16, 2024 1:48 PM  
**To:** Planning  
**Subject:** Attn: ALR exclusion

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Hello,

I am a resident of Powell River. I would like to send in my support for the ALR exclusion of the parcel at the intersection of Gillies Bay rd. and Airport rd. on Texada Island ahead of the public hearing today.

Thank you,

Rita Dubman  
[REDACTED]

**Julia Dykstra**

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**From:** Debbie Gill [REDACTED]  
**Sent:** January 16, 2024 11:12 AM  
**To:** Planning  
**Subject:** Rezoning of land on Texada Island

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Hello,

My husband and myself are unable to attend the meeting tonight on Texada Island, but I wanted to let the qRD know that we both support the rezoning of the 8 acres of land in Gillies Bay to accommodate the project by Texada Island Non-profit Seniors Housing Society.

Thank you,  
Debra Gill &  
Ronald Smith

5295 Gracemere St.  
Van Anda, BC  
V0N 3K0

**Julia Dykstra**

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**From:** Helen Rasmussen <[REDACTED]>  
**Sent:** January 16, 2024 11:08 AM  
**To:** Planning  
**Subject:** Support for Texada Island Non-Profit Seniors Housing

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To Whom It May Concern,

I am writing in support of the non-profit seniors housing on Texada Island.

I am an older adult with disabilities on a fixed very low income and can not drive so I am limited in the ways I can contribute but in March or April when I get out of debt and I have the financial means to, I am making a sizable donation.

Thank you.

**Julia Dykstra**

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**From:** c brown [REDACTED]  
**Sent:** January 16, 2024 10:03 AM  
**To:** Planning  
**Subject:** ALC application Selkirk / Texada

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To the qRD and ALC,

As I age, I am seeing friends and neighbours leaving Texada because they can no longer manage their acreages or even city lot homes. This proposed project will help strengthen our community by giving us an option to live longer on this island we love, surrounded by our lifelong friends and supports.

I fully support this application by the qathet Regional District on behalf of Selkirk Mountain Forest Ltd to exclude the identified 8 acres in Gillies Bay for seniors housing.

Sincerely, John Brown  
PO Box 168, Gillies Bay, BC V0N1W0

**Julia Dykstra**

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**From:** Cheryl Nyl [REDACTED] >  
**Sent:** January 16, 2024 9:36 AM  
**To:** Planning  
**Subject:** ALR Exclusion in Gillies Bay

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We Cheryl and Marvin Nyl of 6047 Barfield Rd VanAnda V0N3K0 agree with the exclusion of the 8 acre property from the ALR.

**Julia Dykstra**

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**From:** Christina Nordstrand [REDACTED]  
**Sent:** January 16, 2024 12:20 AM  
**To:** Planning  
**Subject:** Gillies Bay senior housing at Airport Road

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Hi,  
I live at 5451 Gillies Bay Road. I would like to offer my support to the seniors housing project. It is a valuable and much needed addition to our community. The land in the application is not being used for agriculture and to the best of my knowledge has not been in the past. It is also within the gillies bay water delivery area so will have adequate resources for the residents.

Thank you.  
Christina Nordstrand  
[REDACTED]

**Julia Dykstra**

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**From:** Leslie Goresky [REDACTED]  
**Sent:** January 15, 2024 6:12 PM  
**To:** Planning  
**Subject:** ALR Exclusion Application

⚠️CAUTION: This email originated from an external sender. Verify the source before responding to the email or opening links or attachments. ⚠️

To whom it may concern

Please note I am in favour of the ALR Exclusion Application submitted by Selkirk Mountain Forest Ltd. regarding the 8 acres intended for the use to build seniors housing on Texada Island within the Gillies Bay Improvement district.

Leslie Goresky  
[REDACTED]



## APPENDIX D

**Notice of the Application: Sign, Notice of Public Hearing, & Website Content**

ALR Application for exclusion on Texada Island

ALR Application ID#69527

qathet Regional District

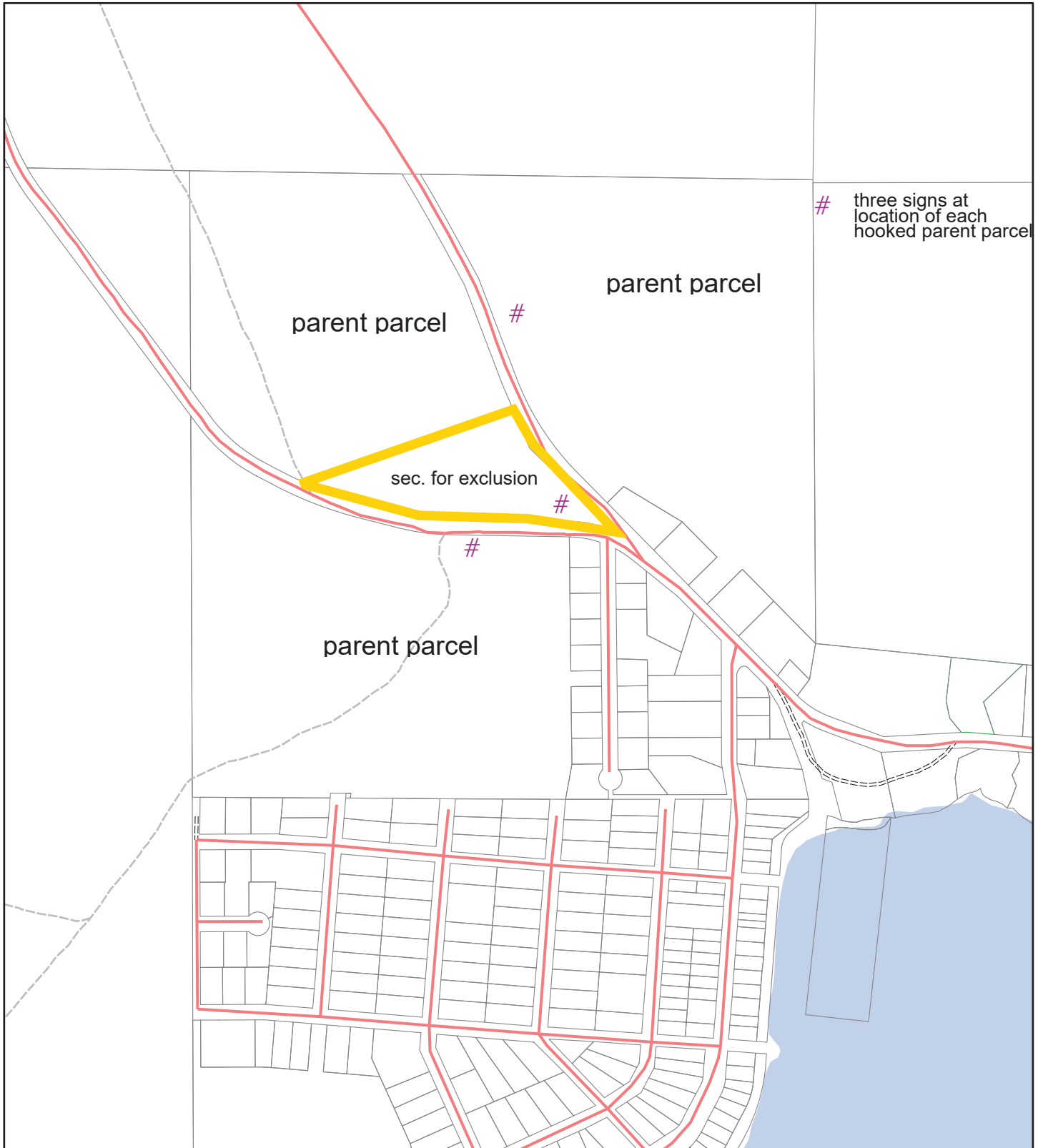
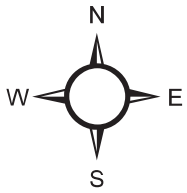
January 16, 2024

Proof of Signage

ALR Application ID#69527

qathet Regional District

December 22, 2023



**DISCLAIMER**

This mapping data has been compiled by the qathet Regional District using data derived from a number of different sources with varying levels of accuracy. The qathet Regional District disclaims all responsibility for the accuracy or completeness of this information.

# NOTICE TO MAKE APPLICATION TO EXCLUDE LAND FROM THE AGRICULTURAL LAND RESERVE

## EXCLUSION APPLICATION INFORMATION

ALC Application ID: 69527

Applicant: **qathet Regional District (qRD)**

Posting Date: **December 22, 2023**

Proposal: **To exclude 3.2 hectares of private land (Selkirk Mountain Forest Inc.) to accommodate a proposed seniors housing (Texada Island Non-Profit Seniors Housing Society) project at the corner of Gillies Bay Road and Airport Road.**

Description of Land

**Parcel Identifier: 010-095-691**

**Legal Description: THE NORTH EAST 1/4 OF SECTION 9 TEXADA ISLAND DISTRICT EXCEPT PLANS 12042, 14959, 16670, 17746, 21635 AND BCP44229**

## TO SUBMIT COMMENTS

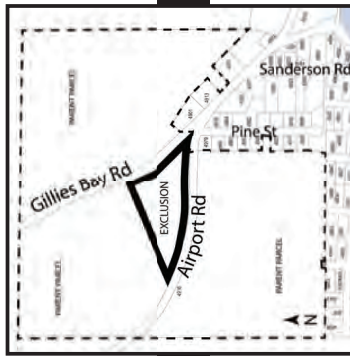
Local Government: **qathet Regional District, Planning Department**

Phone: **604-485-2260** Mail: **202-4675 Marine Ave, Powell River BC V8A 2L2**

Email: **planning@qathet.ca**

Local Government File: **3015.11.Sec9**

Public Hearing: **January 16, 2024 5pm, Texada Is Community Hall, 5079 Gillies Bay Rd**



ALL CORRESPONDENCE RECEIVED RELATED TO THIS APPLICATION FORM PART OF THE PUBLIC RECORD AND IS COLLECTED UNDER THE AUTHORITY OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT (SEC. 26)



Sign at Gillies Bay Road





Sign at Gillies Bay Road and Airport Road





Sign at Airport Road



# PUBLIC HEARING

## TUESDAY, JANUARY 16, 2024 - 5pm

The Board of qathet Regional District (qRD) gives notice that it will host a Public Hearing to consider the exclusion of 3.2 hectares of land (outlined in BOLD in map) from the Agricultural Land Reserve (ALR) to accommodate a proposed seniors housing project at the corner of Gillies Bay Road and Airport Road in Gillies Bay, Texada Is, on **Tuesday, January 16, 2024 at 5 pm** at the Texada Community Hall. All persons who believe that their interest is affected shall be afforded an opportunity to be heard.

The intent of the Public Hearing is to satisfy the requirements for qathet Regional District to submit an application for ALR Exclusion under the *Agricultural Land Commission Act*.

The application can be examined online or at the qRD Administration Office, 202-4675 Marine Ave, Powell River.

More information can be found on the qathet Regional District website:

[www.qathet.ca/current\\_project/ALRexclusion](http://www.qathet.ca/current_project/ALRexclusion)

If you have questions about the ALR Exclusion application, please contact the Planning Department 604-485-2260 or [planning@qathet.ca](mailto:planning@qathet.ca).



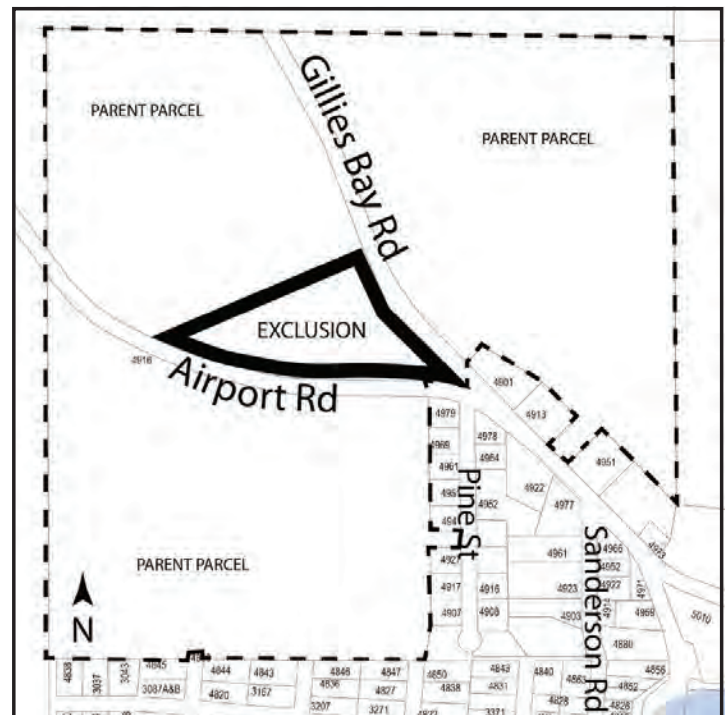
**qathet**  
REGIONAL DISTRICT

Michelle Jones, Manager of Administrative Services

### Description of Land

Parcel Identifier: 010-095-691

Legal Description: THE NORTH EAST 1/4 OF SECTION 9 TEXADA ISLAND DISTRICT EXCEPT PLANS 12042, 14959, 16670, 17746, 21635 AND BCP44229



### Ways You Can Participate

#### Attend In-Person

Tuesday, January 16 at 5:00pm  
Texada Community Hall,  
5079 Gillies Bay Rd

#### Send a Letter

Attention: ALR Exclusion  
202-4675 Marine Ave,  
Powell River BC V8A 2L2  
[planning@qathet.ca](mailto:planning@qathet.ca)

All submissions **must** be received prior to the close of the Public Hearing.



# Hospital taxation presented to directors

Draft one of Powell River Regional Hospital District's budget tabled

PAUL GALINSKI  
reporter@prpeak.com

Cost for an average home in qathet Regional District (qRD) to fund Powell River Regional Hospital District for 2024 is forecast to be around \$100.

At the regional hospital district committee of the whole meeting last month, manager of financial services Linda Greenan led direc-

tors through the first draft of the hospital district's budget, outlining revenues and expenditures.

Using the 2023 average home assessed value of \$607,465.81, the taxation cost per average qRD home is \$100.33, and the cost per average home in Tla'amin Nation is \$59.85 in the first draft of the hospital district budget.

Greenan outlined Vancouver Coastal Health (VCH) cost share requests for capital expenditures, with \$2.8 million having been approved in 2021 and \$791,756 approved in 2022. She said what she would be recommending, because the hospital district has reserves, is that the district not borrow any more money

for current cost share requests from VCH.

Greenan then reported on Willingdon Creek Village, which provides \$1,192,776 in revenue annually. The debt payments on the facility amount to \$1,832,477 until 2034, with 4.52 per cent interest until 2028. The hospital district is providing \$240,000 per year to the maintenance reserve for maintenance to the building envelope.

For the hospital district's reserve, there is a balance of about \$5.2 million.

Residential tax rates are projected to be \$16.52 per \$100,000 of assessed value in the regional district and \$8.91 per \$100,000 in Tla'amin.

Greenan said this hospi-

tal district is quite low using comparative tax rates to other hospital districts. She recommended setting a tax rate that provides significant contributions to reserves.

City of Powell River director and hospital board chair George Doubt said he agreed with setting a rate in future for the reserves.

Electoral Area D director Sandy McCormick said looking at the cost share requests from VCH, when she adds it up, the interest paid on the short- and long-term debt is \$798,000 on a debt that was initiated in 2020, going forward to 2028.

"I'm really concerned about that," added McCormick.

Greenan said for the cost share debt in 2023, she is



**INFORMATION PROVIDED:** Figures for draft one of Powell River Regional Hospital District's budget indicate taxation of about \$100 for an average house in qathet Regional District. PEAK ARCHIVE PHOTO

proposing that it be funded from reserves.

McCormick responded that it was a good solution.

"We have to be very conscious about what we burden taxpayers with," said McCormick.

The committee carried a motion to recommend to the hospital board that the board accept as draft one, and as guiding information,

the proposed 2024 to 2028 financial plan for the regional hospital district. Directors also voted to recommend that the board directs staff to fund the balance of the VCH cost share requests that have not been converted to long-term debt from reserves.

Draft two of the budget is projected for late January 2024, according to Greenan.

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www.northislanddental.ca  
**250-897-8447**

Dr Cyrus Bachus, General Dentist, Owner & Operator

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**qathet REGIONAL DISTRICT**  
Michelle Jones, Manager of Administrative Services

Description of Land  
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Legal Description: THE NORTH EAST 1/4 OF SECTION 9 TEXADA ISLAND DISTRICT EXCEPT PLANS 12042, 14959, 16670, 17746, 21635 AND BCP44229

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Tuesday, January 16 at 5:00pm  
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Attention: ALR Exclusion  
202-4675 Marine Ave,  
Powell River BC V8A 2L2  
[planning@qathet.ca](mailto:planning@qathet.ca)

All submissions **must** be received prior to the close of the Public Hearing.



# Shortest day of the year marks winter season

2023 solstice was damp compared to 2022 deep freeze

TANYA HILL  
thill@prpeak.com

Every year in the northern hemisphere people mark the shortest day and longest night of the year in different ways. For example, St. Lucia's Day, the festival of lights, is celebrated in Scandinavian countries such as Sweden, Norway and parts of Finland; and the Yule festival in Germany.

For many years now, qathet region residents have been invited to celebrate the winter solstice by walking on a public labyrinth located inside Sycamore Commons, on the grounds of St. David and St. Paul Anglican Church in Townsite, which continued in 2023 with a late afternoon celebration at the church on December 21.

Winter solstice marks the beginning of the official winter season, and according to Britannica: "A winter solstice happens when a hemisphere's pole is

pointed farthest away from the sun. The sun travels its shortest path through the sky, so the day has the fewest hours of daylight of the year."

David Bohlender, an astronomer at the Canadian Astronomy Data Centre, shared a few comments about this year's winter solstice via email with the *Peak*.

"The sun doesn't rise until well after 8 am, and we won't notice the days

This time of year I'm always amazed that more than 90 per cent of the people who participated in the BC poll about keeping Daylight Saving Time year-round voted in favour of it.

DAVID BOHLENDER  
CANADIAN ASTRONOMY DATA CENTRE

getting longer for several weeks," said Bohlender. "It's not until early January that the days become about a minute longer each day so the lengthening day is not very noticeable until mid-January."

He said the days become about 3.75 minutes longer each day at the spring equinox in the qathet region.

"This time of year I'm always amazed

that more than 90 per cent of the people who participated in the BC poll about keeping Daylight Saving Time year-round voted in favour of it," said Bohlender. "I keep pointing out that if we stayed on Daylight Saving Time year-round that sunrise wouldn't be earlier than 8 am until early March. I'd much rather suffer the minor pain of losing an hour of sleep in the spring than have to get up in the dark for six months of the year."

Bohlender suggested a good website that illustrates sunrises, sunsets, moon phases and eclipses for local residents is [timeanddate.com/sun/@6112608](http://timeanddate.com/sun/@6112608).

qathet was the wettest region on the day of the solstice compared to Whistler, Bowen Island, Horseshoe Bay and Gibsons, according to Weatherhood BC, with 11.1 millimetres of rain.

Canadian provinces experienced wild weather in 2023; many experienced wildfires, record temperatures, floods, drought and one tornado in Alberta.

To read about the record-setting weather events, go to [canada.ca/en/environment-climate-change/services/top-ten-weather-stories](http://canada.ca/en/environment-climate-change/services/top-ten-weather-stories).



SHORTEST DAY: Thursday, December 21, 2023, was the shortest day of the year with the sun setting at 4:19 pm locally. TANYA HILL PHOTO

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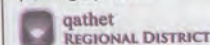
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Powell River BC V8A 2L2  
[planning@qathet.ca](mailto:planning@qathet.ca)

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## Register for the Community Notification System

The Community Notification System can rapidly circulate critical safety information to help our community stay up-to-date in the event of an emergency. The system allows the Regional Emergency Operations Centre to send voice messages to phones as well as text messages and emails. The service is free of charge, however, residents must register for the system in order to receive emergency notifications. Even if people have previously enrolled, a new registration is required.

To register for the Community Notification System, visit [qathet.ca/emergency-preparedness](http://qathet.ca/emergency-preparedness), and click the "Enroll in the Community Notification System Here" button. You will be directed to fill out a registration form online.

*The Coast Salish name qathet, pronounced 'KAW-thet', means working together.*

Watch meetings live:  
[qathetrd.civicweb.net](http://qathetrd.civicweb.net)

[administration@qathet.ca](mailto:administration@qathet.ca)  
604.485.2260

[qathet.ca](http://qathet.ca) [f](https://www.facebook.com/qathetRD) [i](https://www.instagram.com/qathetRD)



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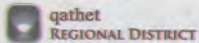
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Attention: ALR Exclusion  
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Powell River BC V8A 2L2  
[planning@qathet.ca](mailto:planning@qathet.ca)

All submissions **must** be received prior to the close of the Public Hearing.

# VIEWPOINT Climate change is really happening

By Justine Mievre

After all these years of emission into the atmosphere, climate change is here, because we create it.

Climate change is actually one of the first problems on Earth we need to resolve. It does more than just warm up the planet, it affects living beings because of wildfires or melting ice, and affects the land, oceans and glaciers.

We need living beings to preserve the earth. Today, I think humans don't really try to find a solution to stop it, we just do everything possible to live with it. Maybe one day, we will be able to live normally with climate change, but some of our habits must be changed.

I know a famous place in the mountains in the east of France called La Mer de Glace (The sea of ice). This

place is like a big glacier on the ground (like a sea). When I went to this place five years ago, the ice had almost gone, and today it's worse.

Five years ago, I hadn't realized that climate change caused this. But now, because I'm older, and I try to learn more about our planet, I know how close the danger

The land depends on the weather and animals depend on the land.

of climate change is.

For now, the big consequence of climate change is the weather. We can already see important temperatures change with the summer becoming hotter and the winter colder.

The land depends on the weather and animals depend on the land. This is like the

line: "Each living being depends on something else on Earth." If only one of them is disturbed by climate change, it's all the environment which will be impacted.

We can't totally eliminate climate change, even if we stop all our activities, because we still use most of them like factories or cars. But we can change our habits and our way of thinking.

We are not the only generation on Earth who will know and live with

climate change. Future generations need to know what it is.

Climate change doesn't depend on the past and what we did to get here, but on the future, and how we can change it.

Justine Mievre is an environmental science student at Brooks Secondary School.

Every shift, every shot, every save. You've gotta be here.

# DOUBLE HEADER WEEKEND AT THE HAP



VS



# FRIDAY, JANUARY 12

# SATURDAY, JANUARY 13

# 7 PM

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December 21, 2023

### ALR Exclusion Application

#### Notice of Public Hearing

The Board of qathet Regional District gives notice that it will host a Public Hearing to consider the exclusion of 3.2 hectares of land from the Agricultural Land Reserve (ALR) to accommodate a proposed seniors housing project at the corner of Gillies Bay Road and Airport Road in Gillies Bay on **Tuesday, January 16, 2024 at 5 pm** at the Texada Community Hall, 5079 Gillies Bay Rd, Texada Island.

The intent of the Public Hearing is to satisfy the requirements for qathet Regional District to submit an application for ALR Exclusion under the *Agricultural Land Commission Act*. All persons who believe that their interest is affected shall be afforded an opportunity to be heard.

[Notice of Public Hearing](#)

[ALR Application Submission](#)

[ALR Application Attachments](#)

[Notice of Application to other agencies or Local Government or First Nation](#)

### Ways You Can Participate

#### Attend In-Person

Tuesday, January 16 at 5:00pm  
Texada Community Hall,  
5079 Gillies Bay Rd

#### Send a Letter

Attention: ALR Exclusion  
202-4675 Marine Ave,  
Powell River BC V8A 2L2  
planning@qathet.ca

All submissions must be received prior to the close of the Public Hearing. The next steps after the Public Hearing are for staff to provide a Public Hearing Report to the qathet Regional District Regional Board and seek direction on the application.

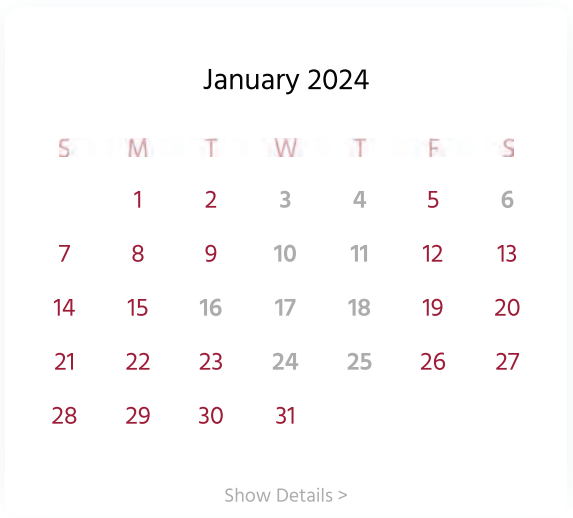
If you have questions about the ALR Exclusion application, please contact the Planning Department 604-485-2260 or planning@qathet.ca.

[Back to Current Projects](#)



**qathet**  
REGIONAL DISTRICT

Main Office	Hours of Operation	Contact
#202 - 4675 Marine Avenue Powell River, BC V8A 2L2	8:30am – 4:30pm Closed 12:00pm – 1:00pm Monday to Friday	Tel: 604-485-2260 Fax: 604-485-2216 Email: administration@qathet.ca



Search Site For...

## APPENDIX E

### **Notice of Application to adjacent or affected Local Governments or First Nations governments**

ALR Application for exclusion on Texada Island

ALR Application ID#69527

qathet Regional District

January 16, 2024





January 4, 2024

Gillies Bay Improvement District  
Att: Theresa Beech, Corporate Officer  
PO Box 102  
Gillies Bay, BC V0N 1W0  
Via email: [admin@gillies-bay.ca](mailto:admin@gillies-bay.ca)

**SUBJECT: qathet Regional District Application for Agricultural Land Reserve Exclusion under the *Agricultural Land Commission Act* for a proposed seniors housing project in Gillies Bay, Texada Island**

Dear Ms. Beech,

The qathet Regional District is preparing an application for Agricultural Land Reserve (ALR) Exclusion under the *Agricultural Land Commission Act* to enable the construction of a proposed seniors housing project in the unincorporated village of Gillies Bay on Texada Island that will include up to 40 units of supportive seniors housing, shared amenity space, administrative space, and common areas including forest walking trails and a community garden. The non-profit housing society is proposing to provide housing for residents of Texada Island to support safe, appropriate and affordable housing on Texada Island to age-in-place.

On September 27, 2023, the qathet Regional District Regional Board adopted the following resolution:

*THAT the qathet Regional District support the request, from Selkirk Mountain Forest Ltd. and Texada Island Non-profit Seniors Housing Society, to apply to the Agricultural Land Commission for exclusion of a 3.2 hectare parcel of land from the Agricultural Land Reserve to accommodate a seniors housing project at the corner of Gillies Bay Road and Airport Road in Gillies Bay; and*

*THAT the Board direct staff to work with the landowner, Selkirk Mountain Forest Ltd, to initiate an exclusion application to the Agricultural Land Commission for the proposed 3.2 hectare parcel of land.*

Selkirk Mountain Forest Ltd. owns the subject site and most of the surrounding land affected by the provincial ALR. The land is designated Private Managed Forest Land by the province and managed by Selkirk Mountain Forest Ltd. under the provincial *Private Managed Forest Act*.

Texada Island Non-profit Seniors Housing Society (TINSHS) is a non-profit organization supporting the establishment of seniors housing on Texada Island. TINSHS conducted an on-island survey in November 2022 and subsequently completed a 'Texada Seniors Housing Needs Report' in May 2023 which confirmed the need for senior-friendly accommodations that support safe and appropriate aging-in-place for residents of Texada Island.

qathet Regional District believes that the 3.2 hectares should be excluded from the ALR to meet the need for seniors housing in the unincorporated village of Gillies Bay on Texada Island. This rationale is

based on consistency with the Texada Island Official Community Plan (Aug 2021), qathet Regional Housing Needs Report (Mar 2021), TINSHS Texada Seniors Housing Needs Report (May 2023) and Madrone Environmental Services Ltd Land Capability for Agriculture Assessment (Nov 2023).

To satisfy the requirements of the qathet Regional District's application for ALR Exclusion under the *Agricultural Land Commission Act*, this correspondence serves to provide your agency a copy of the application.

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To review the entire ALR Exclusion application and supporting documents, please visit the website:

[www.qathet.ca/current\\_project/alrexclusion](http://www.qathet.ca/current_project/alrexclusion)

As a community partner, it would be my pleasure to provide more details or answer questions related to this correspondence. Alternatively, you can provide comments as part of the public record of the Public Hearing. Please provide your comments no later than 4:30 pm on January 16, 2024.

Sincerely,



Laura Roddan, RPP, MCIP  
Manager of Planning Services  
lroddan@qathet.ca  
604-485-2260 ext. 404

Att: (1) qathet Regional District ALR Application Submission





January 4, 2024

K'ómoks First Nation  
Att: Tina Mclean, Chief Administrative Officer  
3330 Comox Road  
Courtenay, BC V9N 3P8  
Via email: [Reception@komoks.ca](mailto:Reception@komoks.ca)

**SUBJECT: qathet Regional District Application for Agricultural Land Reserve Exclusion under the *Agricultural Land Commission Act* for a proposed seniors housing project in Gillies Bay, Texada Island**

Dear Ms. Mclean,

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Laura Roddan, RPP, MCIP  
Manager of Planning Services  
lroddan@qathet.ca  
604-485-2260 ext. 404

Att: (1) qathet Regional District ALR Application Submission



January 4, 2024

Tla'amin First Nation  
Att: Russell Brewer, Chief Operating Officer  
4779 Klahanie Rd,  
Powell River, BC V8A 0C4  
Via email: [reception@tn-bc.ca](mailto:reception@tn-bc.ca)

**SUBJECT: qathet Regional District Application for Agricultural Land Reserve Exclusion under the Agricultural Land Commission Act for a proposed seniors housing project in Gillies Bay, Texada Island**

Dear Mr. Brewer,

The qathet Regional District is preparing an application for Agricultural Land Reserve (ALR) Exclusion under the *Agricultural Land Commission Act* to enable the construction of a proposed seniors housing project in the unincorporated village of Gillies Bay on Texada Island that will include up to 40 units of supportive seniors housing, shared amenity space, administrative space, and common areas including forest walking trails and a community garden. The non-profit housing society is proposing to provide housing for residents of Texada Island to support safe, appropriate and affordable housing on Texada Island to age-in-place.

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Selkirk Mountain Forest Ltd. owns the subject site and most of the surrounding land affected by the provincial ALR. The land is designated Private Managed Forest Land by the province and managed by Selkirk Mountain Forest Ltd. under the provincial *Private Managed Forest Act*.

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qathet Regional District believes that the 3.2 hectares should be excluded from the ALR to meet the need for seniors housing in the unincorporated village of Gillies Bay on Texada Island. This rationale is based on consistency with the Texada Island Official Community Plan (Aug 2021), qathet Regional Housing Needs Report (Mar 2021), TINSHS Texada Seniors Housing Needs Report (May 2023) and Madrone Environmental Services Ltd Land Capability for Agriculture Assessment (Nov 2023).

To satisfy the requirements of the qathet Regional District's application for ALR Exclusion under the *Agricultural Land Commission Act*, this correspondence serves to provide your agency a copy of the application.

A Public Hearing has been scheduled for Tuesday, January 16, 2024 at 5 pm at the Texada Community Hall, 5079 Gillies Bay Rd, Texada Island. The intent of the Public Hearing is to satisfy the requirements for qathet Regional District to submit an application for ALR Exclusion under the *Agricultural Land Commission Act*. All persons who believe that their interest is affected shall be afforded an opportunity to be heard.

To review the entire ALR Exclusion application and supporting documents, please visit the website:

[www.qathet.ca/current\\_project/alrexclusion](http://www.qathet.ca/current_project/alrexclusion)

As a community partner, it would be my pleasure to provide more details or answer questions related to this correspondence. Alternatively, you can provide comments as part of the public record of the Public Hearing. Please provide your comments no later than 4:30 pm on January 16, 2024.

Sincerely,



Laura Roddan, RPP, MCIP  
Manager of Planning Services  
lroddan@qathet.ca  
604-485-2260 ext. 404

Att: (1) qathet Regional District ALR Application Submission



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 69527

**Application Status:** N/A

**Applicant:** SELKIRK MOUNTAIN FOREST LIMITED, INC.NO. BC1081227

**Local Government:** qathet Regional District

**Local Government Date of Receipt:** This application has not been submitted to local government yet.

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Exclusion

**Proposal:** The purpose of the proposal is to enable the construction of a proposed seniors housing project in the unincorporated village of Gillies Bay on Texada Island that will include up to 40 units of supportive seniors housing (studio, one bedroom and two bedroom units), shared amenity space, administrative space, and common areas including forest walking trails and a community garden. The non-profit housing society is proposing to provide housing for residents of Texada Island to support safe, appropriate and affordable housing on Texada Island to age-in-place.

Selkirk Mountain Forest Ltd. owns the subject site and most of the surrounding land affected by the provincial ALR. The land is designated Private Managed Forest Land by the province and managed by Selkirk Mountain Forest Ltd. under the provincial Private Managed Forest Act.

Texada Island Non-profit Seniors Housing Society (TINSHS) is a non-profit organization supporting the establishment of seniors housing on Texada Island. TINSHS conducted an on-island survey in November 2022 and subsequently completed a 'Texada Seniors Housing Needs Report' in May 2023 which confirmed the need for senior-friendly accommodations that support safe and appropriate aging-in-place for residents of Texada Island.

TINSHS has been exploring and vetting suitable land for a proposed seniors housing project extensively since 2020. In 2023, TINSHS identified the 3.2 hectare section of land, the project site, that is part of a larger 53 hectare parcel owned by Selkirk Mountain Forest Ltd. TINSHS has been collaborating with Selkirk Mountain Forest Ltd. and Selkirk has agreed to a combination donation/sale of the 3.2 hectare proposed project site for seniors housing, subject to approvals for exclusion of the land from the ALR.

The proposed project site is adjacent to the established small lot residential settlement in Gillies Bay, and community resources including the Texada Island Health Centre, Texada Community Hall, Seniors Centre and Library, Gillies Bay Tennis Courts, and several beach access sites. The proposed site is within the Gillies Bay Improvement District (GBID) with an existing water line running beside the parcel. GBID has confirmed they have the capacity to provide water service for the seniors housing project being proposed. The proposed site is one of the only locations within the GBID boundary that is not affected by lands considered sensitive to development including steep sloped areas subject to rock fall or landslide, and low-lying coastal areas and floodplains subject to flooding (qathet Regional District Landslide and Fluvial Hazards Study Electoral Area D Texada Island, Dec 21 2016).

Recently, the Vancouver Foundation and Canada Mortgage and Housing (CMHC) approved grant funding for TINSHS that will support the proposed seniors housing project. CMHC construction dollars are contingent on TINSHS having the land and being shovel ready to start construction of the proposed seniors housing project by summer 2024.

**Applicant:** SELKIRK MOUNTAIN FOREST LIMITED, INC.NO. BC1081227

Timber production, harvesting and silviculture are permitted uses of land in the ALR. Should the proposed project site not be used for the proposed seniors housing project, the land will continue to be used as private managed forest.

**Mailing Address :**

202-4675 Marine Ave  
Powell River , BC  
V8A 2L2  
Canada

**Primary Phone :** (604) 485-2260

**Email :** jdykstra@qathet.ca

**Parcel Information**

**Parcel(s) Under Application**

1. **Ownership Type :** Fee Simple

**Parcel Identifier :** 010-095-691

**Legal Description :** THE NORTH EAST 1/4 OF SECTION 9 TEXADA ISLAND DISTRICT EXCEPT PLANS 12042, 14959, 16670, 17746, 21635 AND BCP44229

**Parcel Area :** 51.9 ha

**Civic Address :** n/a

**Date of Purchase :** 09/15/2017

**Farm Classification :** No

**Owners**

1. **Name :** SELKIRK MOUNTAIN FOREST LIMITED, INC.NO. BC1081227

**Address :**

59 KOOTENAY AVENUE NORTH, BOX 758

FRUITVALE, BC

V0G 1L0

Canada

**Phone :** (604) 414-8230

**Email :** jcoplin@monticola.ca

---

**Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*Private Managed Forest*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*Private Managed Forest*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*Timber production, harvesting and silviculture are permitted uses of land in the ALR. These are the only activities that currently take place on the parcel.*

**North**

**Land Use Type:** Agricultural/Farm  
**Specify Activity :** Private Managed Forest

**East**

**Land Use Type:** Agricultural/Farm  
**Specify Activity :** Private Managed Forest

**South**

**Land Use Type:** Residential  
**Specify Activity :** Single-family Residential

**West**

**Land Use Type:** Agricultural/Farm  
**Specify Activity :** Private Managed Forest

**Proposal****1. How many hectares are you proposing to exclude?**

*3.2 ha*

**2. Does any land under application share a common property line with land in another Local or First Nation Government?**

*No*

**3. What is the purpose of the proposal?**

*The purpose of the proposal is to enable the construction of a proposed seniors housing project in the unincorporated village of Gillies Bay on Texada Island that will include up to 40 units of supportive seniors housing (studio, one bedroom and two bedroom units), shared amenity space, administrative space, and common areas including forest walking trails and a community garden. The non-profit housing society is proposing to provide housing for residents of Texada Island to support safe, appropriate and affordable housing on Texada Island to age-in-place.*

*Selkirk Mountain Forest Ltd. owns the subject site and most of the surrounding land affected by the provincial ALR. The land is designated Private Managed Forest Land by the province and managed by Selkirk Mountain Forest Ltd. under the provincial Private Managed Forest Act.*

*Texada Island Non-profit Seniors Housing Society (TINSHS) is a non-profit organization supporting the establishment of seniors housing on Texada Island. TINSHS conducted an on-island survey in November 2022 and subsequently completed a 'Texada Seniors Housing Needs Report' in May 2023 which confirmed the need for senior-friendly accommodations that support safe and appropriate aging-in-place for residents of Texada Island.*

*TINSHS has been exploring and vetting suitable land for a proposed seniors housing project extensively since 2020. In 2023, TINSHS identified the 3.2 hectare section of land, the project site, that is part of a larger 53 hectare parcel owned by Selkirk Mountain Forest Ltd. TINSHS has been collaborating with Selkirk*

Mountain Forest Ltd. and Selkirk has agreed to a combination donation/sale of the 3.2 hectare project site for seniors housing, subject to approvals for exclusion of the land from the ALR. Page 51 of 52

The proposed project site is adjacent to the established small lot residential settlement in Gillies Bay, and community resources including the Texada Island Health Centre, Texada Community Hall, Seniors Centre and Library, Gillies Bay Tennis Courts, and several beach access sites. The proposed site is within the Gillies Bay Improvement District (GBID) with an existing water line running beside the parcel. GBID has confirmed they have the capacity to provide water service for the seniors housing project being proposed. The proposed site is one of the only locations within the GBID boundary that is not affected by lands considered sensitive to development including steep sloped areas subject to rock fall or landslide, and low-lying coastal areas and floodplains subject to flooding (qathet Regional District Landslide and Fluvial Hazards Study Electoral Area D Texada Island, Dec 21 2016).

Recently, the Vancouver Foundation and Canada Mortgage and Housing (CMHC) approved grant funding for TINSHS that will support the proposed seniors housing project. CMHC construction dollars are contingent on TINSHS having the land and being shovel ready to start construction of the proposed seniors housing project by summer 2024.

Timber production, harvesting and silviculture are permitted uses of land in the ALR. Should the proposed project site not be used for the proposed seniors housing project, the land will continue to be used as private managed forest.

#### **4. Explain why you believe that the parcel(s) should be excluded from the ALR.**

qathet Regional District believes that the 3.2 hectares should be excluded from the ALR to meet the need for seniors housing in the unincorporated village of Gillies Bay on Texada Island. This rationale is based on consistency with the Texada Island Official Community Plan (Aug 2021), qathet Regional Housing Needs Report (Mar 2021), TINSHS Texada Seniors Housing Needs Report (May 2023) and Madrone Environmental Services Ltd Land Capability for Agriculture Assessment (Nov 2023).

Our proposal supports community goals and objectives in the Texada Island Official Community Plan including:

- Promote Healthy Community: We will promote supportive community services (educational, medical, social and recreational) for all ages, including seniors and children. Our community will support access to safe drinking water, successful food systems, and suitable housing.
- Adapt to Change: We will adapt to change to ensure access to appropriate, affordable, and safe housing for all ages. Our community will support measures to improve services for seniors, and adapt to climate change to protect people and places from natural hazards.
- Land identified as natural hazard areas in the OCP limit development potential on other land in and around Gillies Bay. The subject site identified for exclusion is the only location within water and fire protection boundaries identified for safe development.
- To encourage the development of affordable housing (including seniors housing) to meet the housing needs of the community.

While the existing parcel is designated Agriculture because of its inclusion in the ALR, the surrounding lands are designated Rural Village and the OCP Bylaw would be amended if the ALR exclusion is successful.

Our proposal responds to the recommendations in the qathet Regional Housing Needs Report. The report confirms that the population of Texada Island is aging at a higher rate than BC and Canada. There is a projected shortage of 47 housing units on Texada by 2026, and there is a lack of affordable rental housing, accessible housing, and seniors housing on Texada Island. Recommendations in the report include supporting efforts of affordable housing non-profits like TINSHS by dedicating staff time to assist with application preparation, dialogue with BC housing, engaging the community, and reducing or waiving application fees.



*Our proposal responds to the recommended action in the Texada Seniors Housing Needs Report. The report confirms that Texada Island has a population of 1,126 people. Texada Island has an average age of 57.1, median age of 62.4, and 65% of residents (735 individuals) are 55 years and older. Of the 595 total households on Texada Island, 470 (79%) are senior households (55+). The housing stock on Texada is 87.5% single-family homes, and there are currently no multi-unit, dedicated rental housing, subsidized housing, or intentionally-built senior-friendly housing developments. 79% of the seniors who responded to the housing needs survey would prefer to age in their homes, however many homes on Texada Island are not designed or adaptable to be age-friendly.*

*Our proposal is supported by the Madrone Land Capability for Agriculture Assessment. The assessment states that the potential for future agricultural use on the subject site is constrained due to the multiple and variable limitations to agriculture including topography, stoniness, fertility, soil structure, and aridity. The only agricultural limitations that can be improved are fertility and aridity, however land management practices to improve these limitations may be detrimental to water quality and quantity of the Cranby Lake Watershed. It is the opinion of Madrone that the proposed exclusion does not impact the size, continuity or integrity of the ALR land base.*

## **Applicant Attachments**

- Proposal Sketch - 69527
- Other correspondence or file information - 9. RESOLUTION Agricultural Advisory Committee
- Other correspondence or file information - 10. RESOLUTION RESOLUTION Regional Board 27Sep2023
- Proof of Signage - 69527
- Other correspondence or file information - 4. LETTER TINSHS Grant Funding
- Other correspondence or file information - 1. LETTER Madrone Professional opinion letter
- Professional Report - 2. REPORT Madrone Land Capability
- Other correspondence or file information - 3. LETTER SMF Signed Rationale
- Professional Report - 5. REPORT TINSHS Housing Needs Report
- Other correspondence or file information - 6. MAP qRD Natural Hazard Areas
- Other correspondence or file information - 7. MAP qRD Public Amenities
- Other correspondence or file information - 8. MAP Chartwell OCP Context
- Site Photo - 11. PHOTOS Site photos
- Certificate of Title - 010-095-691

## **ALC Attachments**

None.

## **Decisions**

None.

**Seikirk Mountain Forest Ltd.**  
 Gillies Bay,  
 Texada Island,  
 Electoral Area D,  
 qathet Regional District

-  Land Proposed for Exclusion
-  Parent Parcel
-  Seikirk Property
-  Agriculture Land Reserve
-  Existing Road

**Key Map**



Scale: 1:15,000  
 0 150 300 450 600 m  
 Coordinate System: NAD 1983 UTM Zone 10N



Project No.	16-011
Drawn By:	MC
Date:	2023-11-09



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**qathet REGIONAL DISTRICT  
CERTIFIED RESOLUTION  
January 24, 2024**

**Public Hearing Report - Agricultural Land Reserve Application for Exclusion in Gillies Bay, Texada Island**

*MOVED and SECONDED*

1. THAT the Board supports the application to the Agricultural Land Commission to exclude a 3.2 hectare parcel of land (legally described as The North East 1/4 Of Section 9 Texada Island District Except Plans 12042, 14959, 16670, 17746, 21635 and BCP44229) from the provincial Agricultural Land Reserve to accommodate a proposed seniors housing project at the corner of Gillies Bay Road and Airport Road on Texada Island.
  
2. THAT the Board direct staff to submit the ALC Application ID: 69527 to the Agricultural Land Commission including a copy of the Board's resolution of support and that the following comments be included in support of the application:
  - a. The Board respectfully understands that the purpose of the Agricultural Land Commission is to preserve agricultural land and encourage farming;
  
  - b. There is a well-documented need for seniors' affordable housing on Texada Island in the qathet Regional Housing Needs Report (Mar 2021), and TINSHS Texada Seniors Housing Needs Report (May 2023);
  
  - c. There are currently no other available locations for seniors housing within walking distance of the Gillies Bay village that are not in the Agricultural Land Reserve or affected by natural hazard areas;
  
  - d. The Land Capability for Agriculture Assessment states that the potential for agricultural use is constrained due to multiple and variable limitations to agriculture; and
  
  - e. That the land will be used for forestry under the Private Managed Forest Act and not farming if the seniors housing project is not developed.

MOTION CARRIED.

\*\*\*\*\*

I hereby certify the above to be a true and correct resolution of the Board of the qathet Regional District at its meeting dated January 24, 2024.



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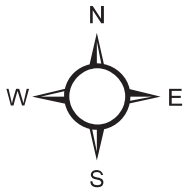
Michelle Jones, Manager of Administrative Services  
Dated this 29<sup>th</sup> day of January, 2024.

Proof of Signage

ALR Application ID#69527

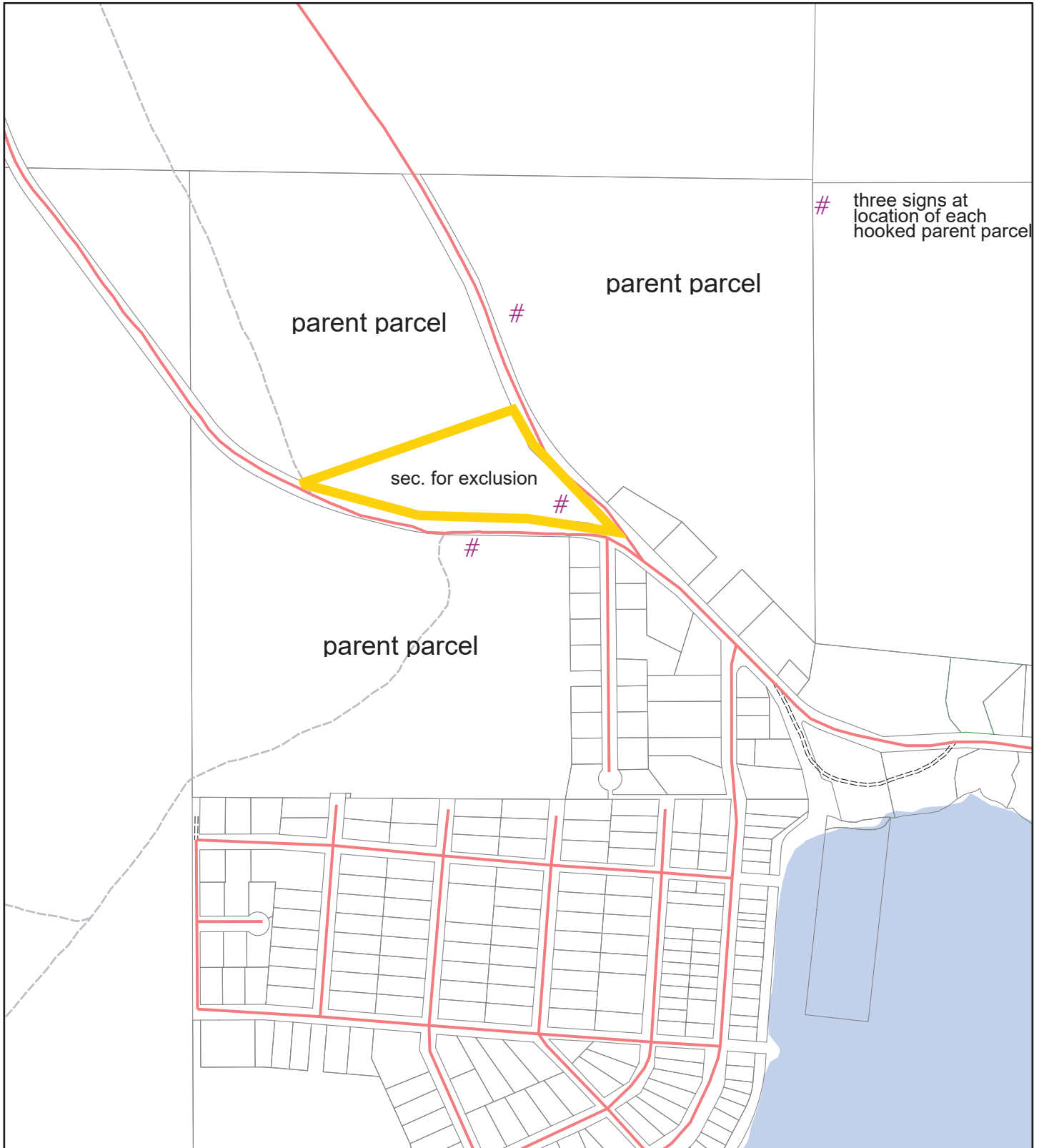
qathet Regional District

December 22, 2023



# qathet Regional District Map

SCALE 1:7,000



## DISCLAIMER

This mapping data has been compiled by the qathet Regional District using data derived from a number of different sources with varying levels of accuracy. The qathet Regional District disclaims all responsibility for the accuracy or completeness of this information.



# NOTICE TO MAKE APPLICATION TO EXCLUDE LAND FROM THE AGRICULTURAL LAND RESERVE

## EXCLUSION APPLICATION INFORMATION

ALC Application ID: 69527

Applicant: **qathet Regional District (qRD)**

Posting Date: **December 22, 2023**

Proposal: **To exclude 3.2 hectares of private land (Selkirk Mountain Forest Inc.) to accommodate a proposed seniors housing (Texada Island Non-Profit Seniors Housing Society) project at the corner of Gillies Bay Road and Airport Road.**

Description of Land

**Parcel Identifier: 010-095-691**

Legal Description: **THE NORTH EAST 1/4 OF SECTION 9 TEXADA ISLAND DISTRICT EXCEPT PLANS 12042, 14959, 16670, 17746, 21635 AND BCP44229**

## TO SUBMIT COMMENTS

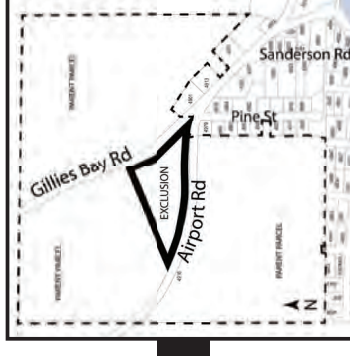
Local Government: **qathet Regional District, Planning Department**

Phone: **604-485-2260** Mail: **202-4675 Marine Ave, Powell River BC V8A 2L2**

Email: **planning@qathet.ca**

Local Government File: **3015.11.Sec9**

Public Hearing: **January 16, 2024 5pm, Texada Is Community Hall, 5079 Gillies Bay Rd**





Sign at Gillies Bay Road





Sign at Gillies Bay Road and Airport Road





Sign at Airport Road





**TINSHS**

P.O. Box 32, Van Anda, BC V0N 3K0  
604.486.6766 | info@texadaseniorshousing.ca  
**texadaseniorshousing.ca**

**December 4<sup>th</sup>, 2023**

Laura Roddan  
#202 - 4675 Marine Avenue  
Powell River, BC V8A 2L2

Dear Laura,

In the summer of 2022, Michael Green Architecture (MGA) successfully applied for Round 4 of the CMHC Housing Supply Challenge (HSC), themed "Building for the Future Round: Innovative Construction for Housing Affordability". MGA's project, titled, "Adaptive Remote Housing: For Coastal and Northern BC Communities," targets the challenges associated with building in remote rural and northern communities including; access and delivery of materials, limited infrastructure, labour and contractors, challenging site conditions and limited essential services.

MGA, in partnership with BC Passive House, is working with TINSHS to use Texada Island as their model rural and remote community for developing an adaptable, energy efficient and environmentally sustainable prototype that can be delivered to remote areas of BC and effectively scaled. The awarding of this grant means that our architectural and fabrication design costs have been fully subsidized by CMHC.

MGA is now submitting their phase 3 "Implementation stage" application, which is due December 15, 2023. There is a strong indication of success in advancing to this next stage at which point their current design will be brought to a construction documentation level of detail and fabricated at the BC Passive House factory as a four unit prototype module (2400 sq. ft.) – complete with outdoor space and porches. This includes panel fabrication, site-prep, foundation and interior fit-out costs. TINSHS would provide the venue for this prototype, which could later be deployed across remote British Columbia. As MGA's non-profit partner in the challenge, TINSHS would benefit by keeping the prototype as part of our development - an estimated value of \$1,000,000 (more specific costing to be completed by end of year).

Of primary concern is confirming that the Texada site will be available for development in time for the HSC notification date for successful phase 3 applicants. Awarding of grants is scheduled for March 2024. We do, however, understand that CMHC is behind with their applications, possibly giving us until April 2024 to confirm the exclusion of the land from the ALR and to have a legal written agreement of Title transfer in place with Selkirk Mountain Forest Ltd. The conditions of the implementation phase grant include project completion within 12 months of receiving the award, which is a very tight timeline that requires our partners to commence as soon as they are notified. Land Title would allow us to move forward with site preparation and take advantage of this incredible opportunity to have the prototype delivered through this program and in place by the summer of 2025.



Obtaining Title to land is essential for securing major funding in the community housing sector, such as CMHC Seed funding for pre-development and Co-investment funding for construction. Notably, key funders - including the Federation of Canadian Municipalities, Vancity Community Foundation, and BC Housing - have also shown interest in our project. Our overarching vision involves creating 10 accessible, adaptable, eco-friendly modules (40 units) on a partially forested parcel near amenities—a vision that hinges on acquiring land.

We gratefully acknowledge all of the support, help and encouragement offered to us by the qRD and look forward to the next stage of our project. Thank you.

Yours sincerely,

Cathy Brown  
TINSHS President



#201 – 470 Trans-Canada Hwy.  
Duncan, BC V9L 3R6  
p. 250.746.5545

#1 – 30435 Progressive Way  
Abbotsford, BC V2T 6Z1  
p. 604.504.1972

info@madrone.ca  
www.madrone.ca

November 29, 2023

Cathy Brown  
President, Texada Island Non-Profit Seniors Housing Society  
PO Box 32  
Van Anda, BC V0N 3K0

### **Addendum Professional Agrologist Letter, Gillies Bay Road and Airport Road, Texada Island BC [PID 010-095-691]**

Madrone Environmental Services Ltd. ('Madrone') has completed a Land Capability for Agriculture (LCA) Assessment<sup>1</sup> for a property located at Gillies Bay Road and Airport Road on Texada Island, BC with the provincial parcel identification (PID) 010-095-691 (hereafter referred to as 'the Property'). The purpose of Madrone's LCA Assessment was to facilitate an Agricultural Land Reserve (ALR) exclusion application for a part of the Property submitted by Cathy Brown ('the Client') for review by the qathet Regional District (qRD) and Agricultural Land Commission (ALC).

Madrone respectfully understands that the purpose of the ALC is to: (1) preserve agricultural land; (2) to encourage farming on agricultural land in collaboration with other communities of interest; and (3) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies as per the *Agricultural Land Commission Act (ALC Act) section 6.1*. With this understanding, Madrone requests that the ALC considers the following professional opinions regarding the proposed ALR exclusion of the Property. Please note that these opinions should be read and considered concurrently with Madrone's LCA Assessment report for the Property.

- As reported by Madrone in the LCA Assessment, the potential for future agricultural use on the Property is constrained due to the multiple and variable limitations to agriculture including topography, stoniness, fertility, soil structure, and aridity. The only agricultural limitations that can be improved are fertility and aridity, however land management practices to improve these limitations may be detrimental to water quality and quantity of the Cranby Creek Watershed.

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<sup>1</sup> Land Capability for Agriculture (LCA) Assessment. Gillies Bay Road and Airport Road, Texada Island BC [PID 010-095-691]. Prepared for Cathy Brown President, Texada Island Non-Profit Seniors Housing Society. Prepared by Madrone Environmental Services. Dated November 7, 2023. Madrone Dossier 23.0168.



- The Cranby Creek watershed has been identified as the only watershed that has a developed source of drinking water for the Gillies Bay community and susceptible to changes in water quality<sup>2</sup>. Parameters of concern are fecal coliform bacteria, total organic carbon, nutrients, and temperature. Based on the fertility analyses completed by Madrone as part of the LCA Assessment, there would need to be widespread intensive and judicious applications of soil amendments (e.g., fertilizer, compost) to improve the very low to low fertility of soils of the Property. Due to the sensitivity of the Cranby Creek watershed, the application of soil amendments may cause water quality concerns including algal blooms. For non-soil-based agriculture (e.g., livestock grazing, poultry farming), runoff containing animal waste may also cause water quality concerns.
- Furthermore, the LCA concluded that extensive irrigation would be required to improve the aridity limitation on the Property. Based on provincial mapping, there are no groundwater wells on or proximal to the Property that could be used as a source for irrigation water. Madrone understands from discussions with the Client that water availability has been a concern for the Gillies Bay community, especially due to the Cranby Creek watershed being the only source of drinking water.
- It is the opinion of Madrone that the proposed exclusion of the Property from the ALR does not impact the size, continuity, or integrity of the ALR land base, considering that: (1) the area of proposed exclusion is a relatively small area of 3.2 ha (7.91 acres), (2) the proposed exclusion area is at the edge of the expansive land ALR lands northwest of Gille Bay (and as such exclusion of the Property would not bisect the ALR land base), and (3) none of the forested ALR land surrounding the Property are being used for agriculture.

Madrone understands that the Property has historically never been used for agriculture and will likely not be used for agriculture in the future as per communication from Selkirk Mountain Forest Ltd., the owner of the parcel. Although Madrone values and encourages agricultural use on ALR lands and lands zoned for agriculture, if a land parcel is not intended to be used for agricultural, then a reasonable solution would be to use the land for another purpose to meet the needs of communities (i.e., affordable housing as in the case for the Property).

Please contact Madrone if there are any questions about this letter or the LCA Assessment report.

*Prepared by:*

*\*This is a digitally signed duplicate of the official manually signed and sealed document.*



**Daniel Lamhonwah** PhD MES P.Ag  
Professional Agrologist, Hydrologist

<sup>2</sup> WATERSHED ASSESSMENTS (CWAPs) FOR CRANBY CREEK AND BALLPARK CREEK, TEXADA ISLAND, BC. FINAL REPORT. Prepared by EBA Engineering Consultants Ltd. Prepared for Ministry of Forests, Sunshine Coast Forest District, Powell River BC. Dated October, 2000. Project # 0801-00-81528.



**LAND CAPABILITY FOR AGRICULTURE (LCA)  
ASSESSMENT**

**Gillies Bay Road and Airport Road, Texada Island BC  
[PID 010-095-691]**

**PREPARED FOR:**

**Cathy Brown  
President, Texada Island Non-Profit Seniors Housing Society  
PO Box 32  
Van Anda, BC V0N 3K0**

**PREPARED BY:**

**Daniel Lamhonwah, PhD, MES, P.Ag**

**Francis Durnin-Vermette, MSc**

**MADRONE ENVIRONMENTAL SERVICES LTD.**

**November 8, 2023**



## Executive Summary

On September 22, 2023, Madrone Environmental Services Ltd ('Madrone'), conducted a Land Capability for Agriculture (LCA) assessment of Gillies Bay Road and Airport Road, Texada Island BC ('the Property') to facilitate an Agricultural Land Reserve (ALR) exclusion application to the qathet Regional District and the Agricultural Land Commission (ALC) on behalf of the landowners. Based on seven detailed pits (which meets and exceeds requirements under *ALC Policy P-10 "CRITERIA FOR AGRICULTURAL CAPABILITY ASSESSMENTS"*) and eight scratch pits, the assessment of local landforms, drainage and vegetation, 1 m resolution contour mapping (corroborated with field observations), and interpretation of soil sampling results, Madrone has delineated and mapped three polygons on the Property each with a different soil type and LCA rating (shown in the table and figure in this *Executive Summary*).

*It is the professional opinion of Madrone that the overall suitability for agriculture on the Property is low, with agricultural options being constrained due to the multiple and variable limitations on the parcel (e.g., topography, stoniness, fertility, soil structure, and aridity) even with land management practices to improve existing limitations.*

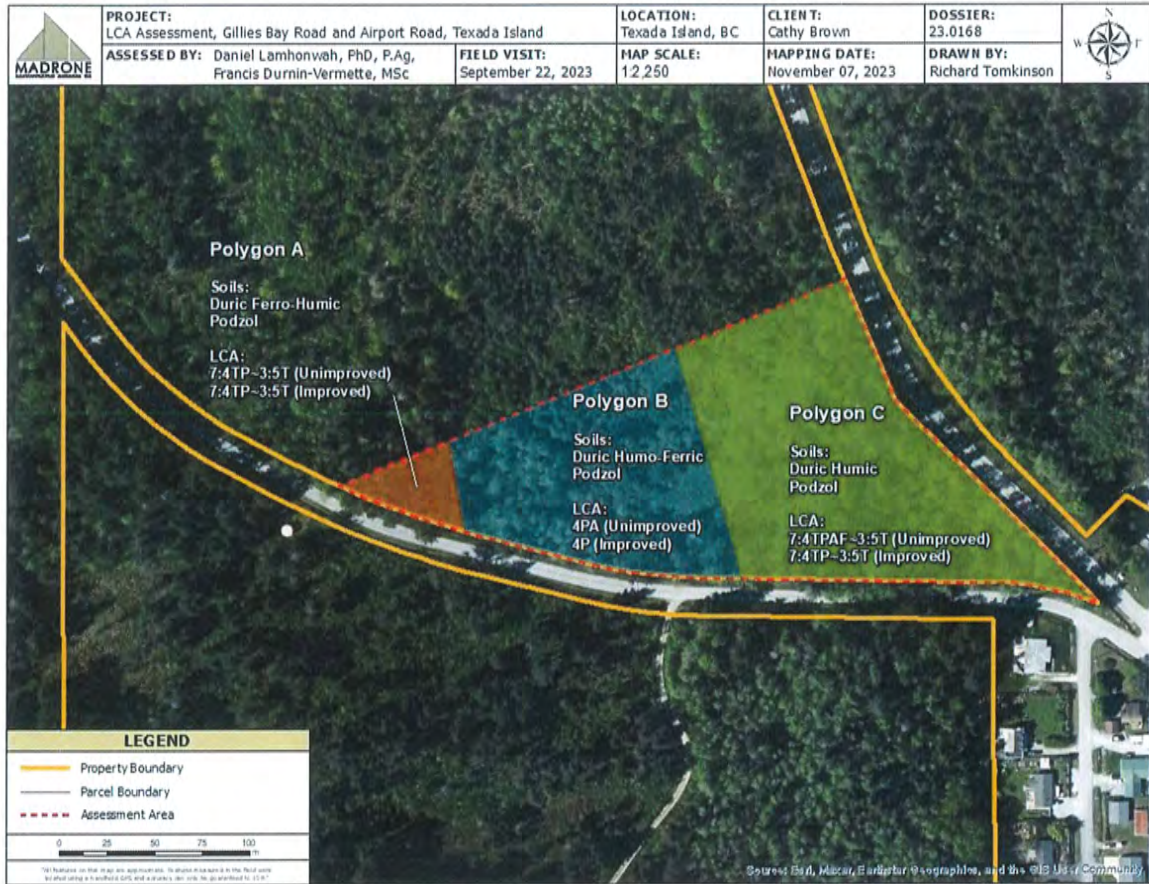
For crop-based agricultural operation to be feasible on the Property, there would have to be widespread intensive and judicious applications of soil amendments to improve the very low to low fertility of soils. Topography limitations are likely to cause machine trafficability issues with any equipment used to prepare the land and continue managing the land for agriculture. Land preparation potential is constrained by the high amount of coarse fragments (gravels and cobbles) in the soils, which not only reduces soil fertility and nutrient holding capacity but also increases the risk of damage to farm implements. Additionally, there is a substantial soil moisture deficit across the Property. Due to the low soil moisture holding capacity in the coarse-textured soils, high volumes of irrigation would need to be applied to the Property to sustain agricultural operations.

Soil polygon (area/% of total assessment area)	Soil classification (subgroup)	Soil texture and coarse fragment content* in upper 25 cm	Distinguishing characteristics and drainage	Unimproved LCA rating**	Best improved LCA rating ***
<b>Polygon A</b> 0.09 ha (0.22 acres) 2.8%	Duric Ferro- Humic Podzol	Silty to sandy loam texture; 5 to 50% coarse fragment content	Undulating (2 to 5%) to strongly rolling (16 to 30%) complex slopes; well drained; localized cemented horizon in upper soil profile; very low to low fertility	<b>7:4T~3:5T</b> <b>4P</b> 7:3F~3:4F 3A 7:3D~3:2D	<b>7:4T~3:5T</b> <b>4P</b> 7:3D~3:2D 2A
<b>Polygon B</b> 1.12 ha (2.77 acres) 35%	Duric Humo- Ferric Podzol	Sand texture; 5 to 25% coarse fragment content; cobbles occupy 6 to 15% of the sieved soil	Flat to gentle slopes (complex) of up to 5%; well drained; localized cemented horizon in upper soil profile; low fertility	<b>4PA</b> 3D 3F 2T	<b>4P</b> 3A 3D 2T
<b>Polygon C</b> 1.99 ha (4.92 acres) 62.2%	Duric Humic Podzol	Sandy loam texture; 25 to 40% coarse fragment content	Flat to gentle slopes (complex) of up to 5%; well drained; localized cemented horizon in upper soil profile; very low fertility	<b>7:4T~3:5T</b> <b>4PAF</b> 7:3D~3:2D	<b>7:4T~3:5T</b> <b>4P</b> 3A 7:3D~3:2D
<b>Total Area of the Property:</b> 3.2 ha (7.91 acres) 100%					

\* Coarse fragment content, as defined by the for the purpose of the BC Ministry of the Environment for LCA assessments, include coarse gravels, cobbles and stones

\*\* When reporting LCA ratings, the syntax only includes the most severe limitation reported which is bolded in this table for the purposes of the report. Source: [https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/land\\_capability\\_classification\\_for\\_agriculture\\_in\\_bc\\_1983.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/land_capability_classification_for_agriculture_in_bc_1983.pdf)

\*\*\* The improved LCA Class ratings account for improvements that do not involve the importation of fill or soil.





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## LAND CAPABILITY FOR AGRICULTURE (LCA) ASSESSMENT

### **Gillies Bay Road and Airport Road, Texada Island BC [PID 010-095-691]**

#### **1 Introduction**

Cathy Brown ('the Client') has retained Madrone Environmental Services Ltd. ('Madrone') to conduct a Land Capability for Agriculture (LCA) assessment for a property owned by Selkirk Mountain Forest, located at the intersection of Gillies Bay Road and Airport Road, Texada Island, BC (hereafter referred to as 'the Property'). The Property is within the provincial Agricultural Land Reserve (ALR), and as such the parcel is subject to the Agricultural Land Commission (ALC) Act in addition to the bylaws of the qathet Regional District ('qRD'). Madrone understands that the purpose of this LCA is to facilitate an ALR exclusion application for a part of the Property to be submitted by the Client to the City for review. The Client delineated a section of the Property (hereafter referred to as 'the Assessment Area') for Madrone to focus the LCA assessment where the ALR exclusion is being proposed. Exclusion applications may only be submitted by the Province, local governments, First Nation governments, and other prescribed bodies who own the land under application pursuant to s. 29(1)(a) of the ALC Act.

The lead field investigator and author for this LCA is Francis Durnin-Vermette, MSc, Junior Agrologist of Madrone. The senior review for this project has been completed by Daniel Lamhonwah, PhD, MES, P.Ag of Madrone. Both qualified professionals (QPs) involved in this project are registered to practice with the British Columbia Institute of Agrologists (BCIA) and are in good standing with their professional organization.

## 2 Background

### 2.1 Location and Property Overview

The Property is located between Gillies Bay Road and Airport Road on Texada Island (PID 010-095-691) within the qRD. Civic information about the Property, as provided by the qRD, is presented in **Table 1**. The Property, with an area of 52.99 ha (130.93 acres), is entirely within the ALR according to provincial mapping<sup>1</sup>. The area being proposed for exclusion (henceforth “Assessment Area”) is a subset of the entire Property, and is approximately 3.2 ha (7.91 acres). A map showing the Property boundaries and surrounding area, and highlighting the Assessment Area, is shown in **Figure 1** (*Appendix A*).

Based on recent satellite imagery from 2023<sup>2</sup> and Madrone’s field visit on September 22, 2023, there is no evidence of active agricultural operations on the Property. Access to the Property is via a forest road from Airport Road. The Property is characterized by heavily to sparsely forested areas and no development.

**TABLE 1. CIVIC INFORMATION FOR THE PROPERTY PROVIDED BY THE QATHET REGIONAL DISTRICT<sup>3</sup>.**

<b>PID</b>	010-095-691
<b>Legal Description</b>	PART NE1/4, SECTION 9, TEXADA ISLAND LAND DISTRICT, EXCEPT PLAN 12042, & EXC PL 14959, 16670, 17746, 21635 & BCP44229, MANAGED FOREST MF00000523
<b>Zoning</b>	AG (AGRICULTURAL)
<b>Land Use Designation</b>	Agricultural
<b>Development Permit and Heritage Conservation Areas</b>	None
<b>Within ALR?</b>	Yes; entirely
<b>Area</b>	52.99 ha (130.93 acres)

<sup>1</sup> Agricultural Land Commission (2022). Agricultural Land Reserve Maps. <https://www.alc.gov.bc.ca/alr-maps/>. Accessed October 27, 2023.

<sup>2</sup> qathet Regional District (2023). qRD iMap. <https://qrd.imaptoo.ca/imapsecure/>. Accessed October 27, 2023.

<sup>3</sup> qathet Regional District (2019). Texada Island Official Community Plan. <https://www.qathet.ca/wp-content/uploads/2021/09/Texada-Island-Official-Community-Plan-Schedule-A-Bylaw-551.pdf>. Accessed September 26, 2023.



## 2.2 Adjacent Land Use and Zoning

Surrounding land uses are summarized in **Table 2** and were corroborated using satellite imagery and zoning maps from the City<sup>4</sup>. The Property is bound by parcels containing vacant woodlot to the north, east, and west, and residential single-family dwellings to the south. Although the bordering woodlots are all zones as ALR, there are no agricultural activities ongoing on these properties.

**TABLE 2. ADJACENT LAND USES AND ZONING.**

Direction	Adjacent Lot PID	Adjacent Lot Civic Address	Area	Land Use	Zoning	ALR?
North	015-790-011	n/a	122.90 ha (303.69 acres)	Woodlot (Vacant)	AG	Yes
East	015-790-258	n/a	51.6 ha (127.51 acres)	Woodlot (Vacant)	AG, Rural Village	Yes (Partially)
South	028-188-357	n/a	0.53 ha (1.31 acres)	Residential (Vacant)	Rural Village	No
	007-767-595	4951 Gillies Bay Road	0.37 ha (0.92 acres)	Residential	Rural Village	No
	007-395-124	4913 Gillies Bay Road	0.33 ha (0.82 acres)	Auditorium	Institutional	No
	028-188-349	4901 Gillies Bay Road	0.35 ha (.869 acres)	Residential	Rural Village	No
	007-767-366	4979 Pine Street	0.14 ha (0.35 acres)	Residential	AG	Yes
	003-358-232	4969 Pine Street	0.13 ha (0.328 acres)	Residential	AG	Yes
	003-397-637	4961 Pine Street	0.13 ha (0.328 acres)	Residential	AG	Yes
	005-147-107	4951 Pine Street	0.13 ha (0.328 acres)	Residential	AG	Yes
	007-767-374	4941 Pine Street	0.13 ha (0.328 acres)	Residential	AG	Yes
	007-767-391	4927 Pine Street	0.13 ha (0.328 acres)	Residential	AG	Yes
	007-767-404	4917 Pine Street	0.13 ha (0.328 acres)	Residential	AG	Yes
	007-767-412	4907 Pine Street	0.13 ha (0.328 acres)	Residential	AG	Yes
	028-188-284	n/a	0.365 ha (0.904 acres)	Vacant Land	AG, Rural Village	Yes (Partially)
009-383-026	4847 Balsam Street	0.15 ha (0.38 acres)	Residential	Rural Village	No	

<sup>4</sup> qathet Regional District (2023). qRD iMap. <https://qrd.imaptoo.ca/imapsecure/>. Accessed October 27, 2023.

Direction	Adjacent Lot PID	Adjacent Lot Civic Address	Area	Land Use	Zoning	ALR?
	009-109-293	4846 Cedar Street	0.14 ha (0.356 acres)	Residential	Rural Village	No
	009-109-242	4843 Cedar Street	0.20 ha (0.487 acres)	Residential	Rural Village	No
	008-998-655	4844 Dogwood Street	0.17 (0.434 acres)	Residential	Rural Village	No
	008-998-485	4845 Dogwood Street	0.15 ha (0.368 acres)	Residential	Rural Village	No
	008-997-845	3043 Oak Street	0.18 ha (0.445 acres)	Residential	Rural Village	No
	008-997-853	3037 Oak Street	0.15 ha (0.383 acres)	Residential	Rural Village	No
	008-997-861	4838 Elm Street	0.15 ha (0.386 acres)	Residential	Rural Village	No
West	015-790-274	n/a	125.16 ha (309.28 acres)	Vacant Land	AG	Yes

## 2.3 Climate

The nearest Environment Canada weather station with complete historical weather data<sup>5</sup> (1981 to 2010; 30-year average) is Powell River A (ID 1046391), located ~17 km north of the Property at an elevation of 130 m above sea level (masl). The climate reports for this station are summarized in **Table 3**.

**TABLE 3. 1981 TO 2010 CLIMATE NORMS RECORDED AT POWELL RIVER A CLIMATE STATION (ID 1046391).**

Parameter	1981 to 2010 Climate Normals
Annual precipitation (mm)	1205.4 mm
Seasonal precipitation (May to September inclusive - mm)	281.7 mm
Frost Free Period (FFP, Average days)	203 days
Growing Degree Days (GDD, base temperature >5 °C)	1929.6
Effective Growing Degree Days (EGDD, base temperatures >5 °C)	965
Growing Degree Days (Base temperature >10 °C)	829.2
Daily yearly average temperature (°C)	9.6
Days of precipitation (days in the year with >5mm rain)	80.7 days

<sup>5</sup> Government of Canada (2019). Historic Data. Powell River A (ID 1046391). [http://climate.weather.gc.ca/historical\\_data/search\\_historic\\_data\\_e.html](http://climate.weather.gc.ca/historical_data/search_historic_data_e.html). Accessed October 27, 2023.



Based on the above information, the Property should contain a climate capability of 1. However, the Property was mapped in 1987<sup>6</sup> as Climate Capability Class 2A with an improved (irrigated) capability of 1. Climatic Capability Class is a shorthand ranking of specific limitations denoted by letters and preceded by numbers between the ideal (ranking of 1) and untenable (ranking of 7) indicating the severity of the limitation.

- Class 1 definition: Frost free period greater than 150 days; effective growing degree days (EGDD) above 5°C are greater than 825, and the growing degree days accumulated above 5°C are between 1780 to 2059.
- Class 2 definition: Frost free period between 120 and 150 days; effective growing degree days (EGDD) above 5°C are between 736 and 825, and the growing degree days accumulated above 5°C are between 1170 and 1309.
- Limiting subclass A indicates drought or aridity occurring between May 1 and September 30 resulting in moisture deficits which are limiting to plant growth.
- Moisture class: needs to be determined by taking soil samples and evaluating the ratio of clay, silt and sand (soil texture).
- According to this classification, the general area can grow a wide variety of fruits, berries, grapes, vegetables, nuts, cereal grains, and forage crops.

## 2.4 Landforms and Geology

Based on 1 m contour mapping provided by the qRD, elevation on the Assessment Area ranges from 63 to 30 m above sea level (asl). Generally, the western section of the Assessment Area has higher elevations that slope down towards the east. The Assessment Area has undulating (2 to 5%) to strongly rolling (16 to 30%) complex slopes<sup>7</sup>. The landform for the Assessment Area is an undulating morainal blanket overlying bedrock.

Geological bedrock mapping<sup>8</sup> indicates that the majority of the Property is situated overtop the Karmutsen tectonic assemblage which contains basaltic volcanic rocks and is described as containing basalt

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<sup>6</sup> BC Climatic Capability for Agriculture map sheet 092F/NE K17-1337 (MoE/Coligado 1987) at 1:100,000 scale

<sup>7</sup> Howes and Kenk (1997). Terrain Classification System for British Columbia. [https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/nr-laws-policy/risc/terclass\\_system\\_1997.pdf](https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/nr-laws-policy/risc/terclass_system_1997.pdf). Accessed November 1, 2023

<sup>8</sup> Government of British Columbia (2019). iMapBC. Geological bedrock. <https://maps.gov.bc.ca/ess/hm/imap4m/>. Accessed October 27, 2023.

pillowed flows, pillow breccia, hyaloclastite tuff and breccia, massive amygdaloidal flows, minor tuffs, interflow sediment and Carnian limestone lenses. The south-eastern corner of the property is mapped as overlying the Nanaimo tectonic assemblage which contains undivided sedimentary rocks and is described as containing boulder, cobble, and pebble conglomerate, coarse to fine sandstone, siltstone, shale and coal.

## 2.5 Mapped Hydrology and Stormwater Infrastructure

According to watercourse mapping provided by the qRD, there is one stream flowing through the Property, but no streams or watercourses flowing through the Assessment Area. The stream is Cranby Creek, for which no hydrological characterization has been performed. The riparian assessment area for the stream (30 meters on each side of the stream, according to the Riparian Areas Protection Regulation) does not intersect with the Assessment Area within the Property. The surface and subsurface drainage direction on the Property, inferred by topographic mapping, is from west to east. There are roadside ditches that run parallel on both Gillies Bay Road and Airport Road, both of which roads are immediately adjacent to the Property and are oriented north-west.

## 2.6 Provincial Soils Mapping

There is no publicly available soil mapping for the Property developed by the Province, or for Texada Island more broadly. There is just one peer-reviewed publication describing Texada Island soil<sup>9</sup>, however the description in the aforementioned publication described a shallow soil overlying limestone, which is not comparable to soils on the Property based on Madrone's field assessment. In lieu of provincial soil mapping, soil polygons were mapped based on seven soil pits, eight confirmatory scratch pits, and slope mapping from 1 m contours (See **Figures Figure 2, Figure 4, and Figure 5, Appendix A**).

## 2.7 Provincial Land Capability for Agriculture

Although provincial soil mapping is absent, agricultural capability is mapped by the province for Texada Island at a 1:50,000 scale<sup>10</sup>. The Property is mapped as containing a range agricultural capability classes as indicated by the *BC Agricultural Capability Map*<sup>11</sup>: 70% of the land is dominated by a Class 5 aridity (A) limitation, and 30% of the land is dominated by Class 5 stoniness (P) and aridity (A) limitations (**Figure**

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<sup>9</sup> Lavkulich & Lewis (1972). A Soil Derived from Shallow glacial Drift over Limestone, Texada Island, British Columbia. *Canadian Journal of Soil Science*, 52(2). <https://doi.org/10.4141/cjss72-027>. Accessed September 27, 2023.

<sup>10</sup> Agricultural Land Reserves map sheet 92F/9 I12-3025 (ALC/Talisman 1979) at 1:50,000 scale.

<sup>11</sup> BC Soil Information Finder Tool (2018). <https://www2.gov.bc.ca/gov/content/environment/air-land-water/land/soil/soil-information-finder>. Accessed October 27, 2023.



3, *Appendix A*). Class 5 land, as described by the ALC<sup>12</sup>, contains limitations that restrict its capability to produce perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. The productivity of these suited crops may be high. Class 5 lands can be cultivated, and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. A Class 5 aridity limitation indicates a substantial annual soil moisture deficit of 266 to 340 mm<sup>13</sup>. A Class 5 stoniness limitation indicates that soil coarse fragment content prevents sustained cultivation until considerable stone picking has been done; coarse fragment content is 61 to 90%, or cobbles and stone content is 31 to 80% of sieved soil.

Typically, the above information is based on soils mapping that was done over a large area and was very likely not field verified. Since there is no provincial soils mapping for Texada Island, it is unclear how the above agricultural limitations were determined. Field investigations that involve detailed soil descriptions (such as this project) should always be more accurate than generalized mapping products. The broad interpretation of soils and agricultural capability as recorded on the 1:50,000 maps do not take precedence over the site-specific assessment in this report.

### 3 Field Investigation

Daniel Lamhonwah, Professional Agrologist of Madrone, and Francis Durnin-Vermette of Madrone visited the Property for the LCA assessment on September 22, 2023. The weather condition at the time of assessment was overcast with an air surface temperature of ~20°C. Trace precipitation (<0 mm) was recorded in the Texada Island area 24 hours prior to Madrone's assessment. At the start of the assessment, Madrone was accompanied by the Client who provided a tour of the Assessment Area and granted Madrone full access to the parcel for observation. All the Property was accessible for Madrone's assessment. Photos taken during Madrone's field assessment that show the landscape and current land-use on and adjacent to the Assessment Area are presented in *Appendix B*.

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<sup>12</sup> Agricultural Land Commission (2013). Agricultural Capability Classification in BC. Land Capability Classes for Mineral Soils. [https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/agriculture\\_capability\\_classification\\_in\\_bc\\_2013.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/agriculture_capability_classification_in_bc_2013.pdf). Accessed October 27, 2023.

<sup>13</sup> BC Ministry of Environment and Ministry of Agriculture and Food (1983). Land Capability Classification for Agriculture in British Columbia MOE Manual 1. [https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land\\_capability\\_classification\\_for\\_agriculture\\_in\\_bc.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land_capability_classification_for_agriculture_in_bc.pdf). Accessed October 27, 2023.

Madrone's LCA assessment of the Assessment Area included the detailed characterization of soils from seven soil test pits (SP1 to SP7 shown in **Figure 2**; *Appendix A*) dug mechanically using a mini excavator operated by a contractor hired by the Client who was familiar with the terrain of the Property. The LCA assessment, including the density and depths of soil pits, and observation of soil characteristics, met and exceeded requirements under *ALC Policy P-10 "CRITERIA FOR AGRICULTURAL CAPABILITY ASSESSMENTS"*<sup>14</sup>. The locations of the detailed soil pits (i.e., the sampling strategy) was based on recent air photos, on-site assessment of topography and surface drainage, and current and planned land-use by the Client. In addition to the detailed soil test pits, eight shallow scratch pits (Scratch 1 to Scratch 8 shown in **Figure 2**; *Appendix A*) at depths of 20 cm were also manually dug to corroborate data collected from the test pits.

As part of the LCA Assessment, Madrone also collected soil samples in the soil pits (sampling depth of 30 to 40 cm) for fertility analysis (including pH, organic matter, macronutrients, and micronutrients). Select samples were collected in unused glass containers, labelled, and shipped to Pacific Soil Analysis Inc. in Richmond, BC. The results from these analyses are reported in *Appendix E*, and were used in classifying agricultural fertility limitations for the Assessment Area.

### 3.1 General Site Characteristics

The terrain and current land-use on the Assessment Area (e.g., terrain, location of structures) conforms to the available satellite imagery and contour mapping provided by the qRD. Madrone's field assessment confirms that the terrain in the Assessment Area has undulating to strongly rolling complex slopes, and is densely to sparsely covered with second growth forest. Madrone did not observe any agricultural activities on the Property, or in any of the parcels adjacent to the Property. Neighbouring land-use was confirmed to be vacant woodlot to the north, east and west, and residential and institutional (community auditorium) to the south.

### 3.2 Climate Capability and Soil Moisture Balance

Site-specific climatic capability for agriculture was determined using field observations from three of the seven test pits as representative of the climatic influence on soils distributed throughout the Property (**Table 5**).

Estimates for coarse fragment content and soil moisture class were used in conjunction with regional climate data to calculate the available water storage capacity (AWSC) and soil moisture deficit (SMD) values for the upper 50 cm of each of these soil profiles. The results were used to determine Site-specific

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<sup>14</sup> ALC Policy P-10: [https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc\\_-\\_policy\\_p-10\\_-\\_criteria\\_for\\_agricultural\\_capability\\_assessments.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_p-10_-_criteria_for_agricultural_capability_assessments.pdf). Accessed October 18, 2023.



climatic and soil capability ratings for agriculture in the Property which have been summarized in Table 4. A description of agricultural/climatic capability classifications are found in *Appendix D*.

Texada Island experiences a moisture deficit during the summer months, and as such, irrigation will likely be necessary for field crop production. Monthly and annual irrigation demand for the production of a generic vegetable crop on the Assessment Area was estimated using the *BC Agriculture Water Calculator*<sup>15</sup> (Table 4). For calculations, the soil type selected was sandy loam which conforms to the assessed soil texture. The irrigation season was selected to be from the start of May to the end of September (153 days). Climatic data and growing season were automatically generated by the calculator based on the location of the Property. Note that the *BC Agriculture Water Calculator* does not consider climate change (rising air surface temperatures resulting in changes to evapotranspiration), thus irrigation estimates reflect current climactic conditions.

**TABLE 4. IRRIGATION ESTIMATES FOR CROP PRODUCTION FOR THE PROPERTY.**

	Irrigation Demand (m <sup>3</sup> )	
	Vegetables	
Month	Sprinkler system	Drip system
May	1,570	1,230
June	5,270	4,120
July	6,670	5,220
August	5,050	3,950
September	2,430	1,900
Total	20,990	16,430

### 3.3 Revised Land Capability for Agriculture

The revised LCA for the Property was determined by information collected from all seven soil test pits (SP1 to SP7) (refer to *Appendix C* for full soil pit descriptions), the assessment of local landforms, drainage and vegetation, 1 m resolution slope mapping (corroborated with field observations), and interpretation of soil fertility analysis (*Appendix E*). Some soils pits (e.g. SP3 and SP4) were dug outside of the assessment area to confirm the shape and homogeneity of revised LCA polygons. Descriptions of all LCA agricultural classes and limitations are defined in the provincially developed guide *Land Capability Classification for*

<sup>15</sup> BC Agriculture Water Calculator. (2023). *BC Agriculture Water Calculator*. <http://bcwatercalculator.ca/agriculture>. Accessed November 6, 2023

*Agriculture in BC*<sup>16</sup>. These classification and limitation definitions have been compared to field data collected on the site to assign ratings.

In total, *three LCA polygons have been delineated for the Property*<sup>17</sup> (Figure 4; Appendix A) with each polygon being assigned an unimproved and improved LCA rating (Table 5). Because there was no provincial soils mapping for the Property, the revised LCA polygons represent new knowledge about soils on the Property. With regards to agricultural capability, the revised LCA polygons do not conform with provincial land capability mapping (Section 2.7 *Provincial Land Capability for Agriculture*). *Based on our observations and conclusions pertaining to the soil and LCA ratings determined for the Property, there are multiple agricultural limitations across the Property.*

One agricultural limitation applicable to all delineated polygons is a Class 4 stoniness (P) limitation, informed by inspection of the detailed soil pits (SP1 to SP7). This limitation occurs for soils with total coarse fragment content between 21 to 40%, or when cobbles and stones occupy 6 to 15% of sieved soil by volume<sup>18</sup>. This limitation represents a serious handicap to cultivation, and in these soils specifically the high degree of small coarse fragments (fine gravels to cobbles) makes amelioration of this limitation prohibitively difficult. Therefore, the Class 4 P limitation is a main limiting factor for both unimproved and improved classes.

All delineated polygons are also classified with either a Class 5, 4, or 2 topography (T) limitation. This limitation was informed by the slope map (Figure 5, Appendix A) which demonstrates complex slopes between 2 and 30% over the entire Assessment Area. Class 5T lands contain simple slopes varying from 21 to 30%, or complex slopes varying from 16 to 30%. This limitation affects soils for which topography limits agricultural use by affecting the use of farm machinery, decreasing the uniformity of growth of crops, and increasing the potential for water erosion. It is considered impracticable to improve this limitation.

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<sup>16</sup> BC Ministry of Environment and Ministry of Agriculture and Food (1983). Land Capability Classification for Agriculture in British Columbia MOE Manual 1. [https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land\\_capability\\_classification\\_for\\_agriculture\\_in\\_bc.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land_capability_classification_for_agriculture_in_bc.pdf). Accessed October 27, 2023.

<sup>17</sup> Areas of development on the Property were not assigned a land capability for agriculture rating; the singular polygon applies to only the areas that were assessed for agricultural suitability during Madrone's LCA assessment.

<sup>18</sup> BC Ministry of Environment and Ministry of Agriculture and Food (1983). Land Capability Classification for Agriculture in British Columbia MOE Manual 1. [https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land\\_capability\\_classification\\_for\\_agriculture\\_in\\_bc.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land_capability_classification_for_agriculture_in_bc.pdf). Accessed October 27, 2023.

All delineated polygons are also classified with either a Class 3 or 4 fertility (F) limitation, informed by the laboratory results of soils sampled at 30 to 40 cm below ground on the Property; very low nitrogen and phosphorous, very low to moderate potassium, and moderate to adequate calcium (*Appendix E*). Class 4F lands include soils with severe nutrient imbalances, very low cation exchange capacity or nutrient holding ability, very high acidity or alkalinity, and very high levels of carbonates. This low fertility status significantly restricts the range of crops capable of growing here. Typically, with intensive and judicious applications of fertilization and other soil amendments, fertility can be improved and ultimately this limitation can be completely resolved if an appropriate nutrient management plan is developed and followed.

Additional limitations for each of the delineated polygons on the Property are further discussed below:

- Polygon A covers an area of 0.09 ha (0.22 acres) or 2.8% of the Assessment Area. Dominant limitations are Class 4 to 5 topography (T), Class 4 stoniness (P), and Class 3 to 4 fertility (F). The topography limitation complex is due to a high area of strongly rolling (16 to 30%) complex slopes and cannot be improved. The stoniness limitation is due to a high coarse fragment content composed largely of gravels, which are impractical for stone picking and thus this limitation is unimprovable. The fertility limitation is due to very low total nitrogen, available phosphorous, and available potassium concentrations (*Appendix E*). Additionally, the high gravel content of the soil limits the cation exchange capacity of the soil. With appropriate nutrient management, this limitation can be completely resolved.

Polygon A also contains less severe Class 3 aridity (A) and Class 2 to 3 undesirable soil structure and/or low perviousness (D) limitations. The aridity limitation is due to the low moisture retention ability of the coarse textured soils, further exacerbated by high coarse fragment content. Aridity can only be improved by one class in these soils (to Class 2A) even with intense irrigation due to the low native soil water retention capacity. The undesirable soil structure and/or low perviousness limitation is due to the cemented (duric) horizon observed in the upper soil profile. Typically, soil structure can be improved mechanically via deep tilling or plowing, however due to the high amount of coarse fragments in the soil observed on the Property, tilling or plowing here is not recommended due to the risk of damaging farm equipment. *The best improved LCA rating for Polygon A is Class 7:ATP~3:5T.*

- Polygon B covers an area of 1.12 ha (2.77 acres) or 35.0% of the Assessment Area. Dominant limitations include a Class 4 stoniness (P) limitation and a Class 4 aridity (A) limitation. The stoniness limitation is due to the high content of large coarse fragments (cobbles) in addition to the high gravel content. Although these coarse fragments are large enough to be picked using a stone picker, the high gravel content of the soil could damage the picking tool, and thus this



limitation is considered practically unimprovable. The aridity limitation can be improved by one class to 3A through irrigation, however the coarse soils preclude further improvement. Polygon B contains less severe Class 3 soil structure/perviousness (D) and fertility (F) limitations, and a Class 2 topography (T) limitation. The soil structure and topography limitation are not improvable for the same reasons given for Polygon A, but the fertility limitation can be resolved with widespread intensive and judicious applications of soil amendments. *The best improved LCA rating for Polygon B is Class 4P.*

- Polygon C covers an area of 1.99 ha (4.92 acres) or 62.2% of the Assessment Area. Dominant limitations are Class 4 to 5 topography (T), Class 4 stoniness (P), Class 4 aridity (A), and Class 4 fertility (F). The reasons for each of these limitations are identical to Polygon A, and similarly only the aridity and fertility limitations can be improved (by one class and by four classes, respectively), whereas the topography and stoniness limitations are unimprovable. Polygon C contains less severe Class 2 and Class 3 soils structure/perviousness (D) limitations. Undesirable soil structure is not improvable. *The best improved LCA rating for Polygon C is Class 7:4TP~3:5T.*

## 4 Discussion

*It is the professional opinion of Madrone that the overall suitability for agriculture on the Property is LOW, with agricultural options being constrained due to the multiple and variable limitations on the parcel (e.g., topography, stoniness, fertility, soil structure, and aridity) even with land management practices to improve existing limitations.*

The western and eastern thirds of the Property (Polygons A and C) are both characterized by a Class 7:4TP~3:5T limitation complex, meaning 70% of the land has Class 4 topography (T) and stoniness (P) limitations, and 30% of the land has a Class 5 topography limitation. Theoretically, Class 5T and Class 4P land is suitable (though not preferred) for growing tree fruits and grapes that tolerate stony soils. However, for a crop-based agricultural operation to be feasible on the western half of the Property, intense land management practices would need to be implemented following land clearing and other site preparations to facilitate agricultural activities. There would need to be widespread intensive and judicious applications of soil amendments to improve the very low to low fertility of soils, as well as extensive irrigation (provided that irrigation water is available) to irrigate any crops grown.

Polygon B has the highest potential for agricultural value because it is in a relative depression with gentler topography and higher fertility, however it is still substantially limited by high coarse fragment content resulting in an unimprovable Class 4P limitation. Agricultural operations in Polygon B are also challenged by the Class 4T and Class 5T lands immediately west and east (Polygons A and C), which is likely to



cause access issues and machine trafficability issues for mechanized equipment required to prepare the land and continue managing the land for agriculture.

## **5 Author Qualifications**

Dr. Lamhonwah is Madrone's Agrology Team Lead, and is a Professional Agrologist (P.Ag) in good standing with the British Columbia Institute of Agrologists (BCIA). He has identified practices areas in arable land evaluation, conservation planning and management, soil and terrain classification, mapping and land evaluation, and irrigation planning and management. He has technical lead and project management experience in agricultural land capability assessments, farm plan development, soil surveying, water quality testing, irrigation and drainage planning, soil importation planning and monitoring, and land restoration towards agricultural suitability.

Francis Durnin-Vermette joined Madrone following his Master's research at the University of Guelph on soil carbon modelling. He has over 5 years of experience in soil science. He has experience conducting land classification assessments (LCA), farm plans, and fill use applications for Madrone.

Please contact the undersigned if there are any questions about this report.

Sincerely,

**MADRONE ENVIRONMENTAL SERVICES LTD.**

*Assessed and prepared by:*

*\*This is a digitally signed duplicate of the  
official manually signed and sealed document*

**Francis Durnin-Vermette MSc**  
Junior Agrologist

*Reviewed by:*

*\*This is a digitally signed duplicate of the  
official manually signed and sealed document*



**Daniel Lamhonwah PhD MES P.Ag**  
Professional Agrologist, Hydrologist

**TABLE 5. SOIL MOISTURE BALANCE AND CLIMATIC CAPABILITY RATINGS (UPPER 50 CM).**

SITE & SOIL HORIZON	SOIL MOISTURE BALANCE							CLIMATE CAPABILITY RATING		
	DEPTH	MATRIX TEXTURE	MATRIX AWSC <sup>1</sup>	MATRIX FRACTION <sup>2</sup>	CF ADJUSTED AWSC <sup>3</sup>	INTERVAL AWSC <sup>4</sup>	CLIMATE MOISTURE DEFICIT <sup>5</sup>	SOIL MOISTURE BALANCE <sup>6</sup>	UNIMPROVED MOISTURE SUBCLASS <sup>7</sup>	IMPROVED MOISTURE SUBCLASS <sup>7</sup>
SP1	cm	FIELD	mm/cm	FIELD	mm/cm	mm	mm	mm		
Bh	20	Sand	0.8	0.95	0.76	15.2				
Bfh	20	Sand	0.8	0.75	0.6	12				
Bf	10	Sand	0.8	0.65	0.52	5.2				
						32.4	-77.5	-45.1	4A	3A
SP3										
Bh	50	Fine sandy loam	1.4	0.75	1.05	52.5				
						52.5	-77.5	-25	3A	2A
SP5										
Bh	40	Sandy Loam	1.2	0.7	0.84	33.6				
Bfh	10	Sand	0.8	0.6	0.48	4.8				
						38.4	-77.5	-39.1	4A	3A

lab/field Lab Data or Field Estimate

- CF Coarse Fragments > 2.0 mm
- 1 Based on MOE Manual 1 Land Capability Classification for Agriculture in British Columbia, Section 9.4, pp.46
- 2 Based on field estimation of coarse fragment (%) [100%-Estimated% = Amount capable of storing H<sub>2</sub>O]
- 3 AWSC of fraction <2.0 mm = Matrix AWSC x Matrix Fraction
- 4 AWSC of horizon/interval = Depth x Adjusted AWSC
- 5 Based on the midpoint climate moisture deficit range (May 1 to Sep 30) for Climate Capability for Agriculture Class 2A where the Property is provincially mapped as being located within
- 6 Upper 50 cm soil texture-based AWSC (Climate Moisture Balance) + (Interval AWSC) = Deficit (negative) or Surplus (positive)
- 7 Based on Land Capability Classification for Agriculture, MOE Manual 1

TABLE 6. OBSERVED SOILS CHARACTERISTICS AND REVISED LCA RATINGS BASED ON FIELD AND DESKTOP ASSESSMENT.

Soil polygon (area/% of total assessment area)	Soil classification (subgroup)	Soil texture and coarse fragment content* in upper 25 cm	Distinguishing characteristics and drainage	Unimproved LCA rating**	Best improved LCA rating***
Polygon A 0.09 ha (0.22 acres) 2.8%	Duric Ferric Humic Podzol	Silty to sandy loam texture; 5 to 50% coarse fragment content	Undulating (2 to 5%) to strongly rolling (16 to 30%) complex slopes; well drained; localized cemented horizon in upper soil profile; very low to low fertility	7:4T~3:5T 4P 7:3F~3:4F 3A 7:3D~3:2D	7:4T~3:5T 4P 7:3D~3:2D 2A
Polygon B 1.12 ha (2.77 acres) 35%	Duric Humic Ferric Podzol	Sand texture; 5 to 25% coarse fragment content; cobbles occupy 6 to 15% of the sieved soil	Flat to gentle slopes (complex) of up to 5%; well drained; localized cemented horizon in upper soil profile; low fertility	4PA 3D 3F 2T	4P 3A 3D 2T
Polygon C 1.99 ha (4.92 acres) 62.2%	Duric Humic Podzol	Sandy loam texture; 25 to 40% coarse fragment content	Flat to gentle slopes (complex) of up to 5%; well drained; localized cemented horizon in upper soil profile; very low fertility	7:4T~3:5T 4PAF 7:3D~3:2D	7:4T~3:5T 4P 3A 7:3D~3:2D
<b>Total Area of the Property:</b> 3.2 ha (7.91 acres) 100%					

\* Coarse fragment content, as defined by the for the purpose of the BC Ministry of the Environment for LCA assessments, include coarse gravels, cobbles and stones

\*\* When reporting LCA ratings, the syntax only includes the most severe limitation reported which is **bolded** in this table for the purposes of the report.

Source: [https://www.alic.gov.bc.ca/assets/alc/assets/library/agricultural-capability/land\\_capability\\_classification\\_for\\_agriculture\\_in\\_bc\\_1983.pdf](https://www.alic.gov.bc.ca/assets/alc/assets/library/agricultural-capability/land_capability_classification_for_agriculture_in_bc_1983.pdf)

\*\*\* The improved LCA Class ratings account for improvements that do not involve the importation of fill or soil.



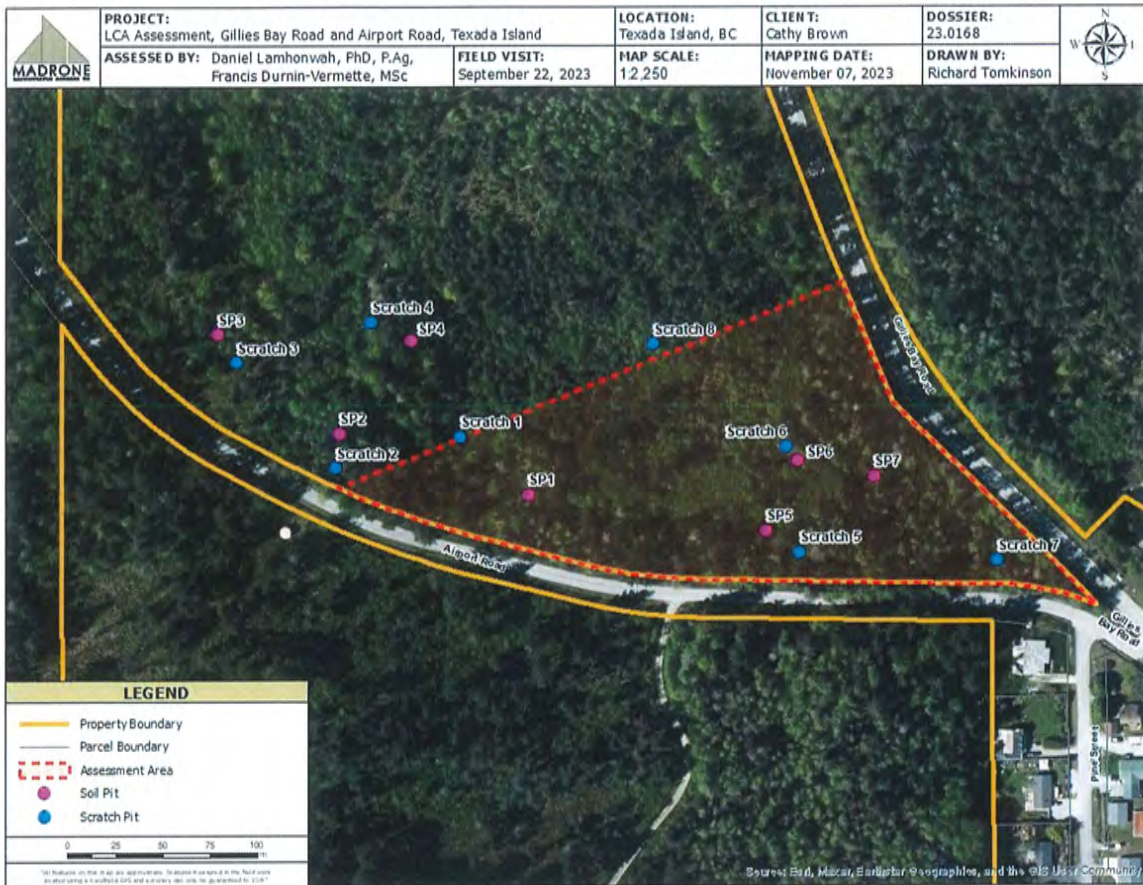


## APPENDIX A

### **Figures**



FIGURE 1. AERIAL VIEW OF THE PARCEL BORDERS WITH THE ASSESSMENT AREA HIGHLIGHTED IN RED.



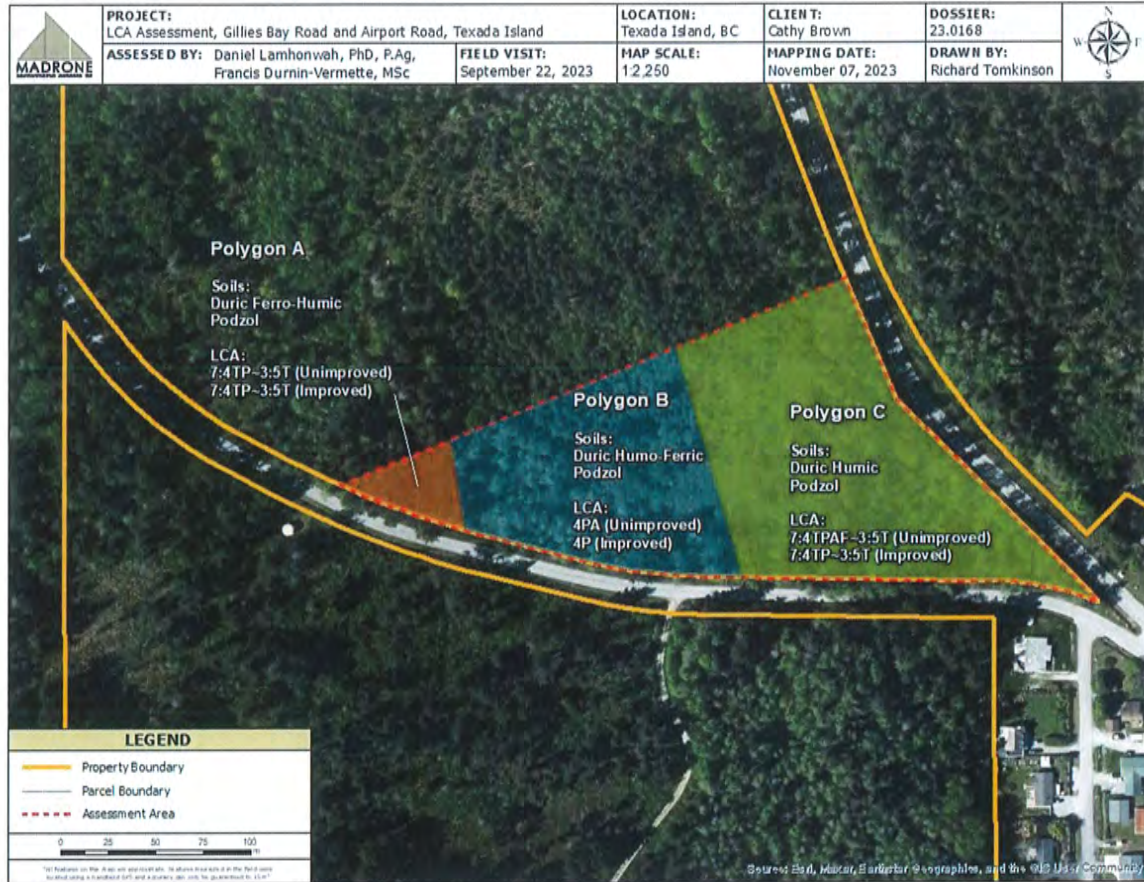
**FIGURE 2. LOCATIONS OF THE DETAILED SOILS TEST PITS (SP) AND SHALLOW SCRATCH PITS (SCRATCH) ASSESSED AS PART OF MADRONE ENVIRONMENTAL SERVICES' LAND CAPABILITY FOR AGRICULTURE (LCA) ASSESSMENT OF THE ASSESSMENT AREA.**





**FIGURE 3. DELINEATED LAND CAPABILITY POLYGONS ON THE PROPERTY BASED ON LAND CAPABILITY FOR AGRICULTURE MAPPING BY THE PROVINCE, AS PROVIDED THROUGH THE BC SOIL INFORMATION FINDER TOOL. SOILS HAVE NOT BEEN CHARACTERIZED FOR TEXADA ISLAND BY THE PROVINCE, BUT LCA POLYGONS HAVE BEEN ASSIGNED. UNIMPROVED AND BEST IMPROVED CLASSES ARE SHOWN.**





**FIGURE 4. DELINEATED LAND CAPABILITY POLYGONS ON THE PROPERTY BASED ON THE LAND CAPABILITY FOR AGRICULTURE ASSESSMENT CONDUCTED BY MADRONE ENVIRONMENTAL SERVICES. UNIMPROVED AND BEST IMPROVED CLASSES ARE SHOWN.**





## APPENDIX B

### **Site Photos**





**PHOTO 1. VIEW OF THE PROPERTY LOOKING EAST FROM THE NORTHWEST CORNER OF THE ASSESSMENT AREA. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED SEPTEMBER 22, 2023.**





**PHOTO 2. VIEW OF THE PROPERTY LOOKING SOUTH FROM SOIL PIT 6 (SP6) PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED SEPTEMBER 22, 2023.**





**PHOTO 3. SURROUNDING AREA OF SOIL PIT 3 (SP3) WHICH IS CHARACTERIZED BY FLAT TERRAIN, DENSE GROUND VEGETATION, AND SECOND GROWTH FORESTS. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED SEPTEMBER 22, 2023.**





**PHOTO 4. DETAIL OF SOIL PIT 1 (SP1) DEMONSTRATING LARGE SIZE OF STONES. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED SEPTEMBER 22, 2023.**





**PHOTO 5. DETAIL OF SUBSURFACE MATERIAL EXPOSED IN SOIL PIT 5 (SP5), DEMONSTRATING TYPICAL RANGE IN SIZES OF COARSE FRAGMENT CONTENT. PHOTO TAKEN BY MADRONE ENVIRONMENTAL SERVICES. DATED SEPTEMBER 22, 2023.**





**PHOTO 6. LAND NEAR SOIL PIT 1 (SP1) WITH SOIL COMPACTION/DISTURBANCE DUE TO HISTORICAL FORESTRY ACTIVITIES. DATED SEPTEMBER 22, 2023.**



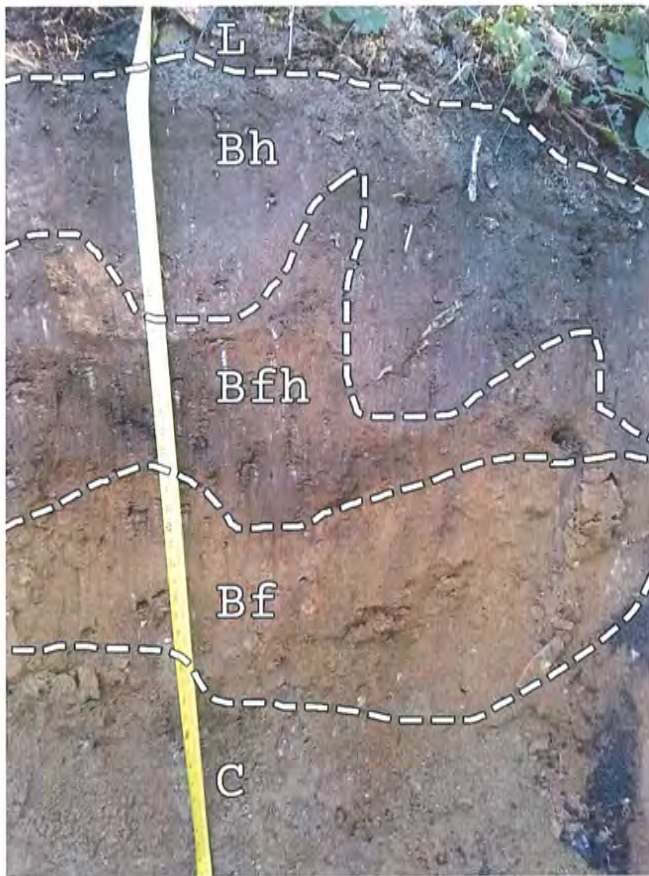
## APPENDIX C

# Soil Profile Descriptions

**TABLE 7. SOIL PIT 1 (SP1)**

Classification: Duric Humo-Ferric Podzol		
Horizon	Depth (cm)	Description
L	3 to 0	Mor humus form; undecomposed to semi-decomposed conifer needles, moss, and wood; fibrous; abrupt, smooth boundary.
Bh	0 to 20	Very dark brown (10YR 2/2); sand; 5% fine to coarse gravel; well drained; weak fine granular structure; loose consistence; some coarse to fine roots; gradual irregular boundary; 10 to 25 cm thick.
Bfh	20 to 40	Dark brown (10YR 3/3); sand; 25% fine to coarse gravel and cobbles; well drained; moderate fine granular structure; loose consistence; few coarse to fine roots; clear wavy boundary; 5 to 25 cm thick.
Bf	40 to 85	Yellowish brown (10YR 5/6); sand; 30 to 40% fine to coarse gravel and cobbles; well drained; very strong single grain structure; loose consistence; no roots; clear wavy boundary; 30 to 50 cm thick.
C	85 to 100+	Gray (10YR 5/1); sand to loamy sand; 50% fine to coarse gravel, cobbles, and boulders; poorly drained; strong massive structure; firm consistence; no roots.

**Notes:** Depressional area may have led to richer soil

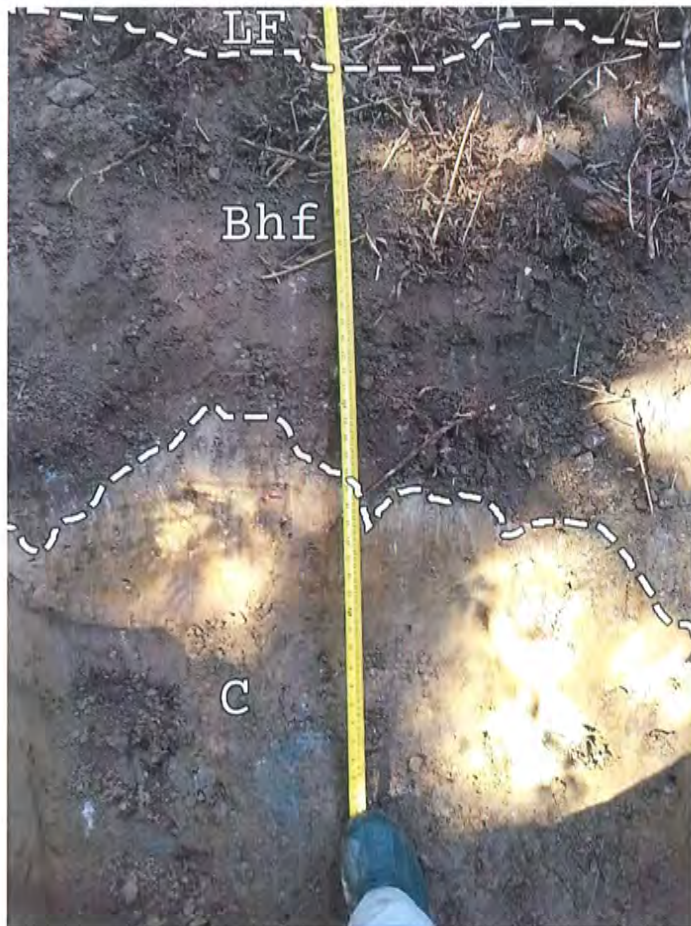




**TABLE 8. SOIL PIT 2 (SP2)**

Classification: Duric Ferro-Humic Podzol		
Horizon	Depth (cm)	Description
L	2 to 0	Mor humus form; undecomposed to semi-decomposed conifer needles, moss, and blackberry bramble; fibrous; abrupt, smooth boundary.
Bhf	0 to 50	Dark yellowish brown (10YR 3/4); sandy loam; 5% coarse gravel and cobbles; well drained; weak fine granular structure; friable consistence; some coarse roots; abrupt wavy boundary; 40 to 60 cm thick.
C	50 to 100+	Yellowish brown (10YR 5/4); sandy clay; 50% coarse gravel and cobbles; moderately poorly drained; strong massive structure; no roots; many thin clay films on ped faces; few fine prominent brownish yellow (10YR 6/8) mottles.

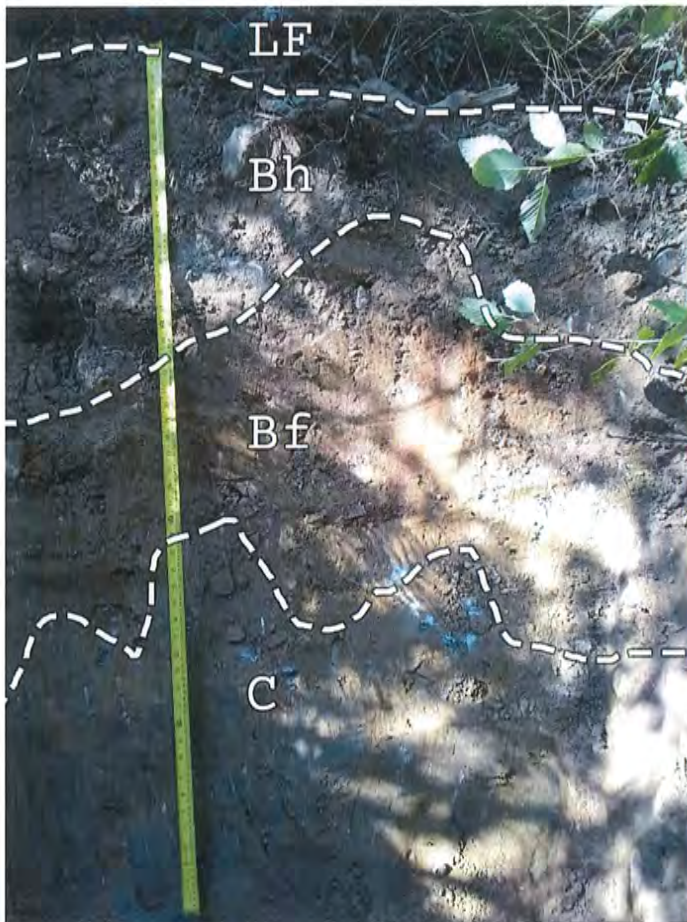
**Notes:** Large tree blowdown observed nearby; roots may have disturbed the upper horizon for this pit, which could account for the relatively shallow soil to parent material.



**TABLE 9. SOIL PIT 3 (SP3)**

Classification: Duric Ferro-Humic Podzol		
Horizon	Depth (cm)	Description
LF	2 to 0	Mor humus form; undecomposed to semi-decomposed conifer needles and moss; fibrous; abrupt, smooth boundary.
Bh	0 to 50	Dark yellowish brown (10YR 4/4); sandy loam; 25% coarse gravel and cobbles; well drained; weak fine granular structure; loose consistence; few coarse to very coarse roots; clear irregular boundary; 25 to 55 cm thick.
Bf	50 to 80	Yellowish brown (10YR 5/4); loamy sand; 30% coarse gravel and cobbles; moderately poorly drained; common fine prominent yellowish brown (10YR 5/8) to strong brown (7.5YR 5/8) mottles; firm massive structure; no roots; gradual irregular boundary; 25 to 40 cm thick.
C	80 to 100+	Brown (10YR 5/3); silt loam; 5 to 10% coarse gravel and cobbles; poorly drained; abundant medium prominent yellowish brown (10YR 5/8) mottles; strong massive structure; no roots.

**Notes:** 80° Aspect; 15% Slope.





**TABLE 10. SOIL PIT 4 (SP4)**

Classification: Duric Ferro-Humic Podzol		
Horizon	Depth (cm)	Description
L	5 to 0	Mor humus form; undecomposed to semi-decomposed conifer needles, moss, and ferns; fibrous; abrupt, wavy boundary.
Bh	0 to 20	Dark yellowish brown (10YR 3/4); sandy loam; 20% coarse gravel and cobbles; well drained; weak fine granular structure; loose consistence; common fine to very coarse roots; gradual wavy boundary; 15 to 20 cm thick.
Bfh	20 to 65	Dark yellowish brown (10YR 4/4); sandy loam; 50% coarse gravel and cobbles; moderately well drained; firm fine granular structure; loose consistence; few fine roots; abrupt wavy boundary; 40 to 45 cm thick.
C	65 to 120+	Yellowish brown (10YR 5/4); sandy clay; 20% coarse gravel; poorly drained; strong coarse blocky structure; many thin clay films on ped faces; abundant faint yellowish brown (10YR 5/6) mottles.

**Notes:** Depressional area.

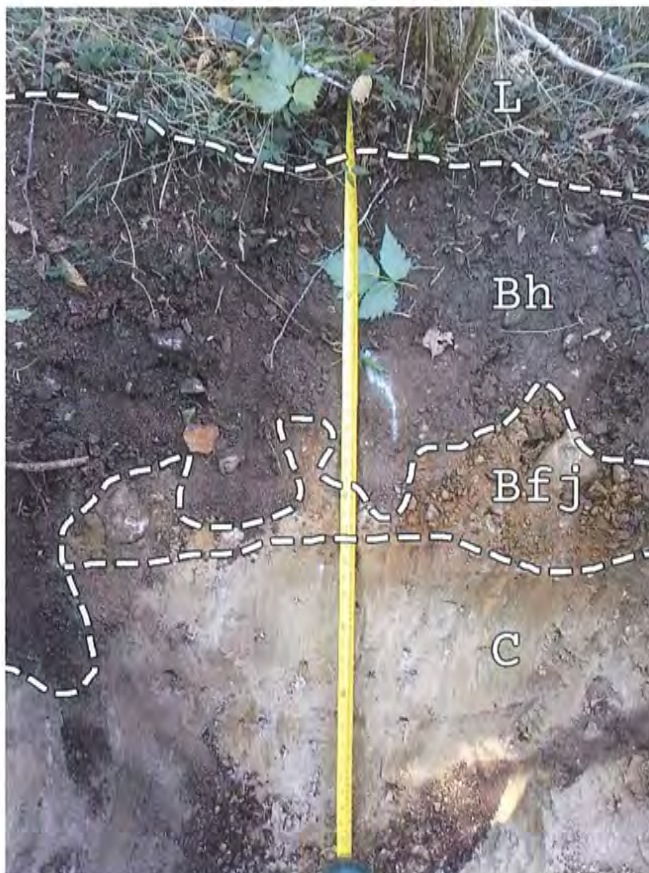




**TABLE 11. SOIL PIT 5 (SP5)**

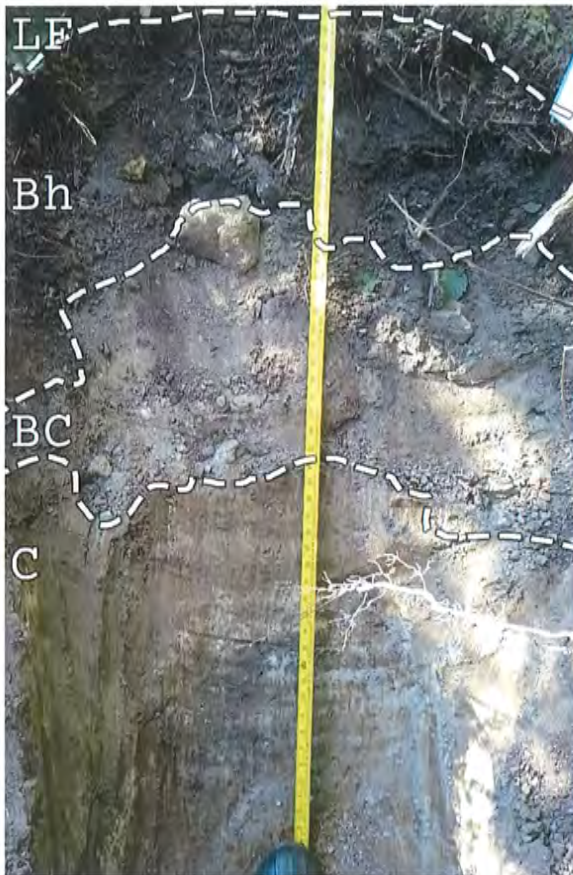
Classification: Duric Humic Podzol		
Horizon	Depth (cm)	Description
L	2 to 0	Mor humus form; undecomposed to semi-decomposed moss, grass, alder leaves; fibrous; abrupt, smooth boundary.
Bh	0 to 40	Very dark grayish brown (10YR 3/2); sandy loam; 30% coarse gravel and cobbles; well drained; weak fine granular structure; loose consistence; abundant fine to coarse roots; clear irregular boundary; 30 to 65 cm thick.
Bfj	40 to 55	Dark yellowish brown (10YR 4/4); sand; 40% coarse gravel and cobbles; moderately well drained; firm single grain structure; few fine roots; gradual broken boundary; 10 to 20 cm thick.
C	55 to 105+	Light yellowish brown (10YR 6/4); clay loam; 20% gravel to coarse gravel; moderately poorly drained; few fine faint dark yellowish brown (10YR 4/6) mottles; strong massive structure; no roots.

**Notes:** Depressional area; 3% slope; 105° aspect



**TABLE 12. SOIL PIT 6 (SP6)**

Classification: Duric Humic Podzol		
Horizon	Depth (cm)	Description
LF	5 to 0	Mor humus form; decomposed wood; undecomposed to semi-decomposed moss, grass, alder leaves, fern; fibrous; abrupt, smooth boundary.
Bh	0 to 20	Dark grayish brown (10YR 3/4); sandy loam; 30% coarse gravel and cobbles; well drained; weak fine granular structure; loose consistence; abundant fine to very coarse roots; clear irregular boundary; 20 to 35 cm thick.
BC	20 to 70	Yellowish brown (10YR 5/4); loam; 40% coarse gravel and cobbles; moderately well to imperfectly drained; strong single grain structure; no roots; abrupt wavy boundary; 5 to 50 cm thick.
C	70 to 130+	Yellowish brown (10YR 5/4); clay loam; 5% gravel to coarse gravel; poorly drained; some fine faint yellowish brown (10YR 5/8) mottles; strong massive structure; no roots.





**TABLE 13. SOIL PIT 7 (SP7)**

Classification: Duric Humic Podzol		
Horizon	Depth (cm)	Description
LF	10 to 0	Mor humus form; undecomposed to semi-decomposed wood, conifer needles, roots; fibrous; abrupt, smooth boundary.
Bhj	0 to 40	Dark brown (10YR 3/3); sandy loam; 25% coarse gravel and cobbles; moderately well to imperfectly drained; weak to strong fine granular structure; loose consistence; abundant fine to coarse roots and few fine roots; clear irregular boundary; 10 to 60 cm thick.
C	40 to 130+	Pale brown (10YR 6/3); clay loam; 5% cobbles; poorly drained; few fine distinct yellowish brown (10YR 5/8) mottles; strong massive structure; no roots.





**TABLE 14. SCRATCH PIT 1**

Horizon	Depth (cm)	Description
Bh	0 to 10	Very dark brown (10YR 2/2); sand; fine granular structure; friable consistence; 5% coarse gravel; well drained; Plentiful fine to medium roots.
Bhf	10 to 20	Very dark brown (10YR 2/2); sand; fine granular structure; friable consistence; 20% coarse gravel and cobbles; well drained; few fine to medium roots.
<b>Notes:</b> Soil characteristics similar to SP1. Could not dig deeper due to rocks.		

**TABLE 15. SCRATCH PIT 2**

Horizon	Depth (cm)	Description
Bhf	0 to 20	Brown (7.5YR 4/4); sand; fine granular structure; loose consistence; 5 to 15% coarse gravel; well drained; common fine to coarse roots.
<b>Notes:</b> Soil characteristics similar to SP2. Could not dig deeper due to rocks.		

**TABLE 16. SCRATCH PIT 3**

Horizon	Depth (cm)	Description
Bhf	0 to 15	Brown (10YR 4/3); silt to silty loam; fine granular structure; friable consistence; 5% coarse gravel; well drained; plentiful fine to coarse roots.
<b>Notes:</b> Soil characteristics similar to SP3. Could not dig deeper due to rocks.		

**TABLE 17. SCRATCH PIT 4**

Horizon	Depth (cm)	Description
Bh	0 to 15	Dark brown (7.5YR 3/3); loam; fine granular structure; loose to friable consistence; 5% coarse gravel; well drained; plentiful fine to medium roots.
<b>Notes:</b> Soil characteristics similar to SP4. Could not dig deeper due to rocks.		

**TABLE 18. SCRATCH PIT 5**

Horizon	Depth (cm)	Description
Bh	0 to 30	Dark yellowish brown (10YR 3/4); sandy loam; fine granular structure; friable consistence; 5 to 10% coarse gravel; well drained; common coarse to very coarse roots.
<b>Notes:</b> Soil characteristics similar to SP5. Could not dig deeper due to rocks.		

**TABLE 19. SCRATCH PIT 6**

Horizon	Depth (cm)	Description
Bh	0 to 25	Brown (7.5YR 4/2); loam; fine granular structure; friable consistence; 40% coarse gravel and cobbles; well drained; abundant fine to coarse roots.
<b>Notes:</b> Soil characteristics similar to SP6. Could not dig deeper due to rocks.		

**TABLE 20. SCRATCH PIT 7**

Horizon	Depth (cm)	Description
Bh	0 to 20	Brown (10YR 4/3); sandy loam; 5% coarse gravel and cobbles; moderately well drained; firm fine granular structure; loose consistence; abundant fine to coarse roots roots.
<b>Notes:</b> Could not dig deeper due to rocks.		

**TABLE 21. SCRATCH PIT 8**

Horizon	Depth (cm)	Description
Bhf	0 to 20	Dark grayish brown (10YR 3/4); sandy loam; 10% coarse gravel and cobbles; well drained; firm fine granular structure; loose consistence; abundant fine to very coarse roots;
<b>Notes:</b> Could not dig deeper due to rocks.		



## APPENDIX D

# **Land Capability for Agriculture, Soil Associations and Soil Types**



## Land Capability for Agriculture Overview

The *Land Capability Classification for Agriculture in BC*<sup>19</sup> is a classification system that groups agricultural land into classes that reflect potential and limitations to agriculture. The classes are differentiated based on soil properties and climate conditions. The system considers the range of possible crops and the type and intensity of management practices required to maintain soil resources, but it does not consider suitability of land for specific crops, crop productivity, specific management inputs or the feasibility of implementing improvements. There are two land capability hierarchies, one for mineral soils and one for organic soils. Each hierarchy groups the land into seven classes that describe the range of suited crops and required management inputs. The organic soil class definitions are equivalent in relative capabilities and limitations for agricultural use to those defined for mineral soils.

The range of suited crops decreases from Class 1 to Class 7 and/or the management inputs increase from Class 1 to Class 7. For example, Class 1 lands can support the broadest range of crops with minimal management units. Lands in Classes 1 to 4 are considered capable of sustained agricultural production of common crops. Class 5 lands are considered good for perennial forage or specially-adapted crops. Class 6 lands are good for grazing livestock and Class 7 lands are not considered capable of supporting agricultural production.

LCA Classes are subdivided into subclasses based on the degree and kind of limitation to agriculture. Subclasses indicate the type and intensity of management input required to maintain sustained agricultural production and specify the limitation. For example, lands rated Class 2W have an excess water limitation that can be improved by managing water on the site. There are fewer subclasses for organic soils than for mineral soils (see below).

Most lands are rated for unimproved and improved conditions. Unimproved ratings are calculated based on site conditions at the time of the assessments, without irrigation. Past improvements are assessed as part of the unimproved rating. Forested lands are assessed assuming they are cleared. Improved ratings are assigned assuming that existing limitations have been alleviated. Generally, improvement practices taken into account are drainage, irrigation, diking, stone removal, salinity alleviation, intensive fertilization and adding soil amendments.

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<sup>19</sup> BC Ministry of Environment and Ministry of Agriculture and Food (1983). Land Capability Classification for Agriculture in British Columbia MOE Manual 1.

[https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land\\_capability\\_classification\\_for\\_agriculture\\_in\\_bc.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land_capability_classification_for_agriculture_in_bc.pdf). Accessed March 10, 2023.

### LCA Classes and Characteristics for Mineral and Organic Soils

Class	Description	Characteristics
1	No or very slight limitations that restrict agricultural use	<ul style="list-style-type: none"> <li>• Level or nearly level</li> <li>• Deep soils are well to imperfectly drained and hold moisture well</li> <li>• Managed and cropped easily</li> <li>• Productive</li> </ul>
2	Minor limitations that require ongoing management or slightly restrict the range of crops, or both	<ul style="list-style-type: none"> <li>• Require minor continuous management</li> <li>• Have lower crop yields or support a slightly smaller range of crops than Class 1 lands</li> <li>• Deep soils that hold moisture well</li> <li>• Managed and cropped easily</li> </ul>
3	Limitations that require moderately intensive management practices or moderately restrict the range of crops, or both	<ul style="list-style-type: none"> <li>• More severe limitations than Class 2 land</li> <li>• Management practices more difficult to apply and maintain</li> <li>• Limitations may: <ul style="list-style-type: none"> <li>○ Restrict choice of suitable crops</li> <li>○ Affect timing and ease of tilling, planting or harvesting</li> <li>○ Affect methods of soil conservation</li> </ul> </li> </ul>
4	Limitations that require special management practices or severely restrict the range of crops, or both	<ul style="list-style-type: none"> <li>• May be suitable for only a few crops or may have low yield or a high risk of crop failure</li> <li>• Soil conditions are such that special development and management conditions are required</li> <li>• Limitations may: <ul style="list-style-type: none"> <li>○ Affect timing and ease of tilling, planting or harvesting</li> <li>○ Affect methods of soil conservation</li> </ul> </li> </ul>
5	Limitations that restrict capability to produce perennial forage crops or other specially adapted crops (e.g. cranberries)	<ul style="list-style-type: none"> <li>• Can be cultivated, provided intensive management is employed or crop is adapted to the particular conditions of the land</li> <li>• Cultivated crops may be grown where adverse climate is the main limitation, crop failure can be expected under average conditions</li> </ul>
6	Not arable, but capable of producing native and/or uncultivated perennial forage crops	<ul style="list-style-type: none"> <li>• Provides sustained natural grazing for domestic livestock</li> <li>• Not arable in present condition</li> <li>• Limitations include severe climate, unsuitable terrain or poor soil</li> <li>• Difficult to improve, although draining, dyking and/or irrigation can remove some limitations</li> </ul>
7	No capability for arable culture or sustained natural grazing	<ul style="list-style-type: none"> <li>• All lands not in Class 1 to 6</li> <li>• Includes rockland, non-soil areas, small water-bodies</li> </ul>



## LCA Subclasses

LCA Classes, except Class 1 which has no limitations, can be divided into subclasses depending upon the type and degree of limitation to agricultural use. There are twelve LCA subclasses to describe mineral soils and nine LCA subclasses to describe organic soils, as summarized below. Mineral soils contain less than 17% organic carbon; except for an organic surface layer<sup>20</sup>.

### LCA Subclasses for Mineral Soils

LCA Subclass	Map Symbol	Description	Improvement
Soil moisture deficiency	A	Crops are adversely affected by drought either through insufficient precipitation or low water holding capacity of the soil.	Improvable through irrigation.
Adverse climate	C	Used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures.	N/A
Undesirable soil structure and/or low perviousness	D	This subclass is used for soils difficult to till, requiring special management for seedbed preparation and soils with trafficability problems for common farm implements. Also included are soils which have insufficient aeration, absorb and distribute water slowly, or have the depth of rooting zone restricted by conditions other than wetness (high water table) or consolidated bedrock or permafrost.	Can be improved to varying degrees by amelioration of soil texture, deep ploughing or blading to break-up root restricting layers. Soil can also be amended with compost to improve structure.
Erosion	E	Includes soils on which past damage from erosion limits agricultural use of the land because of the loss in productivity and the difficulty in farming land with gullies.	N/A; usually a continuing limitation.
Fertility	F	Limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high amount of carbonates, presence of toxic elements or high fixation of plant nutrients.	Constant and careful use of fertilizers and/or other soil amendments
Inundation	I	Includes soils where flooding damages crops or restricts agricultural use.	Diking
Salinity	N	Includes soils adversely affected by soluble salts that restrict crop growth or the range of crops.	Specific to site and soil conditions
Stoniness	P	Applies to soils with sufficient coarse fragments, 2.5 cm diameter or larger, to significantly hinder tillage, planting and/or harvesting.	Remove cobbles and stones
Depth to bedrock and rockiness	R	Used for soils in which bedrock near the surface restricts rooting depth and tillage and/or the presence of rock outcrops restricts agricultural use.	N/A
Topography	T	Applies to soils where topography limits agricultural use, by slope steepness and/or complexity.	N/A

<sup>20</sup> Agriculture and Agri-Food Canada (1998). Canadian System of Soil Classification. [http://sis.agr.gc.ca/cansis/publications/manuals/1998-cssc-ed3/cssc3\\_manual.pdf](http://sis.agr.gc.ca/cansis/publications/manuals/1998-cssc-ed3/cssc3_manual.pdf). Accessed March 10, 2023.



LCA Subclass	Map Symbol	Description	Improvement
Excess Water	W	Applies to soils for which excess free water limits agricultural use.	Ditching, tilling, draining
Permafrost	Z	Applies to soils that have a cryic (permanently frozen) layer.	N/A

### LCA Subclasses for Organic Soils

LCA Subclass	Map Symbol	Description	Improvement
Wood in the profile	B	Layers of wood in the form of trunks, stumps, and branches occur in many organic soils; wood located within 50 cm of the surface can interfere with cultivation; buried wood may be well-decomposed or solid and large.	The amount of wood present is variable and difficult to remove or manage. Therefore the improved rating is equivalent to the unimproved rating
Climate	C	Used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures.	N/A
Depth of organic soil over bedrock and/or rockiness	H	The presence of bedrock near the surface restricts the depth of rooting and the feasibility of subsurface drainage, and / or the presence of rock outcrops restricts agricultural use.	Improvement of limitations due to bedrock near the surface and/or rockiness is not considered practical; therefore the improved rating is equivalent to the unimproved rating
Fertility	F	Limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high amount of carbonates, presence of toxic elements or high fixation of plant nutrients.	Constant and careful use of fertilizers and/or other soil amendments
Inundation	I	Includes soils where flooding damages crops or restricts agricultural use.	Diking
Degree of decomposition - permeability	L	Degree of decomposition of the rooting zone probably of less importance to the overall capability than the lower part of the soil. The degree of decomposition of lower layers is important because of its effect on drainage, permeability, capillary rise of water and rate of subsidence.	Improvement of this limitation is not considered practical; therefore the improved rating is equivalent to the unimproved rating
Salinity	N	Includes soils adversely affected by soluble salts that restrict crop growth or the range of crops.	Specific to site and soil conditions
Excess Water	W	Applies to soils for which excess free water limits agricultural use (applicable to both mineral and organic soil).	Ditching, tilling, draining
Permafrost	Z	Applies to soils that have a cryic (permanently frozen) layer.	N/A



## APPENDIX E

# Soil Sample Analysis Results

# Pacific Soil Analysis Inc.

#5-11720 Voyageur Way, Richmond, B.C V6X 3G9 604-273-8226

## Client: Madrone Environmental Services

Date: October 23, 2023

Sample Received on: October 2, 2023

Sample	pH	Estimated E.C. mmhos/cm	Lime Rqmt lbs/1000sqf	Total Organic Matter (%)	Total Kjeldahl Nitrogen (%)	Carbon Nitrogen Ratio	AVAILABLE					
							P	K	Ca	Mg	Na	
							Phosphorus	Potassium	Calcium	Magnesium	Sodium	
SP1	6.6 OK	0.54 OK	x	3.0	0.09 VL	19.3 OK	4.4 VL	75 M	1250 M	150 OK	25 OK	
SP3	6.0 OK	0.32 OK	x	6.8	0.12 VL	32.8 OK	4.6 VL	73 M	1350 M	135 OK	25 OK	
SP4	6.5 OK	0.34 OK	x	5.2	0.13 VL	23.2 OK	5.1 VL	29 VL	2000 OK	165 OK	20 OK	
SP5	6.3 OK	0.36 OK	x	7.0	0.21 VL	19.3 OK	3.1 VL	43 VL	2200 OK	200 OK	30 OK	
<b>Nutrient Legend</b>							SH= Slightly High	H= High	VH= Very High			
							L= Low	M= Moderate	OK= Adequate			
							VL= Very Low					



**Selkirk Mountain Forest Ltd.**

5035 Gillies Bay Road  
Po Box 275 Gillies Bay, B.C.  
V0N 1W0

Laura Roddan,  
Manager of Planning Services  
qathet Regional District  
202-4675 Marine Ave  
Powell River BC V8A 2L2

&

Agricultural Land Commission  
201 – 4940 Canada Way  
Burnaby, BC, Canada  
V5G 4K6

Re: ALC Exclusion Application ID 69527

Dear Laura and Agricultural Land Commission review Pannel Members,

This letter is a rationale regarding the Application for exclusion of land within ALR to accommodate the Seniors housing initiative that is being conducted by TINSHS Texada Island Non-Profit Seniors Housing Society.

**Background:**

Selkirk Mountain Forest (SMF) is a Forestry Company that owns lands on Texada Island that are registered with the Managed Forest programme and regulated by the Managed Forest Council B.C. Selkirk Mountain Forest Ltd. and the predecessor Texada Island Forest Reserve Ltd. / Alm Forest AG Ltd. have been involved in forestry on Texada Island since the 1960's. Rainer Muentner RPF the current Director and forester has been managing the forestry operation since 1990.

SMF holds 2735.5 ha in the Managed Forest Programme with approximately 1595.2 ha within the ALR and 1140.3 ha outside of the ALR. Much of SMF's land in the ALR is not suitable for farming due to soils with a high percentage of coarse fragments. On the land with better suited soils SMF has supported local agriculture by means of providing agricultural leases for the purpose of farming. SMF has areas that are in the negotiation phase and a current total area of 66.1 ha covered by an agricultural lease.

TINSHS has carefully considered and disqualified many options on Texada Island due to the criteria and regulations that apply to housing project of this nature. Due to lack of a qualified option, TINSHS approached SMF about acquisition of land suitable for the project and the applicable guidelines. Between THINS and SMF one parcel near Gillies Bay was identified as a qualified site for the senior housing project. The parties have agreed to a combination of a donation and a sale to make the land available. The Parcel is in the ALR, but its soils are not suitable for agriculture and the land has always been managed as forest.

It is the most suitable potential parcel for the project is within the Gillies Bay Improvement District and owned by SMF. After assessment of options the parcel being presented meets all the needs due to its proximity to amenities, public services and Gillies Bay Improvement District services and requires ALC approval to subdivide.

The parcel proposed for exclusion from the ALR is approximately 3 hectares, located between Gillies Bay Rd. and Airport Rd. as outlined in the application.

The parcel is identified by:  
PID 10.095,691.00,  
Sec 9 EXC PL 12042 14959 16670 17746

Selkirk Mountain Forest Ltd. is seeking the support of the Agricultural Land Commission for the ALR exclusion application to allow for a subdivision. There is a tremendous amount of time and energy that has been given to this very important and essential social initiative. Thank you for your consideration.

Regards



28. Nov. 2023

Rainer Muentner,  
Director, Selkirk Mountain Forest

See attached articles:

- A Selkirk ALR map
- B Agricultural lease map
- C Agricultural lease map
- D Managed Forest Council information



# Sekirk Mountain Forest Ltd.

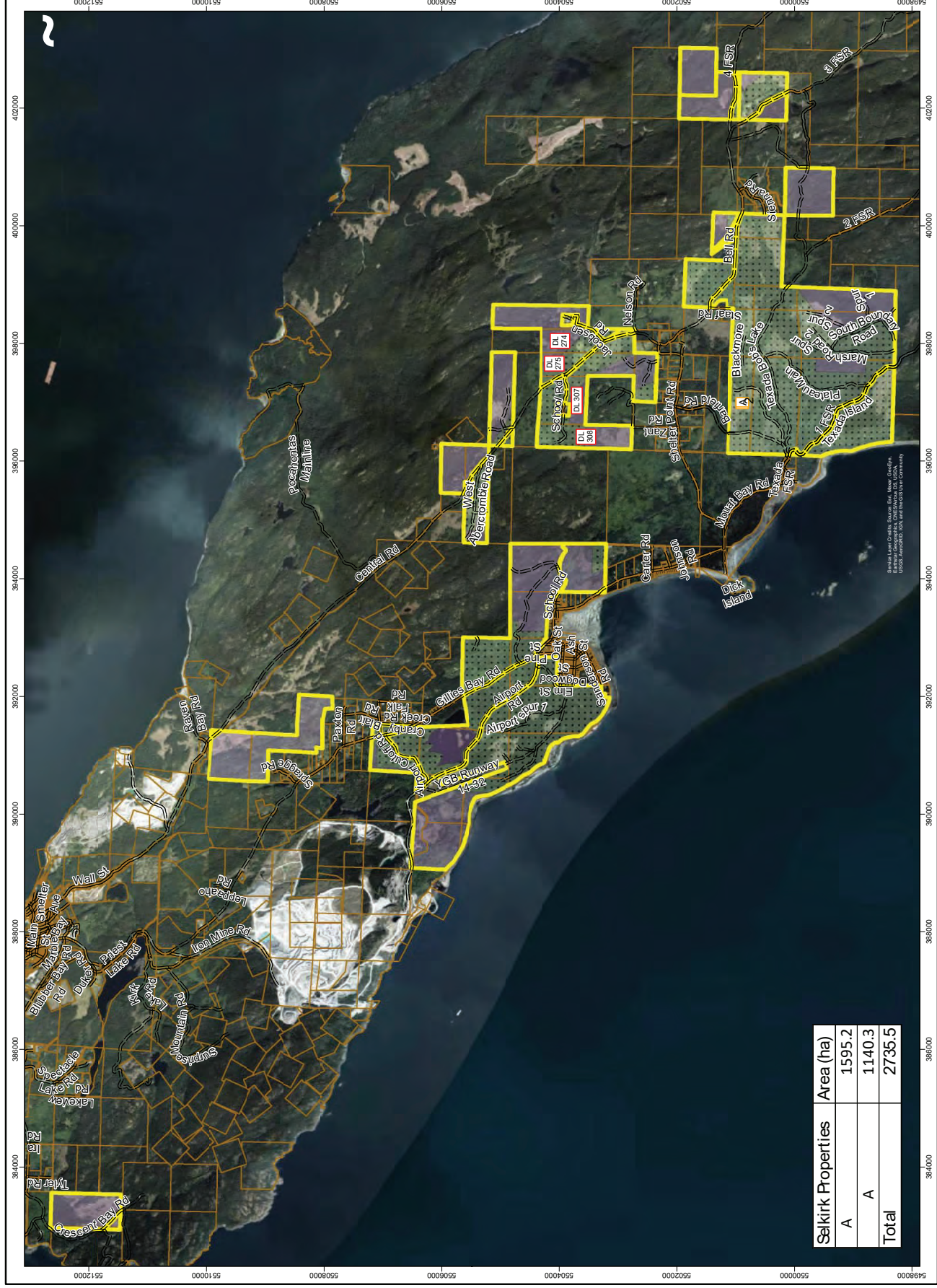
Texada Island, Electoral Area D, Qualicum Regional District

- Sekirk Property
- In ALR
- Not in ALR
- Existing Road
- DL 307 Agricultural Lease



Scale: 1:60,000  
 0 590 1,180 1,770 2,360 m  
 Coordinate System: NAD 1983 UTM Zone 10N

Digital Mapping by:  
**CHARTWELL**  
 Project No. 16-011  
 Drawn By: MC  
 Date: 2023-11-10



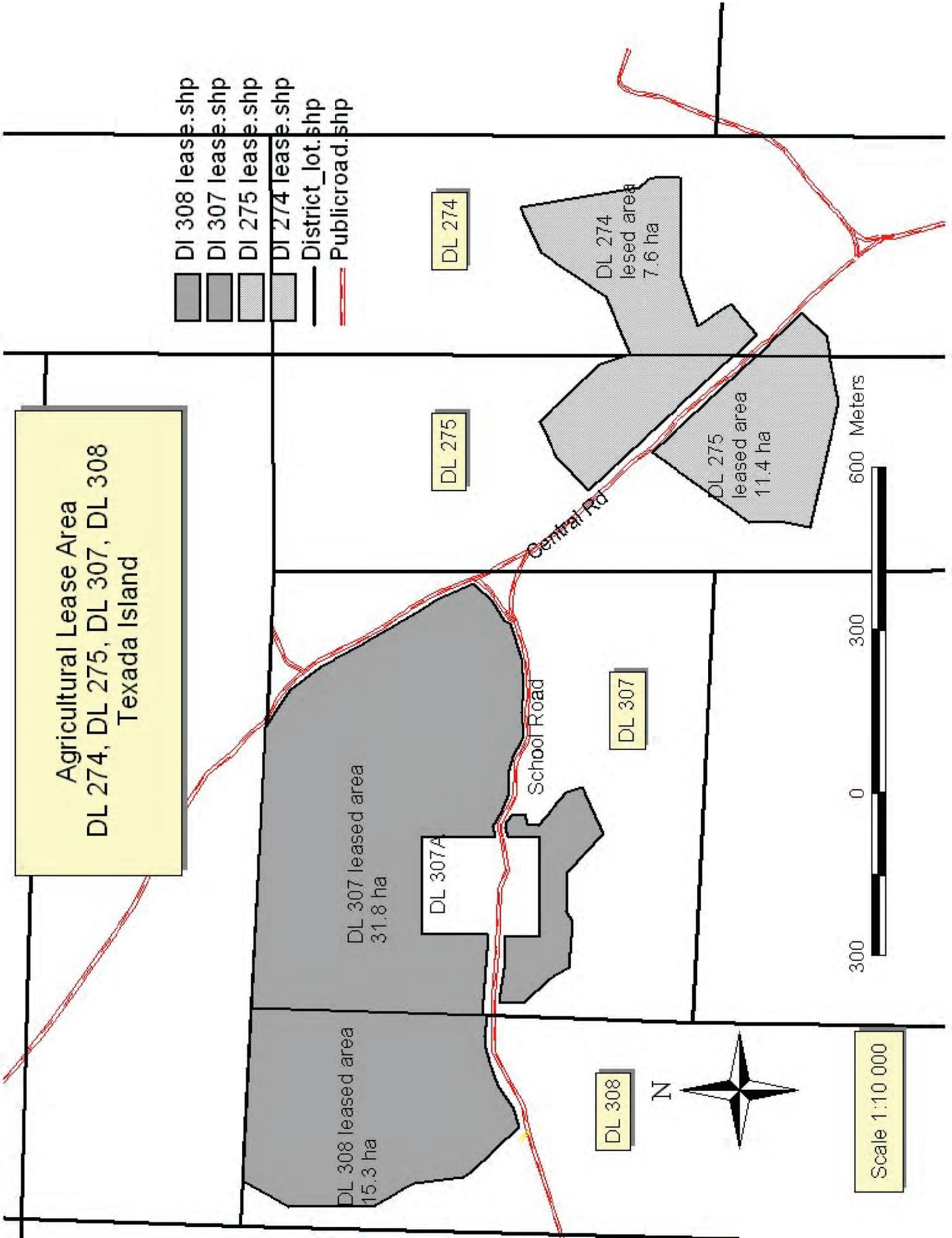
Sekirk Properties	Area (ha)
A	1595.2
A	1140.3
<b>Total</b>	<b>2735.5</b>

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Agricultural Lease Area  
DL 274, DL 275, DL 307, DL 308  
Texada Island

- DL 308 lease.shp
- DL 307 lease.shp
- DL 275 lease.shp
- DL 274 lease.shp
- District\_lot.shp
- Publicroad.shp



DL 308



Scale 1:10 000

DL 307A

School Road

DL 307

Central Rd

DL 275

DL 275 leased area  
11.4 ha

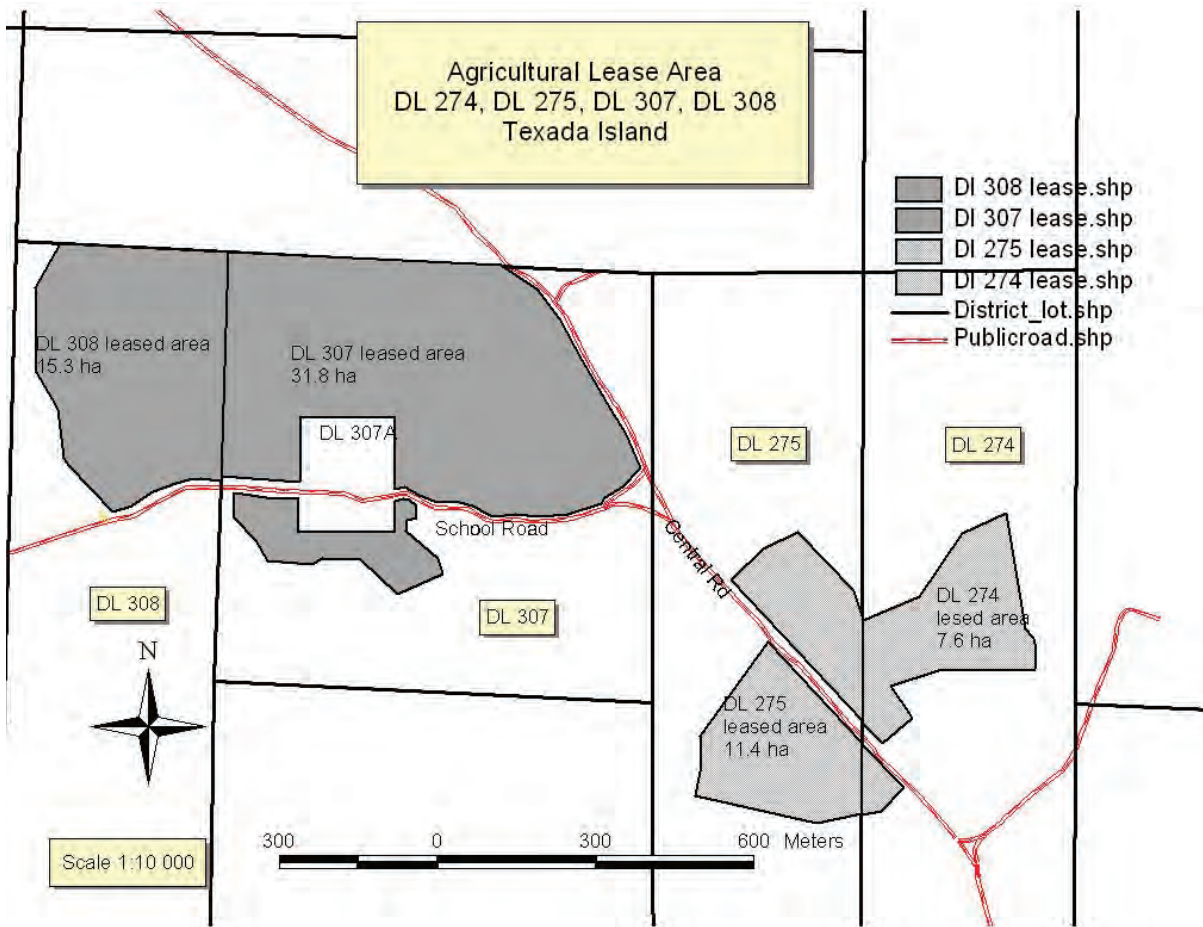
DL 274 leased area  
7.6 ha

DL 274



## APPENDIX "C" MAP OF LANDS

D.L.#	PID	Total Ha	License Ha
274	015-812-235	63.84	7.6
275	015-812-251	64.02	11.4
307	015-815-552	60.64	31.8
308	015-815-561	65.16	15.3
		<b>253.66</b>	<b>66.1</b>







## INFORMATION ON THE MANAGED FOREST PROGRAM IN BC

### Managed Forest Classification Overview

Managed forest land is a BC Assessment property classification (class 7) established in 1988 to encourage private landowners to manage their lands for long-term forest production. Landowners apply for managed forest class by submitting a forest management commitment application to the Managed Forest Council that complies with the *Private Managed Forest Land Act*. The application is then forwarded to BC Assessment who determines whether the property may be classed as managed forest land under the *Assessment Act*.

### Managed Forest Council (Council)

The Council is an independent provincial agency established under the *Private Managed Forest Land Act* to administer the forest practices component of the Managed Forest Program, which includes the protection of key public environmental values on private managed forest land in British Columbia.

### Managed Forest Land (Class 7) Obligations for Landowners

- Pay an annual administration fee to the Council. The fee is determined each year and is based on a rate per \$1000 of bareland assessed value, plus \$250.
- Submit an Annual Declaration to Council that highlights forest management activities completed during the year.
- Comply with the *Private Managed Forest Land Act* and regulations, including reforestation requirements.
- Pay an exit fee if the property is withdrawn from managed forest land class within 15 years. The exit fee is payable by the new owners if they do not keep the property in managed forest class. There could be a substantial fee that represents taxes that were saved while the property was in managed forest class rather than residential or another property assessment class.

- File a Notice of Sale within 30 days to the Council if the property is sold.
- Pay property taxes based on the bare land assessed value. Additionally, when harvesting takes place, pay taxes related to the assessed value of trees harvested: the assessed value of the cut trees is added to the property assessment two years after the harvest, and will be passed on to the new owner if the property is sold during the two year period
- Submit an Annual Report to BC Assessment that identifies timber harvested during the year including area and volume.

### Purchasers Should Be Aware of the Following:

- Managed forest land obligations.
- Liability for a potential exit fee for withdrawing the property from managed forest land class if the property has been managed forest for less than 15 years.
- Potential taxes owing that will be their obligation if they purchase managed forest land logged within two years of the sale date.

### New Property Owner Notification and Application to Remain in Managed Forest Land Class

When Council receives notification that a managed forest property has been sold, it sends a letter to the new owners advising that they must apply to Council to retain managed forest land class for the property.

### More Information

Visit the Council website: [www.mfcouncil.ca](http://www.mfcouncil.ca), which provides information about the Managed Forest Program, including the program requirements, applicable legislation, and useful links.

Visit the BC Assessment website: [www.bcasessment.ca/](http://www.bcasessment.ca/) for information on how managed forest land is assessed.

Contact the Managed Forest Council at (250) 386-5737.





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# TEXADA ISLAND SENIORS HOUSING NEEDS REPORT

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Aging Between a Rock and a Hard Place

MAY 12, 2023

TEXADA ISLAND NON-PROFIT SENIORS HOUSING SOCIETY  
(TINSHS)

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## Purpose

The purpose of this report is to 1) clarify areas of current and future housing need and demand for seniors age 55+ on Texada Island, 2) make inferences about the supply of affordable housing appropriate for aging-in-place on the island and 3) characterize the local and regional context within which Texada seniors have to make decisions about their housing options.

Our definition of housing that is senior-friendly, or appropriate for aging-in-place, is housing that:

- accommodates safety and mobility issues (ramps, no stairs, wheelchair accessible)
- provides all-season road access to amenities (store, clinic, bank, gas station, ferry)
- can be adapted to future needs

To get a clear and reliable assessment of the needs and gaps in senior-friendly housing supply, we will:

- analyze current demographic information to understand and identify housing need among seniors age 55+
- profile existing housing stock by type, tenure and number of dwelling units that are available, including for aging-in-place
- assess whether the existing housing stock meets the current and future needs and demands of Texada seniors within the next five to ten year period
- determine the specific gap(s), if any, between supply and demand

## Next Steps

Ultimately, this Housing Needs report, combined with additional community/stakeholder feedback and a careful discernment of feasible options, will form the basis for a Texada Seniors Housing Plan. In using the findings of this study to define next steps, it is important to identify the data limitations, assumptions and challenges in interpretation that factored into our final conclusions. Further, the Texada seniors' community is not a homogenous cultural or socioeconomic group, and the desires, visions and concerns of our elders will require a nuanced assessment. Their needs and decisions may vary by income, family relationships, health and other personal circumstances. Additionally, any plan based on the findings in this report will have to consider the challenges of building in a rural and remote context.

## Definitions

**Acceptable housing** - refers to whether a household meets each of the three indicator thresholds established by CMHC for housing adequacy, suitability and affordability. Acceptable housing identifies which thresholds the household falls below, if any. Housing that is adequate in condition, suitable in size and affordable is considered to be acceptable.

**Adequate housing** - reported by their residents as not requiring any major repairs.

**Affordable housing** – meets affordability guidelines of no more than 30% of pre-tax income spent on housing, including utilities.

**Ageing-in-place** – refers to seniors aging/dying in their current homes (as opposed to moving).

**Census family** – a couple or single parent living with their biological or adopted children, or grandparents living with their grandchildren.

**CERB** – The Canada Emergency Response Benefit (CERB) provided financial support to employed and self-employed Canadians who were directly affected by COVID-19. Applicants received \$2,000 for a 4-week period (the same as \$500 a week), between March 15 and September 26, 2020. The last day to apply was December 2, 2020.

**Core Housing Need** – refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

**Government transfers** – includes all of the following

- Old Age Security pension, Guaranteed Income Supplement Allowance or Allowance for the Survivor
- retirement disability and survivor benefits from Canada Pension Plan and Québec Pension
- benefits from Employment Insurance
- child benefits from federal and provincial programs; social assistance benefits;
- workers' compensation benefits; Canada workers benefit (CWB);
- Goods and services tax credit and harmonized sales tax credit;
- other income from government sources.
- COVID 19 benefits

**Household** – Statistics Canada defines a household as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling.

For the purposes of the Housing Needs survey, we define a household as the family unit which will make independent decisions about aging accommodations. Under this definition, roommates do not constitute a household as their decision-making is independent of each other, even if they do currently occupy a single dwelling. Roommates were encouraged to fill out separate TINSHS surveys as distinct decision-making units.

**LIM-AT** – Refers to low-income measure after tax adjusted for household size. This is one of several measures used to assess if an individual/household is considered officially low-income.

**Market income** – Refers to the sum of employment income (wages and salaries, net farm and self-employed income), investment income, retirement pensions, superannuation and annuities (including those from RRSPs and RRIFs) and other money income. It is equivalent to total income before tax minus all government transfers.

**qRD** – qathet Regional District

**Senior** – a person who is 55 years of age or older. This definition was chosen because, by the time seniors housing needs can be addressed on Texada, all of the 55+ residents will be at least 60-65 years old, and we wanted to make sure that our report captures statistics on this demographic.

**Senior-friendly housing** – housing that accommodates mobility issues, is accessible to amenities, is safe, and is adaptable to future needs.

**Senior household** – A household that includes at least one senior (55+).

**Senior-only household** – A household that includes only seniors (55+).

**Shelter cost** - refers to the average monthly total of all shelter expenses paid by households.

Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condo fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.

**Subsidized Housing** - includes rent-geared-to income, social housing, public housing, government-assisted housing, rent supplements and housing allowances

**Suitable housing** – housing that has enough bedrooms for the size and composition of resident households



## 1. Executive Summary

Texada Island is a rural and remote island community situated in the Malaspina Strait between Powell River (Sunshine Coast) and Comox (Vancouver Island). Designated as Electoral Area D of the qathet Regional District (qathet D), the island is only accessible by ferry service from Powell River. There are two unincorporated villages on Texada – Gillies Bay and Van Anda – which are home to clustered housing developments and nominal amenities. Many people also live on rural acreages outside of these denser population centers while a number of others live in the Texada RV Park, in which seniors occupy half of the 66 available sites. Additionally, rural property owners are increasingly hosting (unofficial) tenants in trailers on their acreages, both seasonally and year round.

Texada Island has a population of 1126 people. With an average age of 57.1, a median age of 62.4 and 65% of residents (735 individuals) 55 years and older, the island is heavily dominated by seniors. Of the 595 total households/occupied homes on Texada, 470 (79%) are senior households (55+). 86.5% of these seniors live in homes that they own and 51% are single-person households.

The housing stock on Texada is 87.5% single-family homes and there are currently no multi-unit, dedicated rental housing, subsidized housing or intentionally-built senior-friendly housing developments. 91% of Texada seniors live in single-detached houses and 7% live in movable dwellings. Many homes located on rural properties are only accessible by rough gravel roads, heated with wood, rely on well and septic systems, and often do not adhere to building codes. 115 (79%) of senior survey respondents would choose to age in their homes if they could be adapted to be senior-friendly, however 55 (48%) of these seniors reported having an adaptability, accessibility, affordability or adequacy issue with their home that could potentially prevent them from staying.

Texada's median individual pre-tax income in 2020 was \$30,800, and the median household pre-tax income was \$54,400. This is significantly lower than the individual and household incomes of both Powell River and BC. Income data, self-reported expenses, and concerns about rising costs indicate that Texada seniors live frugally, with 58.7% of senior survey respondents reporting shelter costs of less than \$750/month. 21.4% of Texada seniors are below the LIM-AT low-income threshold and 29.2% of the seniors surveyed report sometimes, often or always struggling to afford their living expenses. Given these constraints, age-friendly home adaptations will not be affordable for many seniors, even if their homes are theoretically adaptable, which many are not. It is relevant to note that low-income populations in the 2021 census period were disproportionately (positively) affected by the availability of COVID-19 supports, such as the CERB, which may have skewed income data and underrepresented the true number of low-income and/or unaffordably housed residents.

73% of the seniors surveyed expect/wish to age on Texada however, given the age-inappropriate nature of homes and the significant expense of necessary upgrades and age-friendly adaptations, aging-in-place can be a poor choice. Historically slow sales activity on the island combined with the recent rise in interest rates make it difficult for Texada homeowners to sell their homes, limiting their mobility. In addition, expensive homeownership options off-island, 3+ year long wait lists for subsidized housing and unaffordable private-pay independent living alternatives leave many Texada seniors with no choice but to age in their current homes. This is not a solution as much as a concession, since it is made at the expense of their safety and connectedness. Texada seniors need a viable local housing alternative for aging safely and comfortably in their home community.

With the rapidly aging population of baby boomers, there is an impending seniors housing crisis province-wide. The majority of this impact has not yet been felt by the medical/senior care systems to date. Without a housing solution on Texada, where local elders can be looked after by caring community members, seniors pursuing housing off-island will add additional load on the already strained provincial housing supply and associated resources (i.e. home support, medical care, long term care, etc.). Both local seniors and the provincially funded care system therefore stand to benefit from the development of an age-friendly housing solution on Texada Island.

## 2. Texada Island Population Profile

*This section presents Texada Island's population data including mobility, density, demographics and household compositions.*

### Summary of Key Facts

- Texada Island has a population of 1126 people and a population density of 3.8 people per km<sup>2</sup>
- 65% of the population (735 residents) are over the age of 55; 42.9% of the population is over 65.
- The average age of Texada residents is 57.1 and the median age is 62.4
- There are 595 households on Texada, 470 (79%) are senior households (55+).
- 42% of households are singles and 45.4% are couples/2 person households.
- 51% of senior households are single-person households.
- **Survey:** 155 seniors/senior households responded to the survey, representing 249 individuals
- **Survey:** 95.5% of survey respondents live on Texada year-round, the remainder are part-time residents or are planning to move.

### Population and Mobility Status

The official population of Texada is 1126 (1130 rounded for some measures) as of 2021, up by 50 people (4.6%) from 2016.

Based on 2021 Census sampling (25% of population), approximately 250 people moved to Texada between May 2016 and May 2021, 210 (84%) from within BC, 30 (12%) from the rest of Canada and 15 (6%) from out of the country. During the first year of Covid (May 2020 – May 2021), there were approximately 75 migrants to Texada, all of whom moved from within BC. This means that approximately 200 people have either moved away or passed away on Texada since 2016.

### Land Area and Density

Texada Island has a land area of 299.75 square kilometers and among the lowest population densities in BC – 3.8 people per square kilometer. For comparison, the population density of BC is 5.4, the city of Powell River is 482.4 and Lasqueti Island is 6.8. Texada's low population density is largely due to the vast areas of undeveloped and unpopulated Crown and ALR land, as well as blocks owned/held by logging companies.

### Age Distribution

Below is the age distribution of Texada Island's senior population:

Age Distribution of Seniors (qRD Area D)		
Age range	Number of people	Percentage of population
55+	735	65 %
60+	615	54.4 %
65+	485	42.9 %

Source: Statistics Canada 2021 Census



With an average age of 57.1, a median age of 62.4 and 65% of residents 55 years and older (grey), the population of Texada Island is heavily dominated by seniors.

The table below shows the significantly younger age distributions of the surrounding qRD electoral districts (grey), Powell River (yellow), BC (green) and Canada (orange) as compared to qathet D (Texada).

Location/Region	Average Age	Median Age	% of population (65+)
qathet D (Texada Island)	57.1	62.4	42.9 %
qathet A (Malaspina Peninsula, Lund, Savary & Hernando Islands)	50.9	57.2	32.0 %
qathet B (Southeast of Powell River)	50.5	58	31.8 %
qathet C (Black Point, Kelly Creek, Lang Bay, Stillwater, Saltery Bay)	49.8	56	33.4 %
qathet E (Lasqueti Island)	49.9	54.8	33.3 %
Powell River	49	53.2	30.9 %
BC	43.1	42.8	20.3 %
Canada	41.9	41.6	19.0 %

Source: Statistics Canada 2021 Census

### Texada Household Compositions

The following tables illustrate the compositions of Texada island households - broken down by number of individuals, Census Family status, relationship of household members and sex:

Number of households by people per household (qRD Area D)	Total Persons	Men	Women
1 person	250 (42%)		
2 persons	270 (45.4%)		
3 persons	55 (9.2%)		
4 persons	15 (2.5%)		
5 or more persons	5 (0.8%)		
<b>Total Households</b>	<b>595</b>		

Source: Statistics Canada 2021 Census

The majority of Texada Island households are divided between one person households (42%; grey) and two person households (45.4%; yellow). Only 12.6% of households have three or more people (green). This is congruent with a senior-heavy population that primarily consists of married/common-law partners and singles.

Of the 595 total households on Texada, 470 (79%) are senior households (55+). Of these, half are Census family households and the other half are not. 290 (60%) senior households are over the age of 65, equating to 485 individuals. The remaining 180 households are between 55 and 65 years old.<sup>1</sup>

<sup>1</sup> Sourced from custom tabulation of Statistics Canada 2021 Census

At 42%, the proportion of single-person households is very high for a rural area, and among senior households, this rate is even higher (51%) while among senior survey respondents it is lower (32%). In other electoral districts of the qRD, the percentage of single-person households ranges from 14% to 31%.

<b>Persons in census families in private households</b>			
Married spouses or common-law partners	600	305	300
Parents in one-parent families	35	10	30
Children	120	75	45
In a two-parent family	70	45	30
In a one-parent family	50	30	15
<b>Total</b>	<b>755</b>	<b>390</b>	<b>365</b>
<b>Persons not in census families in private households</b>			
Living alone	250	155	95
Living with other relatives	15	10	5
Living with non-relatives only	40	20	20
<b>Total</b>	<b>300</b>	<b>185</b>	<b>120</b>
<b>Total number of persons in private households</b>	<b>1055</b>	<b>575</b>	<b>485</b>

Source: Statistics Canada 2021 Census

Of all 755 residents living in Census families on Texada, 600 (79.5%) are living in common-law/spousal relationships (grey), 35 (4.5%) are single parents (yellow) and 120 (16%) are children (green). Of the 300 residents not living in Census families, 250 (83.3%) live alone (purple), 15 (5%) live with other relatives (brown) and 40 (13.3%) live with non-relatives only (blue).

## SURVEY PERSPECTIVE

155 seniors/senior households responded to the survey, representing 249 individuals (grey). 87.7% of these are senior-only households (yellow). 56.8% of senior households are couples; 31.6% are individuals; 4.5% are couple households with children. A few seniors live in other arrangements including with relatives, roommates or grandchildren. The survey therefore primarily represents the views of senior couples and seniors living alone (green). (Survey Response Table in Appendix 3)

Household Composition	Households	Persons
Senior households	155	249
Senior only households	136 (87.7%)	219
One person senior households	49 (31.6%)	49
Senior households living with partner/spouse	88 (56.8%)	176
Senior only household living with partner/spouse	86 (55.5%)	172
Senior household with partner/spouse and children	7 (4.5%)	22

Source: 2022 TINSHS Housing Needs Survey

## SURVEY PERSPECTIVE

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95.5% of survey respondents reported living on Texada Island year-round, 2.8 % reported living on Texada part-time and 1.7% do not live on Texada but replied to the survey because they are moving soon or have a recreational cottage on Texada. Survey responses therefore generally represent the perspectives of full-time residents, with the non-year-round population likely consisting of seasonal residents who own or stay at vacation properties on Texada, or who live with family members on Texada for part of the year.

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Source: 2022 TINSHS Housing Needs Survey



## Income

*This section presents the income sources and distributions of Texada residents and households, including measures of low-income.*

### Summary of Key Facts

- 70.4% of Texada residents' income is earned from market sources (as compared to 83.2% in BC) and 29.4% is from government transfers (as compared to 16.8% in BC).
- 46.4% of Texada's total income is from employment, and 32.4% of the population is employed
- Texada's median **individual** pre-tax income in 2020 was \$30,800, and the median **household** pre-tax income in 2020 was \$54,400. This is significantly lower than the individual and household incomes of both Powell River and BC.
- The average household income of all 55+ households was \$59,379. The average income of the 180 households aged 55-64 was \$61,600. The average income of the 290 households aged 65+ was \$58,000.
- Almost 10% of Texada residents earn/receive less than 10,000/year (after tax) and 27.5% receive under \$20,000/year.
- 20% of Texada households live on an after-tax income of 25,000/year or less.
- The median total income of Texada seniors in 2020 was \$29,400.
- 150 (21.4%) Texada seniors are below the LIM-AT low-income threshold
- 28 survey respondent households (19.7%) earned below \$25,000/year
- 45 (29.2%) senior survey respondents reported sometimes, often or always having trouble meeting their monthly housing expenses.

### Income Sources

Below is a breakdown of Texada's income sources in comparison with BC.

Income Composition / Type of Income	Texada Average (%)	Men	Women	BC Average
Market income	70.4%	73.5%	65.0%	83.2%
Employment (incl self-employment) income	46.4%	47.0%	45.0%	65.8%
Government transfers	29.4%	26.6%	34.8%	16.8%
Employment insurance benefits	1.2%	0.8%	2.0%	1.1%
COVID-19 - Government income support and benefits	5.6%	5.2%	6.4%	5.6%

Source: Statistics Canada 2021 Census

Income may be earned from more than one source. Of all sources of income, 70.4% of Texada residents' income is earned from market sources, including salary, commission, farm, business, etc. 32.4% of Texada's population (365 individuals) is employed, and 46.4% of all income is from employment only. This is significantly lower than the BC average income earned from market (83.2%) and employment (65.8%) sources. The difference in market and employment income between Texada and BC is likely due to the fact that Texada has less high earning jobs in relation to BC and has a much older population with many retirement-aged residents who no longer work.

29.4% of Texadans' income is from government transfers, which is much higher than the BC average of 16.8%. This difference is likely due to the high proportion of seniors on Texada who are collecting pension and retirement savings. Note that the widespread disbursement of CERB in 2020 introduced uncertainty into the government support income data (yellow), as we do not know whether these temporary COVID relief measures are replacing other sources of income or if they represent what would otherwise be an income gap (Statistics Canada, 2022).

### Individual Income Distribution

The following table outlines the distribution of individual annual incomes on Texada Island. Since Canada's poverty rate is expressed as after-tax income, the below summary reflects this metric:

<b>Individual After-Tax Income Distribution (qRD Area D)</b>				
<b>Individual Income</b>	<b># of Residents</b>	<b>% of Total</b>	<b>Men</b>	<b>Women</b>
Under \$10,000	95	9.7%	35	55
\$10,000 to \$19,999	175	17.9%	75	100
\$20,000 to \$29,999	235	24.0%	135	105
\$30,000 to \$39,999	160	16.3%	80	75
\$40,000 to \$49,999	105	10.7%	55	45
\$50,000 to \$59,999	65	6.6%	35	30
\$60,000 to \$69,999	45	4.6%	40	5
\$70,000 to \$79,999	35	3.6%	25	10
\$80,000 to \$89,999	25	2.6%	25	5
\$90,000 to \$99,999	10	1.0%	10	0
\$100,000 and over	25	2.6%	20	5
\$100,000 to \$124,999	15	1.5%	10	10
\$125,000 and over	10	1.0%	10	0
<b>Total Individuals with After-Tax Income</b>	<b>980</b>	<b>100%</b>	<b>530</b>	<b>445</b>

Source: Statistics Canada 2021 Census

The median total income of individuals on Texada Island in 2020 was \$30,800, significantly lower than Powell River (\$37,200) and BC (\$40,800). Texada's median after-tax income for individuals was \$29,400 and the average after-tax income was \$37,300.

Almost 10% of Texada residents earn/receive less than 10,000/year (after tax) and 27.5% receive under \$20,000/year (grey).

## Household Income Distribution

The following table outlines the distribution of household annual incomes on Texada Island:

Household After-Tax Income Distribution, (qRD Area D)					
Household Income	# of Households	% of Total	Household Income	# of Households	% of Total
Under \$5,000	10	1.7%	\$45,000 to \$49,999	30	5%
\$5,000 to \$9,999	5	0.8%	\$50,000 to \$59,999	65	10.8%
\$10,000 to \$14,999	15	2.5%	\$60,000 to \$69,999	60	10%
\$15,000 to \$19,999	35	5.8%	\$70,000 to \$79,999	50	8.3%
\$20,000 to \$24,999	55	9.2%	\$80,000 to \$89,999	25	4.2%
\$25,000 to \$29,999	25	4.2%	\$90,000 to \$99,999	25	4.2%
\$30,000 to \$34,999	35	5.8%	\$100,000 to \$124,999	30	5%
\$35,000 to \$39,999	40	6.7%	\$125,000 to \$149,999	20	3.3%
\$40,000 to \$44,999	40	6.7%	\$150,000 and over	30	5%
<b>Total</b>			<b>600</b>		

Source: Statistics Canada 2021 Census

The median after-tax household income on Texada in 2020 was \$51,200, again lower than Powell River (\$61,200) and markedly lower than BC (\$76,000).

120 (20%) Texada households live on an after-tax income of 25,000/year or less (grey).

The median pre-tax household income on Texada in 2020 was \$54,400, 36% lower than the BC median of \$85,000.

## Senior Income Distribution

The following tables show income sources and statistics for individual Texada seniors aged 55-64 and seniors 65+:

Individual Income Statistics for Broad Income Sources - 55 to 64 years (qRD Area D)					
Income sources and taxes (2020)	Total - Population (55-64) with an amount - 100% data	Percentage with an amount (%) - 100% data	Median amount (\$)	Average amount (\$)	As a share of total income (%)
Market income	185	78.7	25,400	35,600	78
After-tax income	225	95.7	27,200	34,000	90
Total income	225	95.7	29,400	37,600	100

Source: Statistics Canada 2021 Census

For the age group 55 to 64, consisting of 225 people (20% of population), the median total individual income in 2020 was \$29,400 and the average total income was \$37,600 (yellow). The median after-tax income was \$27,200 and the average after-tax income was \$34,000 (grey). The average **household** income of the 180 households with a primary household maintainer aged 55-64 was \$61,600.<sup>1</sup>



82.2% of individuals in this age group were still earning some form of market income in 2020, which accounted for 86-95% of the total income earned/received.

<b>Individual Income Statistics for Broad Income Sources - 65 years and over (qRD Area D)</b>					
<b>Income sources and taxes (2020)</b>	<b>Total - Population (age 65+ ) with an amount - 100% data</b>	<b>Percentage with an amount (%) - 100% data</b>	<b>Median amount (\$)</b>	<b>Average amount (\$)</b>	<b>As a share of total income (%)</b>
Market income	375	80.6	16,000	23,100	52.8
After-tax income	465	100	28,000	34,400	92
Total income	465	100	29,400	37,400	100

Source: Statistics Canada 2021 Census

For the age group 65 and over, consisting of 465 people (43% of population), the median total individual income in 2020 was \$29,400 and the average total income was \$37,400 (yellow). The median after-tax individual income was \$28,000 and the average after-tax income was \$34,400 (grey). The average **household** income of the 290 households with a primary household maintainer aged over 65 was \$58,000.<sup>1</sup>

80.6% of individuals in this age group were still earning some form of market income in 2020, which accounted for 54-62% of the total income earned/received.

While the total income distributions for these two age groups are very similar, the 65 and over age group has a much lower percentage of market income, indicating that their incomes are more heavily subsidized by pensions and government transfers. Their incomes may have been artificially inflated in 2020 by temporary COVID relief measures.

### Senior Low-Income Measures

LIM-AT refers to Low-Income Measure after Tax, adjusted for household size. The table below shows the low income status and age distributions of Texada seniors based on this measure:

<b>Low-income status by age (seniors only) using LIM-AT (qRD Area D)</b>				
<b>Individual low-income status</b>	<b>Total - Individual low-income status based on low-income measure, after tax (LIM-AT)</b>	<b>In low income (LIM-AT)</b>	<b>Not in low income (LIM-AT)</b>	<b>Prevalence of low income (LIM-AT)</b>
55 to 64 years	235	60	175	25.5%
65 years and over	465	90	375	19.4%
<b>Total</b>	<b>700</b>	<b>150</b>	<b>550</b>	<b>21.4%</b>

Source: Statistics Canada 2021 Census

For the age group 55-64 years old, 60 individuals (25.5%) are low-income, based on LIM-AT (grey). For the age group 65 years and over, 90 individuals (19.4%) are low-income (yellow). In total, 150 (21.4%) seniors over the age of 55 are below the LIM-AT low-income threshold on Texada Island (green).

## Incomes and Expenses: Survey Perspective

*This section presents the incomes, expenses and ability to afford those expenses as expressed by Texada seniors in the 2022 housing needs survey.*

### Household Income

Of 142 senior household responses, 8 households (5.6%) earned below \$15,000 and 28 households (19.7%) earned below \$25,000 (grey), which accurately reflects the proportion of low-income seniors in the Census as determined by LIM-AT.

<b>What is your before-tax annual household income? (Line 15000 on T1 Tax Return)</b>				
<b>Answer Choices</b>	<b>% Respondents</b>	<b># Respondents</b>	<b>% Senior Respondents</b>	<b># Senior Respondents</b>
Less than \$15,000	8%	13	5.6%	8
\$15,001-25,000	17.9%	29	19.7%	28
\$25,001 - \$35,000	14.8%	24	15.5%	22
\$35,001 - \$45,000	14.2%	23	16.2%	23
\$45,001 and over	45.1%	73	43%	61
<b>Total</b>		<b>162</b>		<b>142</b>

Source: 2022 TINSHS Housing Needs Survey

### Monthly Living Expenses

Of the 154 senior households that responded to this question, 70.8% (yellow) reported never having trouble meeting their monthly living expenses and 29.2% (grey) always, often or sometimes had trouble affording basic monthly living expenses, including housing, utilities, transportation and food costs.

<b>Do you have trouble affording your basic monthly living expenses (housing, utilities, transportation, food)?</b>				
<b>Answer Choices</b>	<b>% Respondents</b>	<b># Respondents</b>	<b>% Senior Respondents</b>	<b># Senior Respondents</b>
Always	2.9%	5	3.3%	5
Often	5.7%	10	3.3%	5
Sometimes	24%	42	22.7%	35
Never	67.4%	118	70.8%	109
<b>Total</b>		<b>175</b>		<b>154</b>

Source: 2022 TINSHS Housing Needs Survey

## Affordability and Expenses

Many seniors on Texada live with very low monthly expenses, however 29% of senior respondents struggle to consistently afford their monthly living costs (green). 46.7% of these seniors have monthly living expenses of less than \$750 (grey).

90 (58.4%) senior survey respondents reported that their basic living costs amount to less than \$750/month. Of these, 21 (23.3%) seniors sometimes, often or always have trouble affording these expenses (grey).

Of the 40 (25.8%) respondents whose monthly living expenses are between \$750 and \$2000, 15 (37.5%) seniors sometimes, often or always have trouble affording these expenses (yellow).

<b>Do you have trouble affording your basic monthly living expenses? Senior responses only</b>					
<b>Monthly Housing Expenses</b>	<b>Never</b>	<b>Sometimes</b>	<b>Often</b>	<b>Always</b>	<b>Total</b>
Less than \$500	47	7	1	2	57
\$501 - \$750	22	9	1	1	33
\$751 – \$1000	8	5	0	0	13
\$1,001-\$1,500	7	6	0	1	14
\$1,501 - \$2,000	10	2	1	0	13
\$2,001 or more	6	4	1	0	11
Don't know or Prefer not to say	9	1	0	1	11
Blank	0	1	1	0	2
<b>Total</b>	<b>109</b>	<b>35</b>	<b>5</b>	<b>5</b>	<b>154</b>

Source: 2022 TINSHS Housing Needs Survey



### 3. Texada Island Housing Profile

*This section presents Texada’s housing stock, home ownership vs rental distributions and anecdotal real estate data.*

#### Summary of Key Facts

- There are 595 occupied homes on Texada (600 sometimes used in Census)
- 87.5% of Texada’s housing stock are single-detached houses and 10% are movable dwellings
- 630 (91%) of Texada seniors live in single-detached houses and 50 (7%) live in movable dwellings
- 33 (50%) of the sites in the Texada RV Park are occupied by seniors
- 480 (80.7%) of Texada homes have a primary household maintainer over 55: 415 (86.5 %) are owners and 55 (13.3%) are renters.
- 50% of Texada households have a primary household maintainer over 65.
- 500 (83.3%) Texada Island dwellings are occupied by owners and 95 (15.8%) are occupied by renters. Of the owners, 135 (27%) have a mortgage, and 370 (74%) do not have a mortgage.
- There is no non-market or subsidized housing on Texada Island.
- 69 homes have sold on Texada between 2020 and 2022; the number of sales has decreased by 50% while the average sale price has increased by 26%; Texada has experienced 7.4% of the number of homes sales in Powell River over this time period.
- The average home sale price on Texada in 2022 (\$527,817) was 73% of the average Powell River home sale price in 2022 (\$721,979).

#### Senior-friendly Housing: Definition and Availability

Senior-friendly housing is defined here as housing that accommodates mobility issues, is accessible to amenities, is safe, and is adaptable to future needs. While there are private dwellings on Texada that meet these criteria, there has not been housing developed with senior-friendly criteria in mind at any scale.

#### Overview of Housing Stock

There are 748 private dwellings reported in the 2021 Census, of which 595 (600 used) are occupied by usual residents. The Census reports data on these 600 dwellings. We will make the assumption that 148 dwellings are seasonal, vacation homes or unoccupied/vacant/abandoned.

<b>Household and dwelling characteristics (qRD Area D)</b>	
Single-detached house	525
Semi-detached house	10
Row house	0
Apartment or flat in a duplex	5
Apartment in a building of fewer or greater than five storeys	0
Other single-attached house	5
Movable dwelling	60
<b>Total - Occupied private dwellings by structural type of dwelling</b>	<b>600</b>

Source: Statistics Canada 2021 Census

Of the 600 occupied homes on Texada, 525 homes (87.5%) are single-detached houses; 60 homes (10%) are movable dwellings, which can include mobile homes, houseboats, RVs and railroad cars; 10 homes (1.6%) are semi-detached houses and 5 homes (0.8%) are other single-attached houses. There were no row houses or apartment buildings reported on Texada in 2021 (Statistics Canada, 2021).

#### Distribution of Dwellings Occupied by Seniors

Of the 695 seniors captured in the Census, 630 (91%) live in single-detached houses; 50 (7%) live in movable dwellings; 10 (1%) live in semi-detached houses; 10 (1%) live in other single-attached houses and 5 (less than 1%) live in apartments or flats in a duplex. (See Appendix 4)

#### SURVEY PERSPECTIVE

Four (2.3%) survey respondents reported being unhoused or homeless in the last 24 months, one of which was a senior household. (See Appendix 3)

Source: 2022 TINSHS Housing Needs Survey

#### Trailer Park Accommodations

There is a trailer park (Texada RV Park) in Van Anda with 66 sites, half of which are occupied by seniors. The park provides some of the most affordable housing on the island (\$650-\$750/month pad rental) and offers both rental and ownership options. Demand for pad rentals has increased since the pandemic and vacancies are immediately filled through word-of-mouth referrals, both from within the community as well as from the lower mainland and other areas in BC. The park is home exclusively to year-round residents and is currently at capacity (Arnold, 2023 ).

#### Homeownership and Rental Housing

The table below shows the age distribution and tenure of Texada’s primary household maintainers:

Age of Primary Household Maintainer by Tenure (qRD Area D)			
Age of primary household maintainer	Total - Tenure	Owner	Renter
15 to 24 years	0	0	0
25 to 34 years	30	15	15
35 to 44 years	35	30	0
45 to 54 years	55	40	15
55 to 64 years	180	135	45
65 to 74 years	195	190	0
75 to 84 years	85	80	0
85 years and over	20	10	10
<b>Total</b>	<b>595</b>	<b>500</b>	<b>100</b>

Source: Statistics Canada 2021 Census

Of the 595 homes on Texada, 480 (80.7%) have a senior (55+) primary household maintainer (grey). Of the senior occupied homes, 415 (86.5 %) are owner occupied (yellow) and 55 (13.3%) are renter occupied (green). 300 (50%) of Texada households have a primary household maintainer over 65.

500 (83.3%) Texada Island dwellings are owner occupied (compared to BC = 66.8%; Powell River = 75.5%), and 95 (15.8%) are occupied by renters. Of the owners, 135 (27%) have a mortgage, and 370 (74%) do not have a mortgage. (See Appendix 4)

**SURVEY PERSPECTIVE**

In fairly close alignment with Census figures, 88% of total survey respondents and 89.6% of senior survey respondents own their own homes. Correspondingly, 10.8% of all survey respondents and 9% of senior survey respondents rent their homes. Two senior respondents (1%) neither rent nor own their homes.

Note – neither rent nor own options include live rent free with parents or adult children.

Source: 2022 TINSHS Housing Needs Survey

**Non-Market Housing**

Subsidized Housing, also known as non-market housing, includes rent-geared-to income, social housing, public housing, government-assisted housing, rent supplements and housing allowances (Statistics Canada, 2021). There is currently no non-market or subsidized housing on Texada Island.

**Real Estate Data: Home Sales and Prices**

69 homes have sold on Texada between 2020 and 2022, excluding empty lots. Homes that have sold are an average age of 41.6 years old (built in the early 80’s) (Macdonald, 2023 ).

- 39 (59%) ranchers/one level homes
- 23 (33%) basement/2 level homes
- 7 (10%) 3 level homes

The following table illustrates the number of home and lot sales on Texada between 2020 and 2022:

<b>Total Texada Island Sales 2020 – 2022 (incl. empty lots)</b>		
<b>Year</b>	<b># Sales</b>	<b>Average Price</b>
2020	55	\$286,190
2021	30	\$323,230
2022	27	\$461,183
<b>Total</b>	<b>112</b>	<b>\$356,868</b>

Source: (Macdonald, 2023 )

**Comparison with Powell River**

The following is a comparison of the number and prices of homes sold in Powell River vs Texada Island over the past three years. Housing types include condos, town homes, duplexes and single family dwellings. Empty lots are excluded (Macdonald, 2023 ):



<b>Total Home Sales: Powell River and Texada Island 2020-2022 (excl. empty lots)</b>				
	<b>Powell River</b>		<b>Texada Island</b>	
	<b># Sales</b>	<b>Sale Price</b>	<b># Sales</b>	<b>Sale Price</b>
<b>2020</b>	325	\$442,550	34	\$391,836
<b>2021</b>	343	\$554,465	18	\$413,111
<b>2022</b>	260	\$721,979	17	\$527,817
<b>Total</b>	<b>928</b>	<b>\$572,998</b>	<b>69</b>	<b>\$444,255</b>

Source: (Macdonald, 2023 )

The average owner-estimated value of dwellings on Texada is \$426,000 (compared to BC = \$983,000; compared to Powell River = \$502,800) (Statistics Canada, 2021).

## 4. Current Housing Need

This section presents data on official housing need indicators – including Core Housing Need, Adequacy, Affordability and Suitability.

### Summary of Key Facts

- 65 (11%) households were determined to be in Core Housing Need on Texada
- 470 (78.3%) Texada dwellings are considered acceptable, 55 (9.2%) fall below the affordability threshold and 50 (7.5%) fall below the adequacy threshold.
- The average shelter cost for private households on Texada is \$552/month, much lower than Powell River and BC.
- 8% of homeowner households and 21.1% of renter households (10% of total Texada households) are spending 30% or more of their income on shelter costs.
- **Survey:** 58.7% of senior households that responded to the survey spend less than \$750/month on housing costs.
- Between 10% (Statistics Canada, 2021) and 30% (Macdonald, 2023 )of Texada homes require major repairs.
- 98% of the housing on Texada is considered suitable for the size of the household.

### Core Housing Need

**Core Housing Need** refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds) (Statistics Canada, 2021).

Housing indicator thresholds are defined as follows (Statistics Canada, 2021):

**Adequate housing** is reported by their residents as not requiring any major repairs.

**Affordable housing** has shelter costs equal to less than 30% of total before-tax household income.

**Suitable housing** has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by CMHC and provincial and territorial representatives.

Core Housing Need by Tenure (qRD Area D)					
Tenure including presence of mortgage payments and subsidized housing	Owner	With mortgage	Without mortgage	Renter	Total
Household examined for core housing need	495	135	360	95	585
In core housing need	50	25	30	0	65
Not in core housing need	445	110	335	75	520
Not applicable	0	0	0	0	0
<b>Total Dwellings</b>	<b>500</b>	<b>135</b>	<b>370</b>	<b>95</b>	<b>600</b>

Source: Statistics Canada 2021 Census

585 Texada Island households were examined for Core Housing Need. 65 (11%) households were determined to be in core need: 25 (38.5%) of these are owner households with mortgages, and 30 (46.2%) are owner households without mortgages. There were no renter households in Core Housing Need reported in the Census<sup>2</sup> (yellow), however this may be a result of the CERB artificially inflating peoples' incomes in 2020, temporarily increasing the difference between income and shelter cost such that people falsely appear to fall above the affordability threshold.

For comparison, 13.4% of households in BC and 10.3% of households in Powell River are in Core Housing Need (Statistics Canada, 2021).

## Acceptable Housing

**Acceptable housing** refers to whether a household meets each of the three indicator thresholds established by CMHC for housing adequacy, suitability and affordability. Acceptable housing identifies which thresholds the household falls below, if any. Housing that is adequate in condition, suitable in size and affordable is considered to be acceptable (Statistics Canada, 2021).

<b>Acceptable Housing by Tenure (qRD Area D)</b>			
<b>Acceptable housing</b>	<b>Total - Tenure</b>	<b>Owner</b>	<b>Renter</b>
Total Dwellings	600	500	95
Below affordability threshold only	55	40	0
Below suitability threshold only	0	0	0
Below adequacy threshold only	50	45	0
Below affordability and suitability thresholds	0	0	0
Below affordability and adequacy thresholds	0	0	0
Below suitability and adequacy thresholds	0	0	0
Below affordability, suitability and adequacy thresholds	0	0	0
<b>Acceptable Dwellings</b>	<b>470</b>	<b>405</b>	<b>70</b>

Source: Statistics Canada 2021 Census

Of the 600 dwellings on Texada, 470 (78.3%) are considered acceptable, 55 (9.2%) fall below the affordability threshold and 50 (7.5%) fall below the adequacy threshold (grey).

Of the 500 owner-occupied dwellings, 405 (81%) are considered acceptable, 40 (8%) fall below the affordability threshold and 45 (9%) fall below the adequacy threshold (yellow).

Of the 95 renter occupied/maintained dwellings, 70 (73.7%) are considered acceptable (green). The Census does not provide data on the remaining 25.

<sup>2</sup> Note: Due to incongruences in data reporting between all of the housing need indicators, we know that 0-25 renter households fall below the affordability threshold. Additionally, 10 renter households require major repairs and therefore fall below the adequacy threshold. Therefore, there are more households in Core Housing Need than reported above, and the number of renter households in core need is greater than 0%.

## Affordable Housing

Housing is considered affordable when the household pays 30% or less of their average income on shelter costs (Statistics Canada, 2021).

The average shelter cost for private households on Texada is \$552/month (compared to BC = \$1596; compared to PR = \$1,094) (Statistics Canada, 2021).

For Texada home-owner households, the average monthly shelter cost is \$544 (compared to BC = \$1654; compared to PR = \$1,100), and for renter households it is \$590 (compared to BC = \$1492; compared to PR = \$1,074) (Statistics Canada, 2021).

<b>Shelter Cost to Income Ratio by Tenure (qRD Area D)</b>					
<b>Tenure including presence of mortgage payments and subsidized housing</b>		<b>Owner</b>	<b>With mortgage</b>	<b>Without mortgage</b>	<b>Renter</b>
Total - Shelter-cost-to-income ratio	600	500	135	365	100
Spending less than 30% of income on shelter costs	535	460	100	365	75
Spending 30% or more of income on shelter costs	60	45	35	0	25
30% to less than 100%	55	35	35	0	0
Not applicable	0	0	0	0	0

Source: Statistics Canada 2021 Census

60 (10%) Texada households are spending 30% or more of their income on shelter costs (grey) (compared to BC = 25.5%; compared to PR = 19.9%): 45 (75%) of these households are occupied by home owners and 25 (41.7%) are occupied by renters.

8% of owner households and 21.1% of renter households on Texada are spending 30% or more of their income on shelter costs (Statistics Canada, 2021).



## SURVEY PERSPECTIVE

80 (58.7%) of the senior households that responded to the survey spend less than \$750 per month on housing costs.

<b>Approximately how much does your household spend each month on housing costs? Include rent, mortgage payment, and utilities (heat, water, electricity) but NOT food, clothing, sundries.</b>				
<b>Answer Choices</b>	<b>% Respondents</b>	<b># Respondents</b>	<b>% Senior Respondents</b>	<b># Senior Respondents</b>
Less than \$500	34.3%	59	37.2%	57
\$501 - \$750	20.9%	36	21.6%	33
\$751 - \$1000	9.3%	16	9.2%	14
\$1,001- \$1,500	9.3%	16	9.2%	14
\$1,501 - \$2,000	10.5%	18	8.5%	13
\$2,001 or more	8.7%	15	7.1%	11
Don't know	1.7%	3	1.3%	2
Prefer not to say	5.2%	9	7.1%	9
<b>Total</b>		<b>172</b>		<b>153</b>

Source: 2022 TINSHS Housing Needs Survey

## Housing Suitability

**Housing suitability** is a measure of whether a dwelling has enough bedrooms for the size and composition of the household (Statistics Canada, 2021).

<b>Housing Suitability by Tenure (qRD Area D)</b>			
<b>Tenure</b>	<b>Total - Tenure</b>	<b>Owner</b>	<b>Renter</b>
Suitable	585	490	95
Not suitable	10	10	0
<b>Total</b>	<b>595</b>	<b>500</b>	<b>95</b>

Source: Statistics Canada 2021 Census

98% of Texada housing is suitable (i.e. large enough) for the size of the household. The 2% of dwellings that are unsuitable belong to owner-occupied households (Statistics Canada, 2021).

For comparison, 6% of homes in BC and 2.6% of homes in Powell River are unsuitable for the size/composition of the household (Statistics Canada, 2021).

## Condition of Dwellings

<b>Dwelling Conditions by Tenure (qRD Area D)</b>			
<b>Tenure</b>	<b>Total - Tenure</b>	<b>Owner</b>	<b>Renter</b>
Regular maintenance needed	355	295	65
Minor repairs are needed	185	160	20
Major repairs needed	60	45	10
<b>Total - Dwelling condition</b>	<b>600</b>	<b>500</b>	<b>95</b>

Source: Statistics Canada 2021 Census

According to the 2021 Census, 355 (59%) Texada homes only require regular maintenance: 295 (83%) of these are owner-occupied households and 65 (18%) are renter-occupied households.

185 (31%) Texada homes require minor repairs: 160 (86%) of these are owner-occupied households and 20 (11%) are renter-occupied households.

60 (10%) Texada homes require major repairs: 45 (75%) of these are owner-occupied households and 10 (17%) are renter-occupied households.

For comparison, 5.8% of BC homes and 7.8% of Powell River homes require major repairs.

### Anecdotal Report

The condition of homes that were sold on Texada over the past three years was subjectively rated by Texada's realtor, Dean Macdonald, into the following categories:

- 30% require major work
- 56% are adequate to nice
- 14% are in exceptional condition

Based on his assessment, a lot more homes are in poor condition than reported in the Census (Macdonald, 2023 ).

## Texada Housing Needs: Survey Perspective

*This section presents the housing needs, expectations and plans of Texada seniors as expressed in the 2022 housing needs survey.*

### Summary of Key Facts

- 14 (9%) out of a total of 155 senior households who responded to the survey use support services
- Of the 77 senior households respondents, 66% have concerns around adequacy (can be senior specific or general), 58% are concerned with affordability, 12% are concerned that their homes are too big, 3% that their homes are too small
- 60 (39.5%) senior respondents are not sure or expect to move from their current homes (yellow) while 92 (60.5%) senior respondents are planning to stay in their current homes (grey).
- 113 (73%) senior respondents expect and/or would prefer to remain on Texada
- 21 (33.9%) of the senior respondents who are expecting to move off-island for housing would prefer to stay on Texada; 7 (11.3%) would prefer to move off Texada and 19 (30.6%) are unsure
- 115 (79.3%) of senior respondents would choose to age in their current homes if they were adapted to be senior friendly (although 48% of these have expressed that there is an adaptability, accessibility, affordability or adequacy issue with their home). 23 (15.9 %) are unsure if they would stay and 7 (4.8%) would not stay.
- 49 (32.2%) senior respondents would consider moving into a senior-friendly housing development on Texada, 32 (21.1%) would not consider it and 71 (46.7%) are unsure.

### Current Housing Concerns

Of the 77 senior households responding to housing concerns, approximately 66% have concerns around adequacy (grey) - including poor condition and need for repair, current and future accessibility, adaptability needs that cannot be met and distance to island amenities. 58% of households have current and future affordability concerns (yellow). 12% of senior respondents are concerned that their homes are too big for their needs, while only 3% feel that their homes are too small.

Note: households were able to respond with more than one concern for this question; 31 households had multiple responses.

In many cases, these concerns do not fit the standard definition of unsuitable, inadequate or unaffordable housing as these terms were not defined with consideration for the specific needs of seniors, however, when their current housing is examined from an age-friendly perspective, their issues still fit into these three broad categories.

Do you have any concerns about your current housing? (Select all that apply)		
Answer Choices	% Senior Respondents	# Senior Responses
Home is in poor condition and in need of repairs	18.2%	14
Home is unsuitable for my/our mobility and accessibility needs	18.2%	14
Home is not adaptable to my/our future needs	18.2%	14
Home is too far away from jobs, stores, etc.	11.7%	9
Concerned about trouble paying housing costs	10.4%	8
Concerned about housing costs going up	48.1%	37
Home is too big for my/our needs	11.7%	9
Home is too small for my/our needs	2.6%	2
Other (please describe)	26.0%	20
<b>Total Senior Respondents</b>	<b>77</b>	<b>Total Responses</b>
		<b>127</b>

Source: 2022 TINSHS Housing Needs Survey

### Moving Away From Home

60 (39.5%) senior respondents are not sure or expect to move from their current homes (yellow) while 92 (60.5%) senior respondents are planning to stay in their current homes (grey).

Do you expect to move?				
Answer Choices	% Respondents	# Respondents	% Senior Respondents	# Senior Respondents
No	60.3%	105	60.5%	92
Yes, I expect to move in the next 2-5 years	6.9%	12	7.2%	11
Yes, I expect to move in the next 5-10 years	10.3%	18	11.2%	17
Not Sure	21.3%	37	21.1%	32
<b>Total</b>		<b>174</b>		<b>152</b>

Source: 2022 TINSHS Housing Needs Survey

### Moving Off Texada

21 (33.9%) of the senior respondents who are expecting to move off-island for housing would prefer to stay on Texada (grey). Seven (11.3%) would prefer to move off Texada (yellow) and nineteen (30.6%) are unsure (green).

Note: Of the fifteen respondents who said that they will stay on Texada, some have responded No to the above question, meaning that they plan to stay in their current homes.

There are 92 seniors in the question above who expect to stay in their homes and 21 seniors who expect to move but would prefer to stay on Texada (grey in both questions). In combination, 113 (73%) senior respondents expect and/or would prefer to remain on Texada.



<b>If you answered yes to Question 10 (above), do you expect you will have to move off-island for this housing?</b>				
<b>Answer Choices</b>	<b>% Respondents</b>	<b># Respondents</b>	<b>% Senior Respondents</b>	<b># Senior Respondents</b>
No, will stay on Texada	27.4%	20	24.2%	15
Yes, but would prefer Texada	34.3%	25	33.9%	21
Yes, and prefer off Texada	9.6%	7	11.3%	7
Not sure	28.8%	21	30.6%	19
<b>Total</b>		<b>73</b>		<b>62</b>

Source: 2022 TINSHS Housing Needs Survey

### Preference for Aging-in-Place

115 (79.3%) of the seniors who responded to this question would choose to age in their current homes if they were adapted to be senior friendly (grey). 23 (15.9 %) are unsure (yellow) and seven (4.8%) would not choose to stay in their homes (green).

<b>Would you choose to age in your current home if it were adapted to be senior friendly?</b>				
<b>Answer Choices</b>	<b>% Respondents</b>	<b># Respondents</b>	<b>% Senior Respondents</b>	<b># Senior Respondents</b>
Yes	76.5%	127	79.3%	115
No	6.6%	11	4.8%	7
Not sure	16.9%	28	15.9%	23
<b>Total</b>		<b>166</b>		<b>145</b>

Source: 2022 TINSHS Housing Needs Survey

### Home Issues of Seniors Who Wish to Age-In-Place

Of the 115 senior respondents who said they would choose to age at home if it were adapted to be senior friendly, **55 (48%) are represented in the chart below as having an adaptability, accessibility, affordability or adequacy issue with their home.**

<b>Answer choices</b>	<b># of responses</b>	<b>% of responses</b>
concerned about housing costs going up	30	33.3%
concerned about trouble paying housing costs	8	8.9%
Home is too small for my/our needs	2	2.2%
Home is too big for my/our needs	5	5.6%
Home is too far away from jobs, stores, etc.	7	7.8%
Home is not adaptable to my/our future needs	13	14.4%
Home is unsuitable for my/our mobility and accessibility needs	13	14.4%
Home is in poor condition and in need of repairs	12	13.3%
<b>Total respondents</b>	<b>77</b>	
<b>Total respondents who want to age-in-place</b>	<b>55</b>	

Source: 2022 TINSHS Housing Needs Survey

16 (29%) of the 55 households that want to remain in their homes and are concerned about rising housing costs have also indicated that their homes are not adaptable, too big/small, or too far away from amenities for aging-in-place; these same households also have basic monthly living expenses of less than \$500. This combination of unmet needs and low monthly expenses suggests that, while their current home and life situations are affordable for these households, any senior-friendly modifications or necessary repairs may not be, especially when compounded with the rising costs of living.

Interest in Seniors Housing on Texada

49 (32.2%) senior respondents would consider moving into a senior-friendly housing development on Texada (grey), 32 (21.1%) would not consider it (yellow) and 71 (46.7%) are unsure.

<b>If the option were available, would you consider moving into a senior-friendly housing complex on Texada?</b>				
Answer Choices	% Respondents	# Respondents	% Senior Respondents	# Senior Respondents
Yes	32.4%	56	32.2%	49
No	22%	38	21.1%	32
Not sure	45.7%	79	46.7%	71
<b>Total</b>		<b>173</b>		<b>152</b>

Source: 2022 TINSHS Housing Needs Survey

Of the senior respondents who are renters (grey), eight (61.5%) would consider moving into a senior-friendly housing complex on Texada (grey), and the rest are unsure. Of the owner respondents (yellow), 40 (29.2%) would consider this option and 66 (48.7%) are unsure.

<b>If the option were available, would you consider moving into a senior-friendly housing complex on Texada?</b>				
Household Maintainer	Yes	Not sure	No	Total
Renters	8	5	0	13
Owners	40	66	31	137
Neither Rent nor Own	1	0	1	2
<b>Total</b>	<b>49</b>	<b>71</b>	<b>32</b>	<b>152</b>

Source: 2022 TINSHS Housing Needs Survey

## 5. Seniors Housing Demand in its Local and Regional Contexts

*This section discusses the factors that may drive housing demand and supply on Texada over the next few years, and how these factors will intersect with the needs of Texada seniors, their current situations, the resources that are available to them and the broader context within which they have to make decisions about their housing solution in old age.*

### Housing Gap Projections and Future Demand

There is a projected shortage of 47 housing units on Texada by 2026 (qathet Regional District, City of Powell River, Tla'amin Nation, 2021). These projections were based on 2016 Census data and have not been updated in response to the 2021 Census. Housing prices and cost of living/inflation have dramatically increased over the past few years, and Covid has made remote work an option for people previously bound to workplaces in urban settings. Additionally, given the unregulated nature of Texada Island, we cannot be sure if these initial projections took into account the “shadow” population of transient, seasonal and otherwise undocumented residents who are currently living in marginal and/or temporary dwellings. We are therefore not able to rely upon the projected shortage of housing units extending out to 2026. We can, however, concur with the general housing gaps that were identified in the 2021 qathet Regional Housing Needs report – that there is a lack of affordable rental housing, accessible housing and seniors housing on Texada Island.

Texada Island generally reflects the housing market trends of Powell River and other nearby coastal communities on the Sunshine Coast and Vancouver Island, although it has never reached the same fever pitch – with buyers making competing and unconditional offers on homes, as well as offers above asking price. The market in the qathet region has seen a major slowdown in late 2022 and early 2023 due to high interest rates. With the Powell River market making a slow comeback from its current slump, we may see demand and sales activity on Texada creep up again. However, based on the island’s history of sales, market activity on Texada is not likely to come anywhere close to off-island levels in the foreseeable future (Macdonald, 2023 ).

Over the next few years, we expect that year-round housing demand on Texada will be driven by:

#### 1) **Regional and local population growth**

The qathet Regional District currently has a population of 21,496, up 7.5% from a population of 20,070 in 2016. Nearly two-thirds of the region’s population lives in the City of Powell River, while approximately 5% live on Texada Island. Officially, the Island has seen a population increase of 56 people, or 5.2% since 2016 (Statistics Canada, 2021), roughly mimicking growth in the region. However, there are anecdotal reports of a much greater number/percentage of new arrivals on Texada, as evidenced by an increased demand for trailer park pad rentals (Arnold, 2023 ) and parked trailers continuously appearing on rural properties across the island.

#### 2) **Cheaper comparative prices on-island**

The average sale price of homes on Texada in 2022 was \$527,817 while in Powell River/Sunshine Coast it was \$721,979 (Macdonald, 2023 ). The 17% price difference is likely to attract off-island buyers as homes in surrounding communities become increasingly less affordable.

### **3) Foreign Buyers Restriction**

Texada Island is exempt from legislation passed on January 1 2023 that restricts foreign buyers from purchasing residential property in Canadian Census Metropolitan Areas and Census Agglomerations for a period of two years (CMHC, 2023). This may encourage foreign buyers who are well-informed of the exemptions to purchase property in more rural areas such as Texada Island.

### **4) Restrictively high off-island home prices**

Most homeowners, specifically seniors on a fixed income, cannot afford to buy an off-island home in the region without financing. Steep interest rates would disqualify seniors from taking on a new mortgage in the event of a more expensive home purchase, and high strata fees can make downsizing to a condo prohibitive, even with enough capital to afford the purchase. Texada residents will have limited options for purchasing homes in neighboring coastal communities while Texada home prices remain cheaper, and are therefore less likely to free up inventory by moving away (Macdonald, 2023 ).

### **5) Inaccessible and/or unaffordable senior rental housing off-island**

The average wait time for subsidized housing is three years and 17% of current applicants have been waiting over five years (Office of the Seniors Advocate, 2022), while the cost of independent living seniors housing facilities are not in line with Texada seniors' incomes. On average, selling their homes would allow Texada seniors to live up to ten years at an independent living facility in the same region, which is not a desirable option for most. Assisted living options are even more expensive. Since almost 80% of Texada households are occupied by one or more seniors (Statistics Canada, 2021), the shortage of affordable rental options in the region means they are likely to remain in their homes for as long as possible, limiting inventory that might otherwise enter the market.



New inventory on Texada will likely come from:

**1) Seniors dying, not moving**

In 2021 there were 35 people in the 80-84 category and 35 people in the 85+ category on Texada (Statistics Canada, 2021). Since 51% of seniors on Texada seniors live alone, we might assume that they occupy approximately 35 homes. The average life expectancy over 65 in BC is 21.8 years (Office of the Seniors Advocate, 2022), so we might expect that approximately 35 homes will come on the market over the next few years as a result of seniors passing away, leaving either a vacant home or a partner who a) may be in the same age range/on the same timeline or b) may choose to move if their partner passes away, as many have indicated in our Housing Needs Survey.

**2) New construction**

While new construction may be inevitable anywhere, the lack of building codes on Texada can both drive investment and incentivize development. There are several creative developments in the works, including a tiny home village, however there is no evidence that these would be geared towards seniors. Additionally, there are five – five acre parcels of ALR land being developed in Van Anda and three parcels already spoken for by buyers (Arnold, 2023 ).

Although home value assessments went up significantly this year, actual sales prices on Texada have dropped and activity has stalled. While the factors listed above may drive increased housing demand on Texada over the next few years, it has always been a slow market that has been experiencing a significant reduction in sales activity since a high in 2020, with only four sales completed in the first four months of 2023. There have been 3.4 times more expired listings than sales over the past three years, exacerbated by the current spike in interest rates which has limited the mobility of Texada homeowners – not only are their homes cheaper than surrounding communities, they are also proving to be a non-liquid asset that is slow and difficult to sell (Macdonald, 2023 ). This makes it even more challenging for elders to plan a move off-island in order to find a senior-friendly housing solution.

## Medical and Senior Care Resources

The closest hospital for Texada residents is in Powell River, a 40 min ferry ride away, and the island's only doctor is retiring in August 2023. The medical clinic has nursing staff familiar with patient histories and needs, however recruiting new medical staff to Texada has been incredibly challenging (Black, 2023). There is also an ambulance station with two part time staff members. Patients are ferried off-island if possible however, when additional support is needed during medical emergencies, a helicopter, water taxi, fixed wing aircraft and/or Coast Guard can be brought in from surrounding communities.

Unless they are with supportive family or move into facility with a built-in support structure, Texada seniors who move to a more urban centre are likely to be navigating the medical system unassisted. In more densely populated communities, many seniors without a GP must navigate walk-in clinics, medical specialists, compile and present their own medical records, and advocate for themselves (anecdotal) while being reliant on expensive and under-resourced government home support for their daily needs (Office of the Seniors Advocate, 2023).

On Texada, the island's many seniors and a general awareness of vulnerability that comes with age and rural living have fostered a culture of informal home support that provides an unofficial safety net for older residents (Black, 2023). Personal relationships with Better-at-Home volunteers, Vancouver Coastal Health staff and neighbours "checking in" on neighbours help buffer seniors against some of the risks of isolation and distance to amenities. In some ways, this community-based support network offers Texada seniors a more robust quality and consistency of care when compared to larger centers (Black, 2023).

Given the 10% increase in people aged 85+ in BC between 2017 and 2022, senior support resources are already stretched thin. These include medical staff, long term care beds, home support, subsidized and supportive housing and transportation. The full impact of baby boomers aging and downsizing has not yet been felt by the medical system and housing market (Office of the Seniors Advocate, 2022). Texada seniors seeking off-island housing and medical care will have to compete for these scarce resources as well as adjust to the loss of community. While this adjustment may be necessary for seniors requiring closer proximity to medical care, for those who do not, it will likely result in a lower quality of life and poorer health outcomes (Black, 2023) while also contributing to the cost of care escalation for the health/senior care system. For instance, the cost of a single hour of daily home support to a senior with a yearly \$29,000 income is \$9,000 annually, even though the Province spends \$693 million (in 2021/22) per year to subsidize this program overall. When seniors cannot afford help, they are likely to be admitted to long term care prematurely, costing them most of their income (and independence) and the Province \$60,000/year (Office of the Seniors Advocate, 2023). As of March 2022, the wait list for long term care more than doubled over the preceding five years, and increased by 40% between 2021 and 2022 alone (Office of the Seniors Advocate, 2022). For many Texada seniors this unfortunate situation can be avoided if support is provided through community care.

## Drawbacks of Rural Living

Despite the degree of community support that seniors might receive on Texada, those living on remote properties and in non-adaptable homes across the island are still exposed to challenging conditions that can be a source of risk and uncertainty in old age. Drawbacks of seniors remaining in these homes include:

1. Financial and architectural barriers to senior-friendly home adaptations result in greater hazards and a lower quality of life for seniors who are living in age-inappropriate homes.
2. Seniors in rural areas losing their capacity to drive causes a lack of mobility, increased isolation and a reliance on others for basic necessities, outings and check-ins.
3. For Texada seniors living in rural homes, isolation increases the risk of delayed response to medical emergencies, which can lead to health complications and/or untimely death. Additionally, the challenges of traveling home after an unscheduled hospital visit sometimes deters seniors from seeking medical attention, which can contribute to escalating health issues.

## Trailer Park

While affordable, Texada trailer park accommodations are not necessarily suitable for seniors, as they require a level of health, mobility and mental alertness that some park residents struggle with. The tight living space (168- 210 sqft) does not accommodate a wheelchair and makes it difficult for VCH staff to help elderly clients with maneuvering around; there are at least four residents requiring regular care from VCH (multiple times per day).

In addition, some social incidents - including alcoholism, police intervention and mismanagement of pets - have been reported in the park. While there is a positive culture of residents caring for each other, the need to be alert, adaptive and in close contact with a diverse cross-section of fellow park occupants can make it an uncomfortable option for seniors with physical and/or cognitive impairment.

## Seniors Housing Alternatives Off-Island

### Ownership Options

The Texada housing market is priced significantly lower than elsewhere on the Sunshine Coast, Vancouver Island and the mainland. Therefore, selling their Texada homes will not provide seniors with the necessary financial gains to comfortably purchase age-friendly housing elsewhere (without financing). The average cost of a unit in a senior cohousing development or a 55+ condo in BC is over \$500,000, with a monthly strata fee of \$200-\$600 that can continually be raised<sup>3</sup>. Senior-friendly developments like this are not plentiful nor centrally organized through a coordinating organization/registry. Navigating the options and purchasing age-friendly housing off-island without logistical and financial support can therefore be a significant challenge.

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<sup>3</sup> Source: In-house internet search

## Rental Options

Seniors' subsidized housing (SSH) is rental housing for seniors (55+) funded by BC housing and operated by non-profit organizations, where residents pay 30% - 50% of their income for rent and, in some cases, support services. These units are highly oversubscribed in BC, with an average three year wait period that is growing in response to the wave of downsizing baby boomers across the province (Office of the Seniors Advocate, 2022).

For seniors who require enhanced supports, there is an option of applying to live in an independent/assisted living residence. Independent living includes an apartment with one to two meals per day, basic social activities, laundry and 24 hour emergency response. There are 20,656 independent living units in BC, which are predominantly private-pay. The median rent for a one bedroom independent living unit in BC in 2021 was \$3,309, while the average was \$3,529 (CMHC, 2021).

Assisted living units within independent living facilities provide additional personal care services such as bathing, grooming, dressing and mobility support. Roughly half of the registered assisted living units in BC (4,415) are subsidized while the other half (4,013) are private pay. Subsidized assisted living units cost residents 70% of their income, while the average market rate for private-pay one bedroom assisted living units across BC in 2017 was \$3,818/month (Office of the Seniors Advocate, 2022).

As of March 31, 2022, there was a 785 person waitlist for subsidized assisted living that increased 11% from the previous year. These subsidies have eligibility requirements that center around need, making wait times difficult to predict. The average senior contribution for subsidized assisted living in 2022 was \$1,468/month and the median contribution was \$1,275/month (Office of the Seniors Advocate, 2022).

While private sector independent living facilities, such as the ones operated by Golden Life across BC and Alberta, currently have vacancy as a result of Covid, this option is beyond the financial means of many Texada residents. For example, the cost of a one bedroom unit at the Ocean Front Village independent living facility in Comox is currently \$3,900/month. The decision to move into such an expensive residence is usually made out of necessity at an average age of approximately 85 (Thibault, 2023 ). For reference, home sale proceeds of \$530,000 would only cover up to ten years of living expenses.



## Texada Housing Needs Summary

Texada Island has 595 occupied homes, of which 470 (79%) are senior households (55+); 86.5% of senior households are occupied by homeowners and 51% are seniors who live alone. 86.5% of the island's population is over 55 and 43% is over 65. The median total income of individual Texada seniors in 2020 was \$29,400 (potentially inflated by COVID relief measures) and their average household income was \$59,379. 21.4% of the senior population falls below the LIM-AT low-income threshold and 29% of the seniors TINSHS surveyed sometime, often or always struggle to afford their monthly living expenses, even with Texada's average shelter costs being \$552/month.

79% of the seniors who responded to the housing needs survey would prefer to age in their homes, however many homes on Texada – both in the communities of Van Anda/Gillies Bay and in the rural areas – are not designed or adaptable to be age-friendly. Increased construction costs on fixed and limited incomes can make accessibility adaptations unaffordable and 30% of homes under realtor Dean Macdonald's listing required major repairs. Texada seniors on rural acreages that necessitate driving are finding it increasingly difficult to maintain their properties and receive help in response to their growing needs. They also risk a reasonable time access in case of an emergency.

For seniors who wish to age on Texada but cannot safely stay in their homes, the existing inventory does not include any senior-friendly housing developments or affordable rental options. Because Texada real estate is priced roughly 27% lower than surrounding communities (like Powell River), selling their homes does not necessarily enable local seniors to access age-friendly housing off-island. For those who wish to rent, there are 3+ year long waitlists for subsidized seniors rental housing in the region (depending on location) while private pay independent/assisted living is highly unaffordable, especially on a fixed-income pension.

Senior resources (housing, transportation, medical care, home support, etc.) across the province are highly oversubscribed and difficult to navigate. For this reason, medical and senior care on Texada is comparable or even preferable to the services that seniors (who do not require regular specialized services) moving off-island without additional support might be able to access.

The combination of slow sales, lower comparative sale prices of Texada real estate, lower incomes of many residents and the shortage of affordable and accessible housing options off-island could leave many seniors unable to adapt, repair and/or sell their homes and find age-friendly elsewhere.

There is a need for affordable senior-friendly housing in close proximity to existing amenities and emergency response services on Texada that would give the island's many elderly residents the option of aging-in-community without compromising their health, safety and connectedness. 49 (32.2%) of senior survey respondents indicated that they would consider such an option if it was available and another 72 (46.7%) are unsure. TINSHS is striving to develop an affordable senior-friendly housing solution to serve seniors who choose to continue to make Texada their home.

## Appendix 1 – References

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## Appendix 2 – Method and Data Sources

### Statistics Canada 2021 Census

The 2021 Census provides the foundational dataset for this report. The fact that the Census was conducted so recently eliminates the common caveat “this data is out of date” and supports the viability and relevancy of our analysis and conclusions.

### 2022 TINSHS Housing Needs Survey

In October 2022, TINSHS conducted an island-wide Housing Needs survey to collect information on the living situations, conditions and housing needs of Texada Island residents. Residents were encouraged to complete the survey through a prize draw in which three gift certificates of \$50 to local stores and gas station were awarded. The survey was available both in hard copy and online; it was distributed one per household via mail-out, posted to the TINSHS website and shared on social media. Residents had four weeks to complete the survey.

### Select Community Members Consulted

In addition to the perspectives of individuals that we were able to collect through the survey, TINSHS also consulted members of the community and industry professionals who were able to offer us a unique insight into different aspects of Texada’s and BC’s senior care and housing situations. These individuals include:

- Dean Macdonald, Texada Island’s only resident realtor
- Ron Arnold, owner of the Texada RV Park
- Dr. Kevin Black, Texada Island clinic physician (retiring)
- Rita Thibault, Principal at Westbridge Group Valuation Partner

## Appendix 2.1 - Data Limitations

### Statistics Canada 2021 Census Limitations

While this is the most comprehensive source of information available for this study, the Census does have the following limitations:

- 1) **Completion Rates** - As there are no repercussions for not completing the Census, it is not mandatory. So, although it is the most widespread and comprehensive population survey available, it is still a self-selected/incomplete dataset. In the rural and remote context of Texada Island, where residences are spread apart across the island and sometimes difficult to access, survey completion rates may be lower than in urban settings.

The Total Non-Response Rate (TNR) is a measure of when all questions are unanswered for a dwelling that received a questionnaire or when a returned questionnaire does not meet the minimum content. Thus a high TNR percentage indicates high rates of Census non-response. The table below demonstrates that Texada Island has higher rates of non-response than BC and Powell River, however the response rates are all above 90% and can therefore be considered statistically reliable. The higher rate of TNR on Texada may indicate a higher proportion of hard to reach and/or socially disengaged individuals/households than in Powell River and BC.

<b>Total Non-Response Rates for Census Data Quality Indicators (%)</b>			
<b>Data Quality Indicator</b>	<b>Texada</b>	<b>Powell River</b>	<b>BC</b>
Long form housing characteristics	8.8	4.1	4.9
Short form	5.5	2.2	3.5
Income	5.5	2.2	3.5

Source: Data Quality Tables, 2021 Census of Population

- 2) **Quality Control** – Census data is not screened for mistakes, miscalculations and incongruences before publishing. There appear to be numerous calculation errors and numerical discrepancies in the datasets we are using.
- 3) **COVID-19 Support Programs** – Due to government relief measures that were provided during the COVID-19 pandemic, many households across Canada were buffered against rising shelter and living costs in 2020 (Statistics Canada, 2022). This temporary income may have skewed 2021 Census data to falsely portray income levels and affordability to be higher than they are in non-pandemic years, especially among low-income populations for whom temporary government transfers will not be replaced by market income and who are most impacted by the rising costs.



## 2022 TINSHS Housing Needs Survey Limitations

- 1) Like the Census, the survey data is self-reported, meaning it is subject to potential misinterpretation of questions, inaccurate responses and deliberate misrepresentations/untruths.
- 2) The survey is a self-selected dataset, and therefore contains inherent bias towards the living situations and opinions of residents for whom housing is a concern.
- 3) The survey is an incomplete dataset, which comes with the inherent risk of misrepresentation of certain demographics when extrapolated to the entire population.

The following table illustrates the survey response rates for various categories of respondents in comparison to the baseline set by the Census:

Data from Survey		% Response Rate	Data from 2021 Census	
Total Household submissions	176	29.3%	600	Total Households
Total Individuals represented	324	28.7%	1,128	Total population
Senior Households	155	33.0%	470	Senior Households
Individuals Age 55 and up	249 (76.8% of respondents)	33.9%	735 (65% of pop)	Individuals Age 55 and up
Individuals Age 55 and up in senior only household	219 (67.6% of respondents)			

Sources: 2022 TINSHS Housing Needs Survey and Statistics Canada 2021 Census

- a. Seniors are overrepresented in the survey: they make up 65% of the population, but represent 76.8 % of survey respondents. This allows us to draw meaningful conclusions from senior responses, but impacts the inferences we can make about other demographics in the community. For this reason, the Census is used as the foundational dataset for this report while the “Survey Perspective” boxes provide additional insight into the perspectives of seniors from survey data.
- b. The survey is skewed towards over representing couple households without children (53.7%), most of them seniors, in relation to the Census (40.3%).
- c. The survey underrepresents one and two parent families with children (7.4%) when compared with Census (12.6%).
- d. At 32%, the survey underrepresents the proportion of single-person households on Texada (42% in Census).

- 4) While we instructed residents to complete only one survey per household, there was no way to enforce this and duplicate submissions from households are possible, though unlikely.
- 5) In cases where household members hold differing views on housing, the member of each household that filled out the survey may have been biased to express only their own view rather than accurately represent the view of all household members in the survey.

## Appendix 3 – Additional Survey Tables and Comments

### 2022 Housing Needs Survey Tables

<b>How would you describe your household? Please select the one that fits best. I LIVE --&gt;</b>				
<b>Answer Choices</b>	<b>% Respondents</b>	<b># Respondents</b>	<b>% Senior Respondents</b>	<b># Senior Respondents</b>
On my own	32%	56	31.8%	49
With my parent(s)	<1%	1	<1%	1
With other relatives	1.1%	2	1.3%	2
With my spouse/partner - without children	53.7%	94	57.1%	88
With my spouse/partner - with children	6.3%	11	4.6%	7
As a single parent – with children	1.1%	2	<1%	1
With roommates	1.1%	2	1.3%	2
Other (please describe)	4%	7	2.6%	4
<b>Total</b>		<b>175</b>		<b>154</b>

Source: 2022 TINSHS Housing Needs Survey

<b>Have you been unhoused or homeless in the last 24 months?</b>				
<b>Answer Choices</b>	<b>% Respondent households</b>	<b># Respondent households</b>	<b>% senior households</b>	<b># senior households</b>
No	97.7%	170	98%	152
Yes	2.3%	4	.06%	1
<b>Total</b>		<b>174</b>		<b>153</b>

Source: 2022 TINSHS Housing Needs Survey

## 2022 Housing Needs Survey Comments

### **Current housing concerns included the following comments:**

Note: adequacy/accessibility concerns are highlighted in grey, affordability concerns are yellow and no shading represents suitability and other concerns/comments.

- Water and property taxes outrageous. Ferry - Bring back the triangle run. Medical and shopping needs in Courtenay.
- Aging may put an end to my current lifestyle.
- Stairs may be a problem in the future. Wood heat is becoming more difficult for me.
- Needs furnace work, repaint exterior, and repair stairs on deck.
- House is not easily accessible as location is hard to walk to.
- Too far from health care.
- As we age it is getting more difficult to keep up with physical demands of caring for property and house repairs/maintenance.
- Needs renovating to be more accessible.
- Trades people and handymen men needed.
- Unreliable ferries to access medical appointments.
- Rural roads, condition very poor everywhere!
- I might find it challenging to live here alone should something happen to my spouse.
- Concerns about health care and hospital.
- Home is old and needs some repair and more insulation.
- Concerned about cost of living firewood, utilities, food and transportation.
- Would like to get away from carbon heat source (wood, oil), but heat pump conversion too complicated and expensive (need new panel, pole, line).
- RV until afford to build house in years.
- Concerned about cost of heating, maintenance help.
- Future maintenance cost: new roof.
- Farm 19+ acres too much to look after.
- Building new home at the time to accommodate my senior years.



If the option were available, would you consider moving into a senior-friendly housing complex on Texada?

**Of the 152 senior households who responded, 32.2% would consider moving into senior –friendly housing on Texada if the option were available. Comments from these respondents include:**

- because co-housing and community appeal to me
- For now I am fine where I am. As we all get older we can need help. I would choose to remain as part of the community of Texada.
- Friends are here
- Gillies Bay is my home.
- If ability to be self-sufficient degrades.
- If I could not manage at home.
- If I couldn't stay in my own home because of stairs and too much yard work.
- If I was physically limited, I would prefer to not be alone and isolated.
- If it was an attractive location near facilities.
- If my husband died first then I'd make decision.
- If my needs are better met there than in current home.
- It's a great place to live and it's near family
- Love living on the island
- Love the community of friendly people and the quieter, slower, peaceful energy here.
- Maintenance and accessibility
- Maintenance costs. We are off grid.
- No yard work
- Only if additional care is required / available
- Presumably it would be more affordable.
- Probably due to mobility issues and health due to aging
- Texada is a wonderful place to live.
- To avoid social isolation and to be physically safe.
- We have developing health disabilities due to old age.
- Would feel safer and be around other seniors.
- Would like to stay on Texada.

**46.7% of respondents said that they are NOT SURE about moving into senior-friendly housing on Texada if the option were available. Their comments include**

- ... love our home, but cost of maintenance may become too much in the future
- As long as I have mobility and mental capacity, I prefer my own home.  
If me or my spouse had medical care needs, we would prefer local residence.
- Cost would be a factor.
- Depending on future health conditions.
- Depends how it is set up
- Depends on circumstances.
- Depends on location, privacy and cost.
- Depends on the options available
- Eventually, if necessary. Prefer to stay on Texada at home.
- Future health care on Texada
- Health risk of exposure to cigarette smoke. This is an absolute deal-breaker.
- I don't think you will be ready when I need help
- I would need to have assisted living options; more reliable home care support.
- If I was unable to cope in my own home I could consider it. But so far I have no issues.
- If my husband dies, I will have not transportation
- If unable to maintain home, would consider.
- I'm currently 72 years old, healthy and active. No thought of leaving my current home, but who knows where I will be in 20 years active-wise.
- Less stressful
- Life is uncertain!
- Maybe but would also consider being closer to family who do not live on island.
- maybe if I were without my spouse.
- Maybe or 15 to 20 years
- Maybe waaay down the road.
- Not at this time, but maybe in the future, if circumstances required.
- Not old enough yet to worry about it.
- Not old enough, don't need yet
- Only if I could not stay in my home
- Only if spouse dies or is institutionalized
- Perhaps if one of us died.
- Prefer to live in a warmer climate with less severe winters.
- Things change ie, not having drivers license.
- We have three dogs at the moment, and will always have multiple dogs
- Would like to stay in our own home as long as possible.
- Would want to see what it was like before making a move

**21.1% of respondents said they would NOT consider moving into senior-friendly housing on Texada if the option were available. Their comments include:**

- Complex comes with rules
- Covid is high.
- Don't wish to live in a group setting.
- Happy in home
- Hospital is too far away
- Not at the present time.
- Only if staying in current home would become an impossibility.
- Prefer our own space and environment.
- Want to be closer to family
- Because of the Ferry travel.
- Would almost certainly not provide adequate amenities.

## Appendix 4 – Additional Census Tables

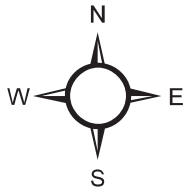
<b>Structural Type of Dwelling by Age for 55+ population (qRD Area D)</b>						
<b>Structural type of dwelling</b>	<b>Total</b>	<b>Single-detached house</b>	<b>Semi-detached house</b>	<b>Apartment or flat in a duplex</b>	<b>Other single-attached house</b>	<b>Movable dwelling</b>
55 to 59 years	110	100	5	0	0	10
60 to 64 years	120	105	5	0	5	10
65 + years	465	425	0	5	5	30
65 to 69 years	150	145	0	5	0	5
70 to 74 years	160	145	0	0	5	15
75 to 79 years	85	75	0	0	0	10
80 to 84 years	35	30	0	0	0	5
85+ years	30	30	0	0	0	5
<b>Total – Age</b>	<b>695</b>	<b>630</b>	<b>5</b>	<b>0</b>	<b>10</b>	<b>50</b>

Source: Statistics Canada 2021 Census

<b>Dwellings and Tenure Types (qRD Area D)</b>					
<b>Tenure including presence of mortgage payments and subsidized housing</b>	<b>Owner</b>	<b>With mortgage</b>	<b>Without mortgage</b>	<b>Renter</b>	
Total Dwellings	600	500	135	370	95

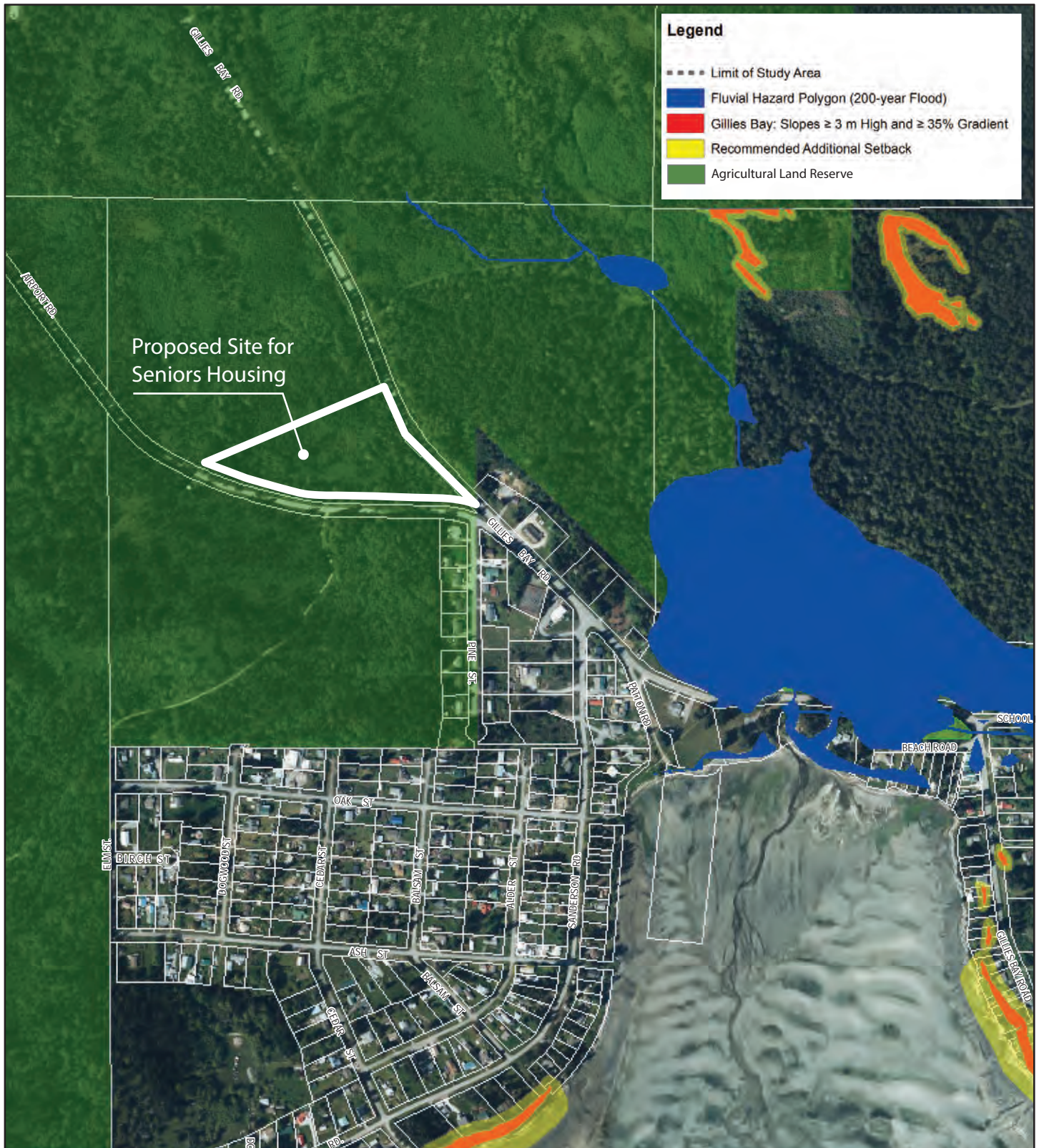
Source: Statistics Canada 2021 Census





# Community Context: Natural Hazard Areas

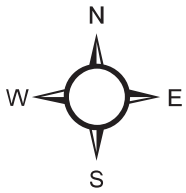
SCALE 1:8,000



## DISCLAIMER

This mapping data has been compiled by the qathet Regional District using data derived from a number of different sources with varying levels of accuracy. The qathet Regional District disclaims all responsibility for the accuracy or completeness of this information. Hazard Areas Data Source: Tetra Tech EBA PRRD Landslide and Fluvial Hazards Study December 21, 2016





# Community Context: Public Amenities

SCALE 1:8,000



## DISCLAIMER

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**Seikirk Mountain Forest Ltd.**  
 Gillies Bay,  
 Texada Island,  
 Electoral Area D,  
 qathet Regional District

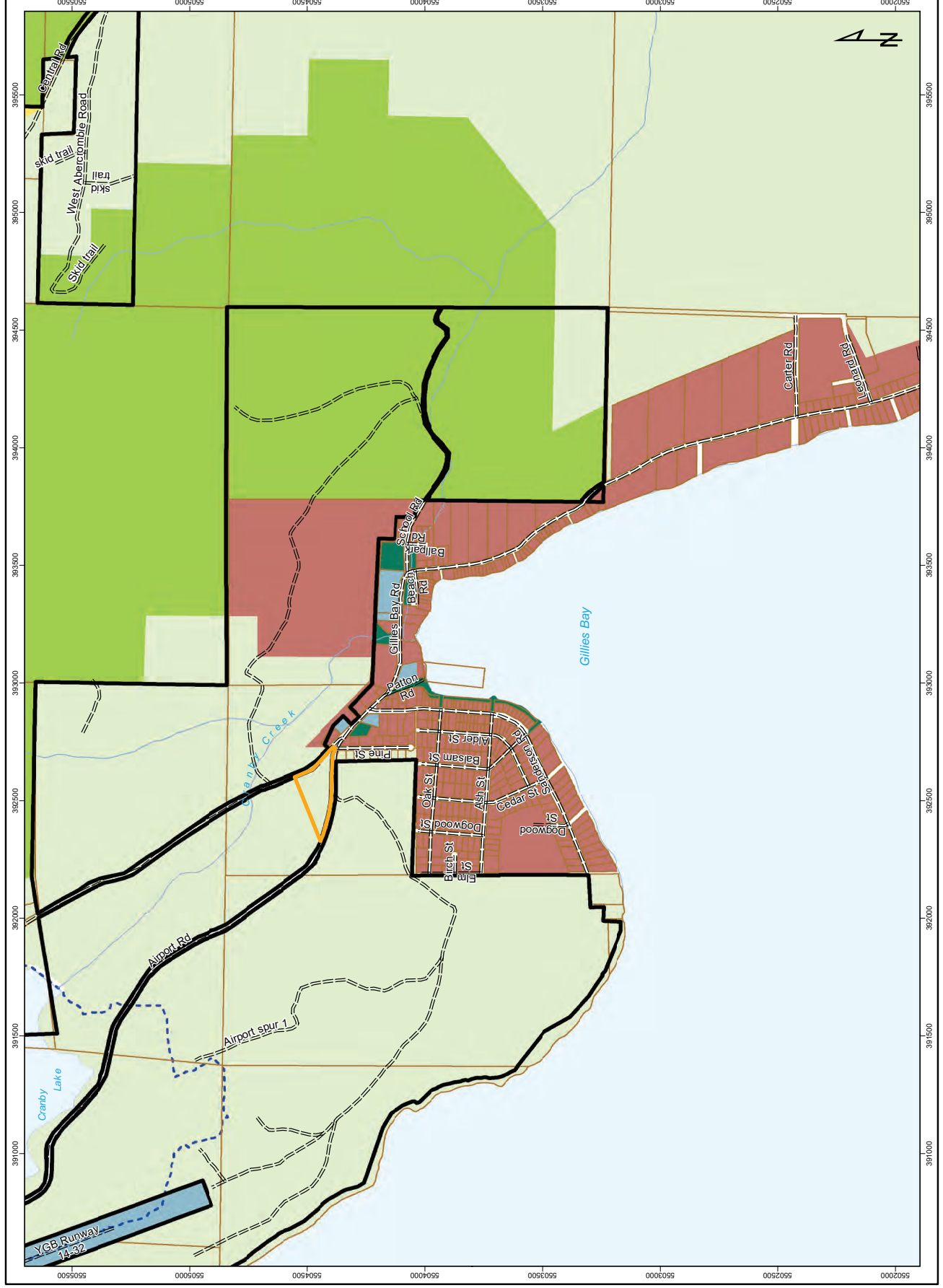
- Land Proposed for**
- Exclusion
  - Seikirk Property
  - Existing Road
- Land Use Designations**
- Community Watershed
  - Rural Residential
  - Rural Village
  - Institutional
  - Agricultural Resource
  - Park



Scale: 1:15,000  
 0 150 300 450 600 m  
 Coordinate System: NAD 1983 UTM Zone 10N



Project No. 16-011  
 Drawn By: MC  
 Date: 2023-11-08



C:\Users\mmappe\OneDrive\My Documents\GIS\Projects\Seikirk\MapDocs\MapDocs.mxd

**qathet REGIONAL DISTRICT  
CERTIFIED EXTRACT OF THE MINUTES**

**Agricultural Advisory Committee of the qathet Regional District  
Meeting held August 3, 2023**

**Request for support to apply for exclusion of land from the ALR to accommodate seniors housing initiative in Gillies Bay**

*MOVED and SECONDED*

THAT the Committee recommends to the Board that the qathet Regional District support the request for support to apply for exclusion of land from the ALR to accommodate seniors housing initiative in Gillies Bay on the condition that an Agricultural Capability Study be included in the application.

MOTION CARRIED.

\*\*\*\*\*

I hereby certify the above to be a true  
and correct extraction of the minutes of the  
Agricultural Advisory Committee of the qathet Regional District  
from its meeting dated August 3, 2023.



---

Michelle Jones, Corporate Officer  
Dated this 2nd day of January, 2024.



**qathet REGIONAL DISTRICT  
CERTIFIED RESOLUTION  
January 2, 2024**

**Role of Local Government in Agricultural Land Reserve Exclusion Application Process**

*MOVED and SECONDED*

THAT the qathet Regional District support the request, from Selkirk Mountain Forest Ltd. and Texada Island Non-profit Seniors Housing Society, to apply to the Agricultural Land Commission for exclusion of a 3.2 hectare parcel of land from the Agricultural Land Reserve to accommodate a seniors housing project at the corner of Gillies Bay Road and Airport Road in Gillies Bay; and

THAT the Board direct staff to work with the landowner, Selkirk Mountain Forest Ltd, to initiate an exclusion application to the Agricultural Land Commission for the proposed 3.2 hectare parcel of land; and

THAT the landowner be required to pay a \$1,500 ALR exclusion application fee plus all costs associated with the posting of signs on the affected property included in the application, and advertising notice of public hearing in Texada Express Lines and three consecutive issues of the Powell River PEAK newspaper.

MOTION CARRIED.

\*\*\*\*\*

I hereby certify the above to be a true  
and correct resolution of the  
Board of the qathet Regional District  
at its meeting dated September 27, 2023.



---

Michelle Jones, Corporate Officer  
Dated this 2nd day of January, 2024.

## Site Context Photos for ALR Exclusion Application

THE NORTH EAST 1/4 OF SECTION 9 TEXADA ISLAND DISTRICT  
EXCEPT PLANS 12042, 14959, 16670, 17746,  
21635 AND BCP44229

PID: 010-095-691

Provided by Selkirk Mountain Forest Ltd. and  
Texada Island Non-profit Seniors Housing Society  
November 3 & 17, 2023

Southeast corner of site, at Gillies Bay Road (left) and Airport Road (right) – Facing Northwest #1, and North #2



Southeast corner of site, at Gillies Bay Road (left) and Airport Road (right) – Facing North #2





Southwest boundary of site (left) at Airport Road – Facing Northwest



Southwest boundary of site (right) at Airport Road – Facing East





Northeast boundary of site (right) at Gillies Bay Road – Facing South





The following photos are from interior of site









**TITLE SEARCH PRINT**

2023-10-05, 13:18:54

File Reference:

Requestor: Julia Dykstra

Declared Value \$529565

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA6302871

BB1256074

**Application Received**

2017-09-15

**Application Entered**

2017-09-25

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

SELKIRK MOUNTAIN FOREST LIMITED, INC.NO. BC1081227  
59 KOOTENAY AVENUE NORTH, BOX 758  
FRUITVALE, BC  
VOG 1L0**Taxation Authority**Courtenay Assessment Area  
Gillies Bay Improvement District**Description of Land**

Parcel Identifier:

010-095-691

Legal Description:

THE NORTH EAST 1/4 OF SECTION 9 TEXADA ISLAND DISTRICT EXCEPT PLANS 12042,  
14959, 16670, 17746, 21635 AND BCP44229**Legal Notations**NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA6437747  
FILED 2017-11-10THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT: SEE AGRICULTURAL LAND RESERVE PLAN NO. 4 DEPOSITED  
12/12/1974 D.H. STURCH, REGISTRAR**Charges, Liens and Interests**

Nature:

RIGHT OF WAY

Registration Number:

260017M

Registration Date and Time:

1957-10-31 14:20

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

INTER ALIA



**TITLE SEARCH PRINT**

2023-10-05, 13:18:54  
Requestor: Julia Dykstra

File Reference:

Declared Value \$529565

Nature:	RIGHT OF WAY
Registration Number:	E83286
Registration Date and Time:	1977-11-17 14:19
Registered Owner:	GILLES BAY IMPROVEMENT DISTRICT
Remarks:	INTER ALIA PART IN REFERENCE PLAN 12978

Nature:	RIGHT OF WAY
Registration Number:	E89339
Registration Date and Time:	1977-12-09 11:52
Registered Owner:	GILLIES BAY IMPROVEMENT DISTRICT
Remarks:	INTER ALIA PART IN REFERENCE PLAN 13288

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB1257489
Registration Date and Time:	2010-03-29 14:48
Registered Owner:	POWELL RIVER REGIONAL DISTRICT
Remarks:	PART SHOWN AS 988.1 M2 ON PLAN BCP44230

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE