



Sensitive Ecosystems Inventory (SEI)

within Land Ownership
Types in Saanich

Submitted to: the Resilient Saanich Technical Committee
by Saanich Staff, July 2022



Project Summary

As part of the Resilient Saanich initiative, the Resilient Saanich Technical Committee (RSTC) has engaged with staff to gain more understanding of ecosystem information available for private vs public lands. This analysis includes information about land ownership overlaid with environmental data available in the District's GIS. The analysis enabled a calculation of approximate percentages of sensitive ecosystems (SEI) from the GIS for different types of land ownership, inside and outside of the Urban Containment Boundary (UCB). (Note that the Sensitive Ecosystems Inventory (SEI) was collected by the Ministry of Environment and Environment Canada to map and classify rare and fragile ecosystems.)

For more information about the Resilient Saanich program see the webpages: saanich.ca/biodiversity.

Land Ownership Categories

Planning Department staff were consulted to determine which lands should be categorized as private or public. Not every property/ land parcel fits neatly into one or the other category. There is also a need to distinguish land that is occupied by a lake/stream or a road. The following categories were developed to help cover all the different land cases:

Private	Public	Other*				
		Category 3	Unknown	Lakes	Streams	Roads
Private property, including: <ul style="list-style-type: none"> • University campus • Horticultural / agricultural society • Land in ALR • Non-profit • Farmland • CRD Property (not parks) • Charitable organization • Private school • Public school • Hospital 	<ul style="list-style-type: none"> • Saanich property • Park (municipal & regional) 	<ul style="list-style-type: none"> • Pipeline right of way • BC Hydro transmission lines • BC hydro right of way • Heal's Rifle Range • Observatory Hill • Pacific Forestry Center 	Lands that don't fit in any of the categories	Area covered by Major Lakes feature class	Area created by taking the streams shapefile and assigning a 1 m buffer to it	Area covered by Road Allowance feature class

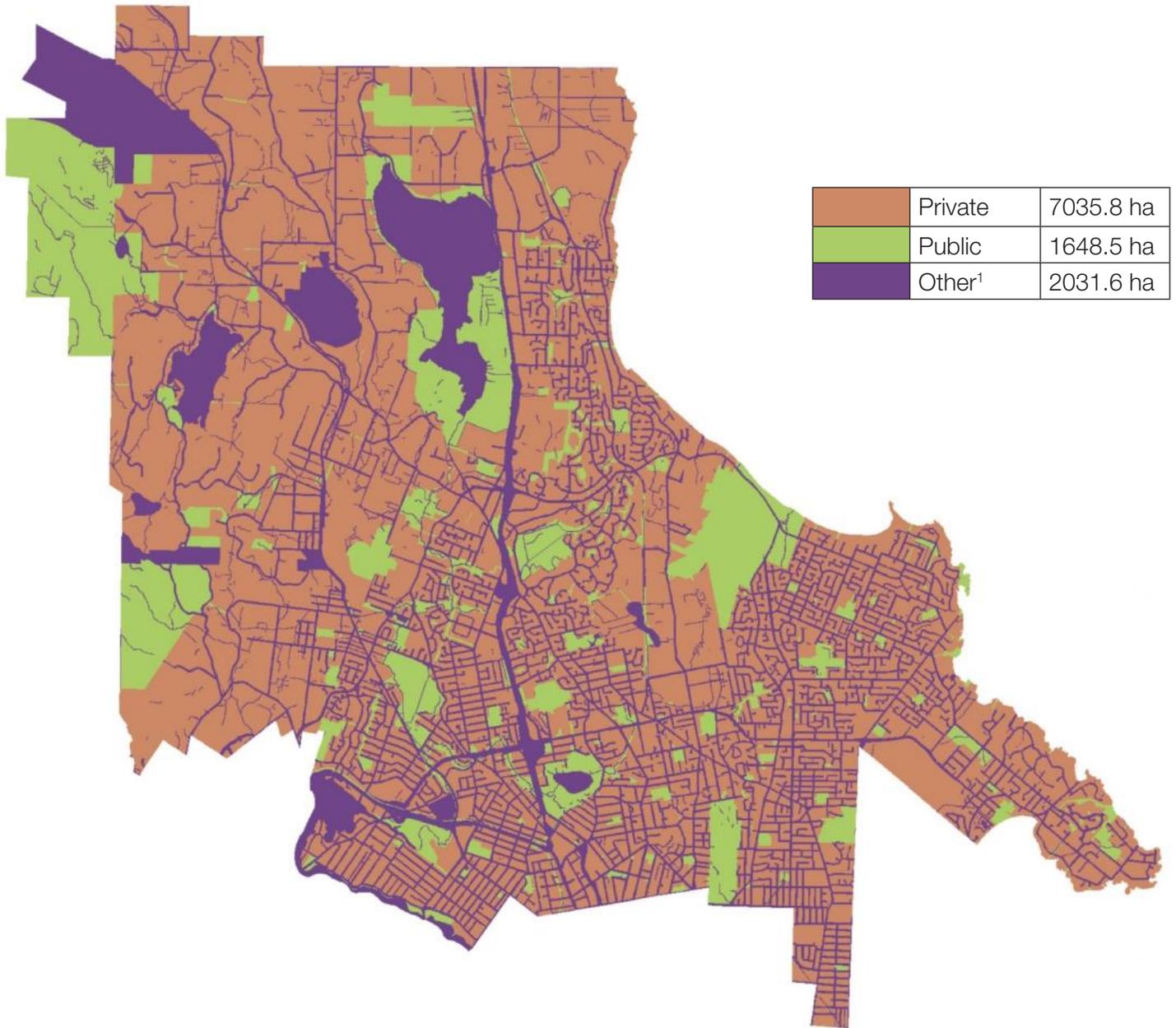
***Other:** This category is not considered public land and must be calculated separately. It includes land which is: category 3, unknown, lakes, streams buffered by 1 m, or road allowance.

Key Acronyms:

SEI Sensitive Ecosystem Inventory
UCB Urban Containment Boundary



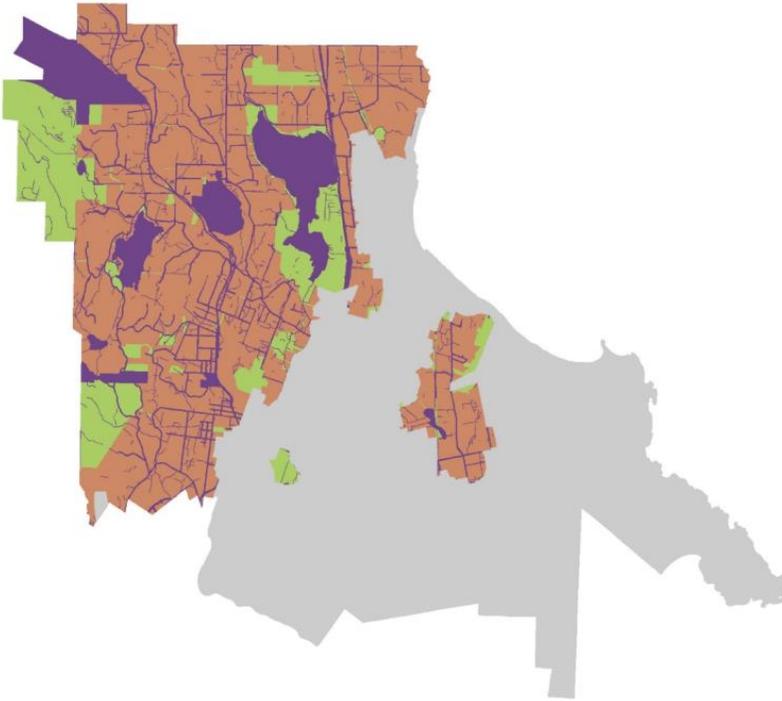
Saanich: Three Basic Land Ownership Types



¹“Other”: see page 2 for definition

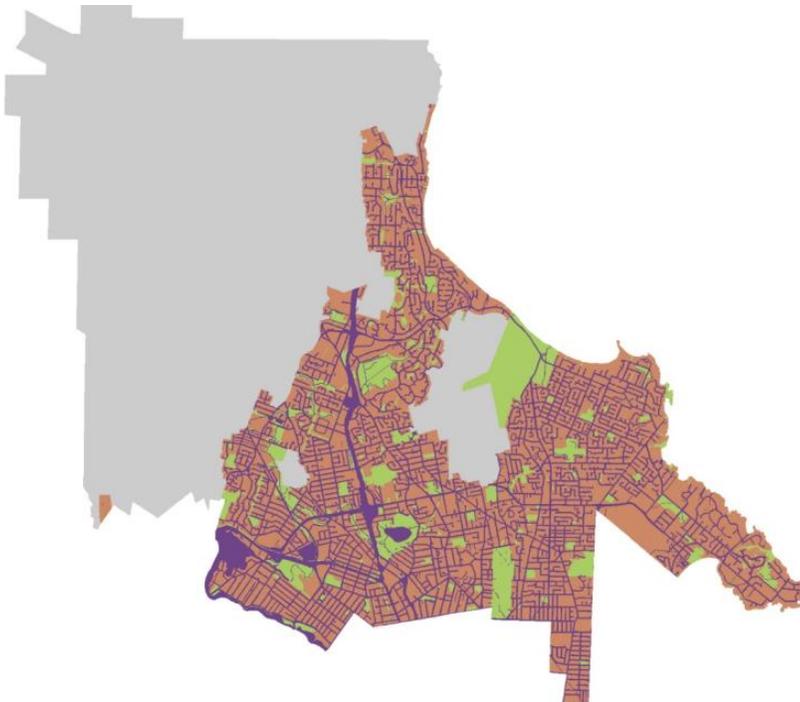


Land Ownership Categories: Outside the UCB



	Private	3700.9 ha
	Public	978.3 ha
	Other ²	981.3 ha
	Urban Containment Boundary	

Land Ownership Categories: Inside the UCB

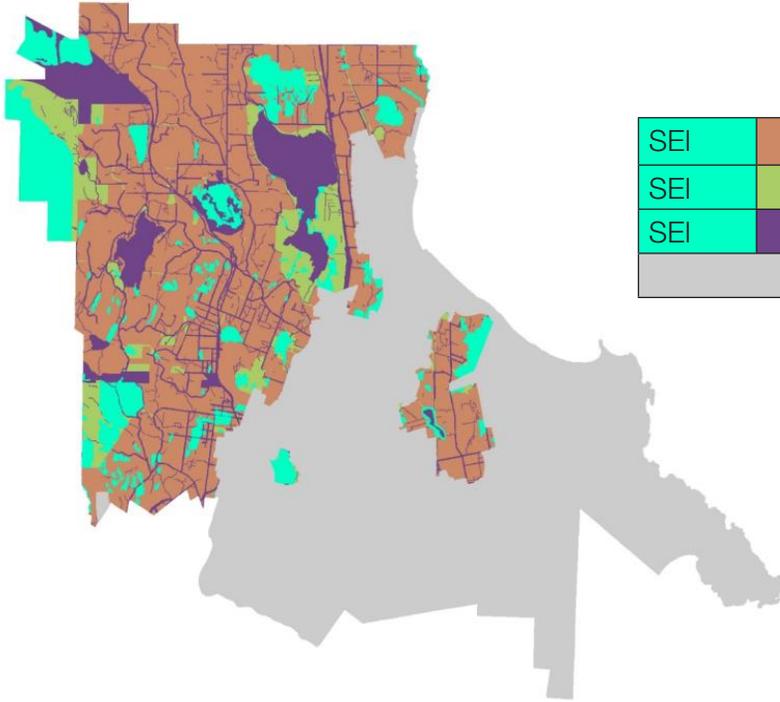


	Private	3334.8 ha
	Public	670.2 ha
	Other ²	1050.3 ha
	Urban Containment Boundary	

²“Other”: see page 2 for definition

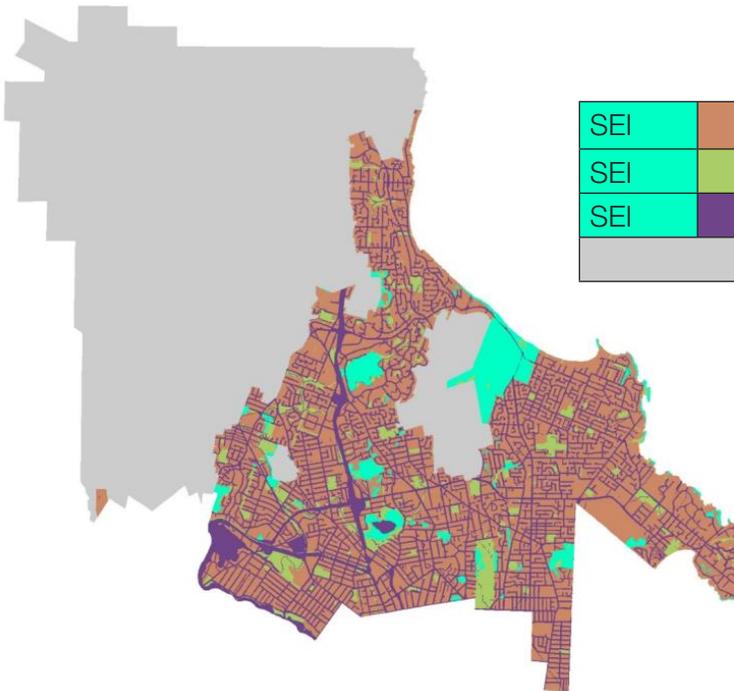


SEI Overlap with Land Ownership Categories: Outside the UCB



SEI	Private	235.6 ha	28.7%
SEI	Public	459.8 ha	56.0%
SEI	Other ³	125.8 ha	15.3%
Urban Containment Boundary			

SEI Overlap with Land Ownership Categories: Inside the UCB



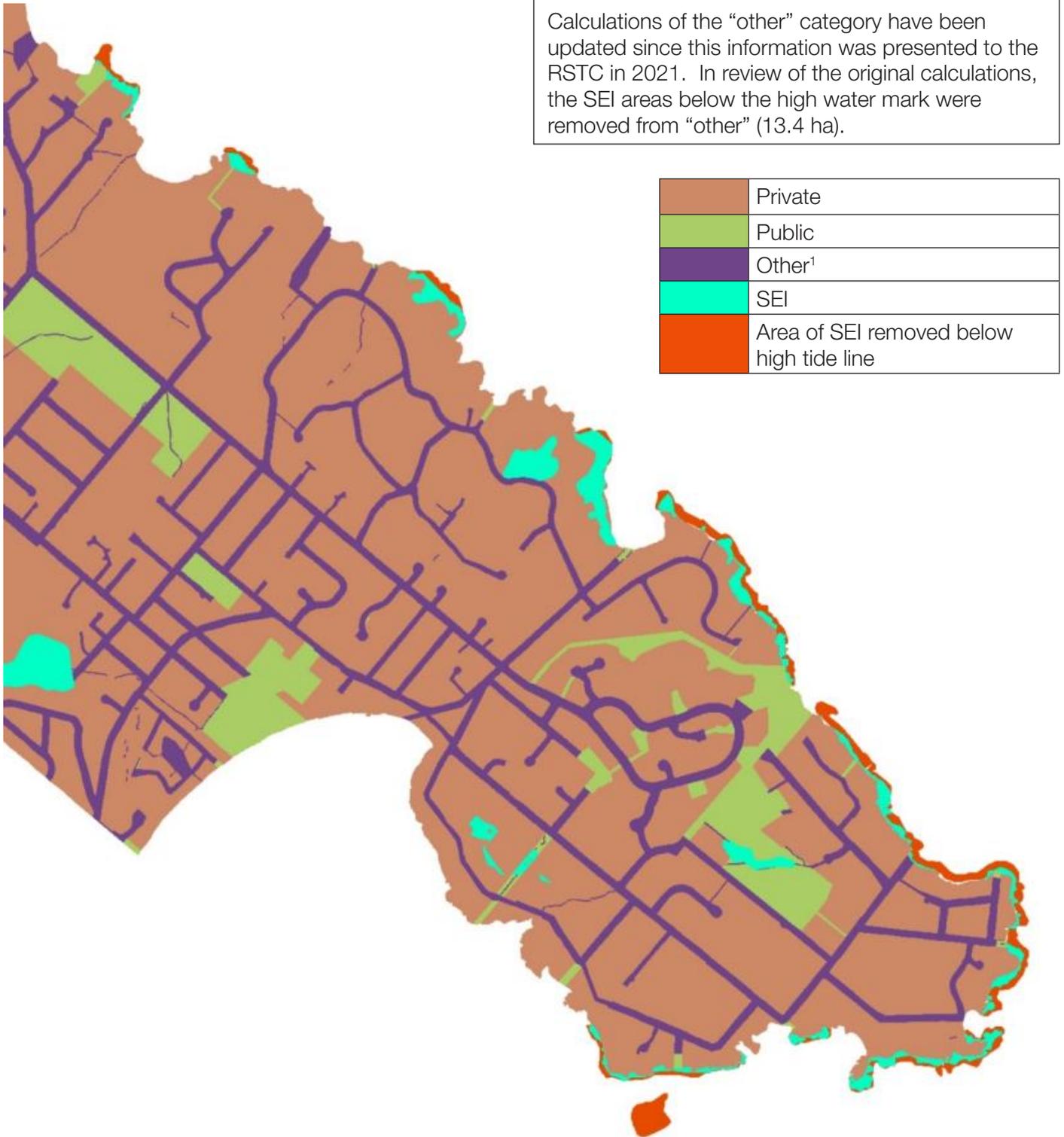
SEI	Private	32.2 ha	10.3%
SEI	Public	271.9 ha	86.7%
SEI	Other ³	9.3 ha	3.0%
Urban Containment Boundary			

³“Other”: see page 2 for definition



Updated “Other” Category Calculations:

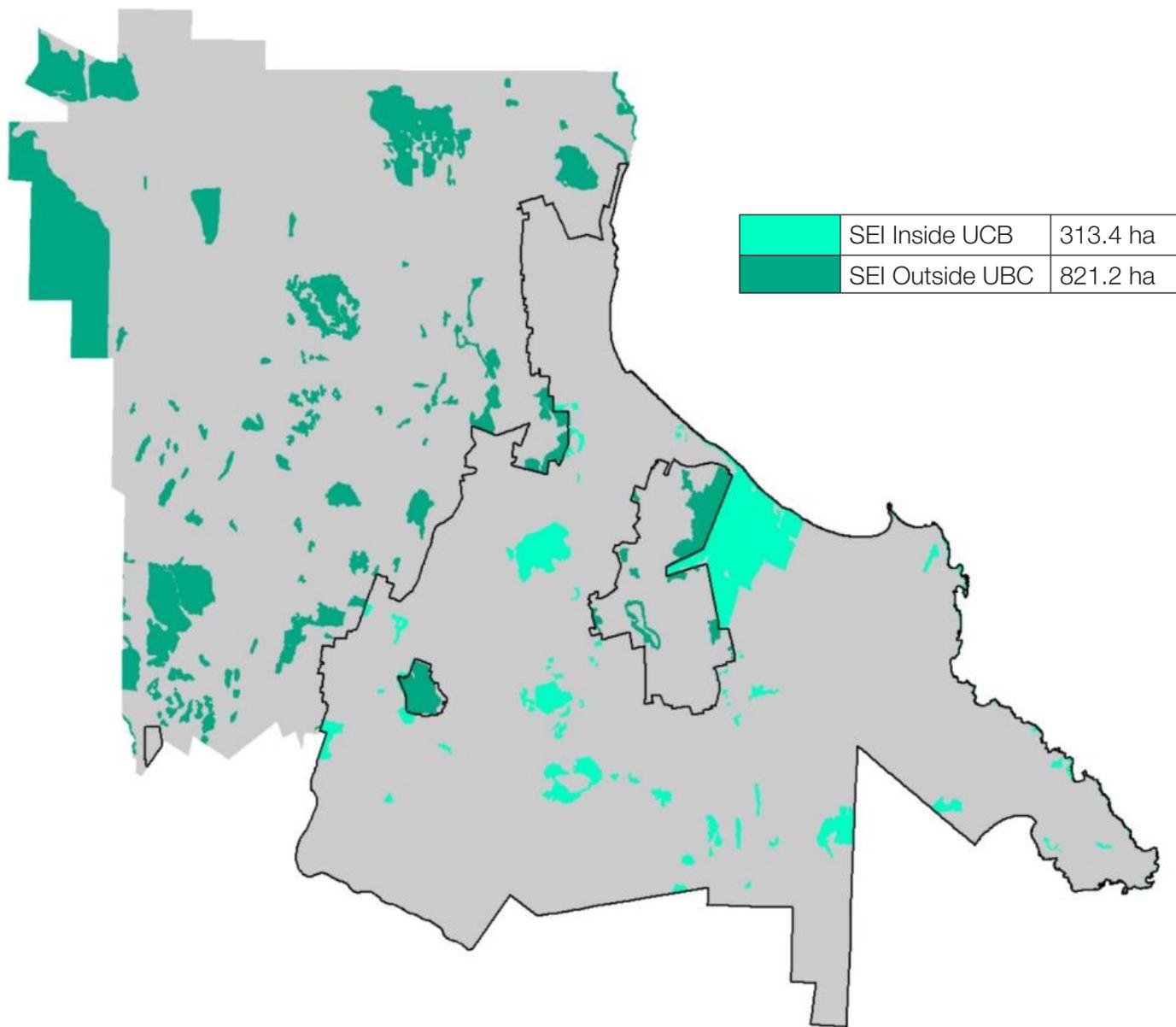
Calculations of the “other” category have been updated since this information was presented to the RSTC in 2021. In review of the original calculations, the SEI areas below the high water mark were removed from “other” (13.4 ha).



Sensitive Ecosystems Inventory (SEI) & the Urban Containment Boundary (UCB)

Of total SEI (1134.6 ha above high tide line):

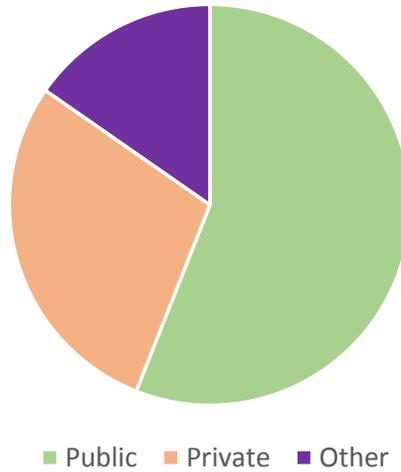
- 27.6% is within the UCB (313.4 ha)
- 72.4% is outside of the UCB (821.2 ha)



Distribution of SEI within Land Ownership Categories: Outside the UCB

SEI is distributed as follows (821.2 ha above high tide line):

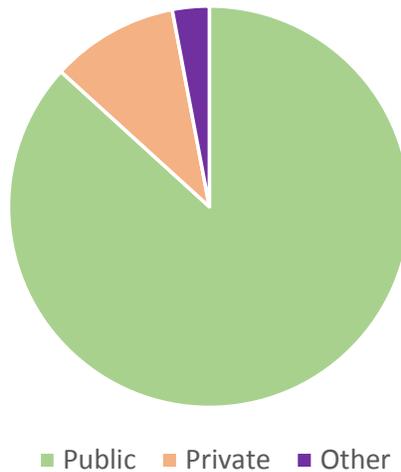
SEI within Land Ownership Categories: Outside the UCB



Distribution of SEI within Land Ownership Categories: Inside the UCB

SEI is distributed as follows (313.4 ha above high tide line):

SEI within Land Ownership Categories: Inside the UCB



Updated SEI Calculations

	Public Land (ha)	Public Land %	Private Land (ha)	Private Land (%)	Other h(a)	Other (%)	TOTALS
Area of SEI outside UCB	459.8	40%	235.6	21%	125.8	11%	73%
Area of SEI inside UCB	271.9	24%	32.2	3.0%	9.3	1%	27%

Numbers highlighted in green are original numbers that were double checked and confirmed. Numbers highlighted in yellow are updated with the removal of the SEI below the high tide line.

Note: when calculating the percentages of each type, they were calculated as a percentage of the total SEI, not just the SEI inside or outside of the UCB.

To help simplify things, the numbers have been reorganized into two separate tables below where the numbers are broken down separately by area (inside vs outside UCB):

SEI Outside UCB

Hectares of SEI outside UCB			Percentage of SEI outside UCB		
Public	Private	Other	Public	Private	Other
459.8 ha	235.6 ha	125.8 ha	56.0%	28.7%	15.3%

SEI Inside UCB

Hectares of SEI inside UCB			Percentage of SEI inside UCB		
Public	Private	Other	Public	Private	Other
271.9 ha	32.2 ha	9.3 ha	86.7%	10.3%	3.0%



Concluding Note

This information and analysis has been provided by Saanich staff to the Resilient Saanich Technical Committee (RSTC) in their work towards recommendations for an Environmental Policy Framework and Biodiversity Conservation Strategy for the District of Saanich. For more information about the RSTC and for minutes and information relating to their ongoing meetings, see the RSTC webpage under www.saanich.ca/biodiversity.

For more information about the topics in this report:

- Sensitive Ecosystems Inventory (SEI) – see the Saanich ESA Mapping for more information <https://www.saanich.ca/assets/Community/Documents/Environment/ESA-environmental-mapping-background-Feb2021.pdf>
- Urban Containment Boundary (UCB): see p. 4.9 of the Official Community Plan (OCP) <https://www.saanich.ca/assets/Local~Government/Documents/Corporate~and~Annual~Reports/2008%20OCP.pdf>



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