

From: Alix Hodson Deggan [REDACTED]
Sent: Tuesday, August 11, 2026 4:50 PM
To: Tobi Elliott <telliott@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>
Cc: Bob Andrew [REDACTED]
Subject: 2026-7-24 RPC LIST components

Hi Tobi,

Take a look at this...most recent *planning webmap*(pg 125-128)shows that all the lots on Lockinvar Triangle are suitable for development and this is misinformation. The webmap should color this area as “low suitability” due to low groundwater levels resulting from topography and over-population.

Instead, The color on the *planning webmap* does not show this area to be of *low sustainability* and to be accurate and to limit any further development it must.

There are over 583 wells in a 1 km area around Paisley Place. Page 125 in the *suitability weighting* shows that >30 wells in an 1 km square area is categorized as “low suitability”. So, this land analysis map is already out of date and is not an accurate or a useful tool to guide the *land-use approval process*. The Trust’s planners must be made aware of this error and correct it. This tool already calls into question its usefulness for the planning purposes. If indeed, this is a static tool how can we update it to reflect the current conditions?

In particular, the Village area and Lockinvar Triangle where it appears that , the Trust is still showing it to be a well watered area even though GW Solutions and Shulba both confirm that it is not(pg. 13, question 28, Freshwater Footprint FAQ).

Please, let me know when they will update this screening tool.

Thankyou,
Alix HodsonDeggan

Suitability Weighting

THEME	OVERALL THEME WEIGHTING	SUITABILITY WEIGHTING	LAYER	REFERENCE NAME
PROTECT ENVIRONMENT	40	10	Marine shore adjacency	Methods for Determining High Value Biodiversity Areas and Identifying Land Securement Options Within the Islands Trust Area
		10	Sensitive Ecosystems	Howe Sound Terrestrial Ecosystem Mapping to Sensitive Ecosystem Mapping
		10	At Risk Ecological Communities	Methods for Determining High Value Biodiversity Areas and Identifying Land Securement Options Within the Islands Trust Area
		10	Dominant Age via Vegetation Resource Inventory	Forest Inventory Strategic Plan
PRESERVE FRESHWATER	40	10	Groundwater Recharge Potential	Islands Trust Area Groundwater Recharge Mapping Project
		10	Watershed Resiliency	Watershed Resiliency Mapping in the Islands Trust Area Report
		10	Groundwater Well Density	GIS process Kernel Density of the BC Groundwater Wells Registry (GWELLS)
		10	Risk of Saltwater Intrusion	GIS Modelling of Sea Water Intrusion Risk Along British Columbia's Coast
SUSTAINABLE INFRASTRUCTURE	20	10	Road Adjacency	Digital Road Atlas geodatabase
		10	Steep Slopes	Processed LIDARBC Digital Elevation Model

Suitability Weighting

THEME	LAYER	OVERALL SUITABILITY WEIGHTING	LAYER UNITS	ORIGINAL CLASSIFICATION	CLASSIFICATION VALUE	SUITABILITY	SUITABILITY FACTOR
PRESERVE FRESHWATER	Groundwater Recharge Potential	10	POTENTIAL RASTER SCALE	HIGH DISCHARGE	0.0-0.1	LOW	5
				LOW	0.1-0.2	HIGH	8
				MODERATE	0.2-0.4	HIGH	8
				HIGH	0.4-0.8	LOW	2
				VERY HIGH	>0.8	VERY LOW	1
	Watershed Resiliency	10	RESILIENCY RASTER SCALE	VERY HIGH	0.8-1.0	VERY LOW	1
				HIGH	0.5-0.8	LOW	1
				MODERATE	0.3-0.5	MODERATE	5
				LOW	0.1 - 0.3	HIGH	9
				VERY LOW	0 - 0.1	VERY HIGH	10
	Groundwater Well Density	10	WELLS per Km ²	VERY LOW	<1	VERY HIGH	10
				LOW	1-10	HIGH	8
				MODERATE	10-20	MODERATE	4
				HIGH	20-30	LOW	2
				VERY HIGH	>30	VERY LOW	1
	Risk of Saltwater Intrusion	10	RISK CLASS	VERY LOW	VERY LOW	VERY HIGH	10
				LOW	LOW	HIGH	8
				MODERATE	MODERATE	MODERATE	5
				HIGH	HIGH	LOW	2
				VERY HIGH	VERY HIGH	VERY LOW	1

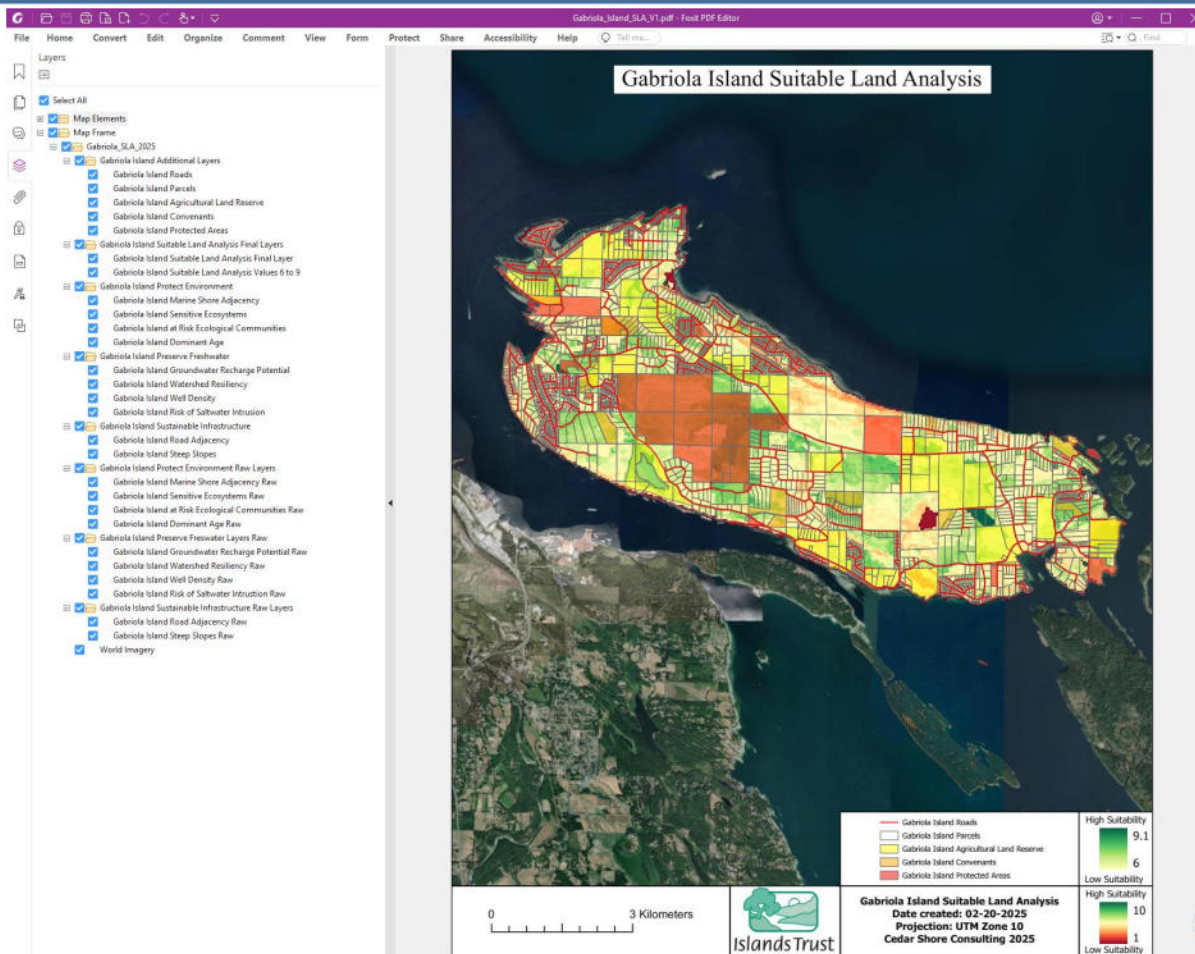
Suitability Weighting

THEME	LAYER	OVERALL SUITABILITY WEIGHTING	LAYER UNITS	ORIGINAL CLASSIFICATION	CLASSIFICATION VALUE	SUITABILITY	SUITABILITY FACTOR
PROTECT ENVIRONMENT	Marine shore adjacency	10	SHORE ZONES	Man-made	0.5	MODERATE	5
				Unknown	0.5	MODERATE	5
				Rock Cliff	0.6	LOW	3
				Channel	0.7	LOW	2
				Mud Flat	0.7	LOW	2
				Gravel Flat	0.9	VERY LOW	1
				Gravel Beach	0.9	VERY LOW	1
				Rock with Gravel Beach	0.9	VERY LOW	1
				Sand Beach	1	VERY LOW	1
				Estuary, Marsh or Lagoon	1	VERY LOW	1
				Rock with Sand Beach	1	VERY LOW	1
				Sand Flat	1	VERY LOW	1
				Rock Platform	1	VERY LOW	1
				Sand and Gravel Beach	1	VERY LOW	1
				Sand and Gravel Flat	1	VERY LOW	1
				Rock, Sand and Gravel Beach	1	VERY LOW	1
	Sensitive Ecosystems	10	PRIMARY CLASS	NA	0	VERY HIGH	10
				YOUNG FOREST	1	VERY LOW	1
				SEASONALLY FLOODED	1	VERY LOW	1
				MATURE/OLD FOREST	1	VERY LOW	1
				HERBACEOUS	1	VERY LOW	1
				CLIFF	1	VERY LOW	1
				SAND	1	VERY LOW	1
				WETLAND	1	VERY LOW	1
				WOODLAND	1	VERY LOW	1
				OLDER FOREST	1	VERY LOW	1
	At Risk Ecological Communities	10	RISK SCALE	RIPARIAN	1	VERY LOW	1
				FRESHWATER	1	VERY LOW	1
				NONE	0	VERY HIGH	10
				YELLOW	.33	HIGH	6
	Dominant Age	10	AGE SCALE PERCENTAGE	BLUE	.66	MODERATE	3
				RED	1.0	LOW	1
				Cleared	0	VERY HIGH	10
				Pole/Sappling	10-20	HIGH	8
				Young Forest	40-60	MODERATE	5
				Mature Forest	60-100	LOW	2
				Old Forest	>100	VERY LOW	1

Suitability Weighting

THEME	LAYER	OVERALL SUITABILITY WEIGHTING	LAYER UNITS	ORIGINAL CLASSIFICATION	CLASSIFICATION VALUE	SUITABILITY	SUITABILITY FACTOR
SUSTAINABLE INFRASTRUCTURE	Road Adjacency	10	DISTANCE (m)	VERY NEAR	<200	VERY HIGH	10
				NEAR	200-400	HIGH	8
				MODERATE	400-600	MODERATE	5
				FAR	600-800	LOW	2
				VERY FAR	800-1000	VERY LOW	1
	Steep slopes	10	DEGREE SLOPE	VERY LOW	0-5	VERY HIGH	10
				LOW	5-9	HIGH	9
				MODERATE	9-15	MODERATE	5
				HIGH	15-30	LOW	1
				VERY HIGH	>30	VERY LOW	0

Planning Webmap



- The results of the Land Information Screening Tool have been compiled into a ESRI Webmap for presentation and review by Planning Staff
- This is a static tool, thereby desired changes in suitability weighting cannot happen dynamically.
- The project team has addressed the need for an online dynamic approach to this tool that can be an engaging tool for planners, LTCs, and the public. This webmap advanced this and replaced the layered PDF presentation method (left).