



Executive Committee Agenda

Date: Wednesday, April 15, 2026
Time: 9:15 a.m.
Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Victoria Office
#200 - 1627 Fort Street
Victoria, BC V8R 1H8

	Pages
1. CALL TO ORDER	
2. TERRITORIAL ACKNOWLEDGEMENT	
3. APPROVAL OF AGENDA	
3.1 Introduction of New Items	
3.2 Approval of Agenda	
3.2.1 Agenda Context Notes	5 - 5
4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING	
Nothing to report.	
5. ADOPTION OF MINUTES	
For review and adoption.	
5.1 Draft Executive Committee Meeting Minutes of March 25, 2026	6 - 14
6. FOLLOW UP ACTION LIST AND UPDATES	
6.1 Follow Up Action List/Director/CAO Updates	15 - 23
6.2 Local Trust Committee Chair Updates and Reports on Local Advocacy Topics	
6.3 Islands Trust Conservancy Liaison Update	
7. BYLAWS FOR APPROVAL CONSIDERATION	

7.1 Gabriola Island Local Trust Committee - Bylaws 321 and 322 - Request for Decision

24 - 52

1. THAT the Islands Trust Executive Committee approve Gabriola Island Local Trust Committee Bylaw No. 321, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025” in accordance with Section 27 of the *Islands Trust Act*.
2. THAT the Islands Trust Executive Committee approve Gabriola Island Local Trust Committee Bylaw No. 322, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025” in accordance with Section 27 of the *Islands Trust Act*.

8. TRUST COUNCIL MEETING PREPARATION - None

8.1 Executive

8.2 Trust Area Services

8.3 Planning Services

8.4 Financial and Employee Services

8.5 Legislative and Information Services

9. COMMITTEE OF THE WHOLE MEETING PREPARATION - None

9.1 Executive

9.2 Trust Area Services

9.3 Planning Services

9.4 Financial and Employee Services

9.5 Legislative and Information Services

10. EXECUTIVE COMMITTEE PROJECTS

10.1 Trust Council Initiated

10.1.1 Executive

10.1.2 Trust Area Services

10.1.2.1 Educational Webinar for Realtors - Request for Decision

53 - 55

THAT Executive Committee request staff to plan and host an educational webinar for realtors working in the Islands Trust Area.

10.1.3 Planning Services

10.1.4 Financial and Employee Services

10.1.5 Legislative and Information Services

10.2 Executive Committee Initiated

10.2.1	Executive	
10.2.2	Trust Area Services	
10.2.3	Planning Services	
10.2.4	Financial and Employee Services	
10.2.5	Legislative and Information Services	
10.2.5.1	Change of Dates for Regional Planning Committee and Trust Programs Committee November Meetings - Request for Decision	56 - 57
	THAT Executive Committee request the Trust Programs Committee to reschedule November 26, 2026 Trust Programs Committee meeting to January 7, 2027, and THAT Executive Committee request the Regional Planning Committee to reschedule the November 27, 2026 Regional Planning Committee meeting to January 8, 2027.	

11. NEW BUSINESS

11.1	Executive/Trust Council	
11.2	Trust Area Services	
11.2.1	2026/27 Communications Strategy - Request for Decision	58 - 67
	THAT Executive Committee approve the 2026/27 Islands Trust Communications Strategy and forward to Trust Council for information.	
11.3	Planning Services	
11.4	Financial and Employee Services	
11.5	Legislative and Information Services	

12. CORRESPONDENCE (for information unless raised for action)

12.1	2026-03-25 BC Geographical Names Office - Name Change NE Point of Tumbo Island	68 - 70
	For review and consideration of forwarding to Trust Council's June meeting agenda.	
12.2	2026-03-25 Rural Islands Economic Partnership - Islands Trust Secretariat 2026/27	71 - 72
12.2.1	2026-04-01 Rural Islands Economic Partnership - Islands Trust Secretariat 2026/27 - Resubmitted	73 - 74
	For review and consideration of forwarding to Trust Council's June meeting agenda.	
12.3	2026-03-27 My Sea to Sky - Initial comments on FortisBC's application to amend waste discharge permit PE-110163	75 - 108
	For review and consideration of forwarding to Trust Council's June meeting agenda.	

12.4	2026-04-02 Southern Resident Killer Whale Bulletin	109 - 114
12.5	2026-04-10 Saanich Inlet Roundtable - Next Meeting - May 14, 2026	115 - 115
13.	WORK PROGRAM	
13.1	Review and amendment of current work program	116 - 119
14.	NEXT MEETING	
	The next Executive Committee meeting will take place electronically on Wednesday, May 6, at 9:15 a.m.	
14.1	Location Change of Executive Committee Meetings till End of the Current Term	
	See Context Note.	
	THAT Executive Committee request staff change the location of the following Executive Committee meetings from Islands Trust Victoria Office to electronic:	
	• Wednesday, June 3, 2026; • Wednesday, July 29, 2026; • Wednesday, August 26, 2026; and, • Wednesday, October 28, 2026.	
	THAT Executive Committee request staff change the location of the following Executive Committee meetings from in-person to hybrid:	
	• Tuesday, June 16, 2026; and, • Wednesday, September 9, 2026.	
15.	CLOSED MEETING (if applicable)	
16.	ISLANDS TRUST CONSERVANCY BOARD JOINT SESSION	1:00 PM - 2:00 PM
		120 - 121
	Executive Committee is joined by Islands Trust Conservancy Board members to discuss agenda items in this category.	
16.1	Islands Trust Conservancy 5-year Plan - Update	
16.2	Policy 6.10.4 Islands Trust/Islands Trust Conservancy Board Communications - Discussion	
16.3	Whistleblower Policy for Islands Trust and Islands Trust Conservancy Staff and Trustees - Briefing	122 - 123
16.4	Islands Trust Conservancy Growth - What it Means Going Forward - Discussion	
17.	ADJOURNMENT	

Agenda No.	From	Context Notes
14.1	Executive Coordinator	Following Trust Council’s adoption of the Islands Trust 2026/27 budget, which reduced funding for in-person Executive Committee meetings for the remainder of the 2022–2026 term by \$3000, the Executive Committee meeting dates listed in the recommendation must be officially changed from in-person to electronic. The second recommendation is intended to facilitate the Chair and, where applicable, other Executive Committee members attending the pre–Trust Council Executive Committee meetings in a hybrid format. At a minimum, the Chair and one Executive Committee member are requested to attend in-person to support the smooth facilitation of the electronic June and September Trust Council quarterly meetings.



Executive Committee Minutes of a Regular Meeting

Date: Wednesday, March 25, 2026
Location: Electronic Meeting, and a physical location to view the
livestream of the meeting:
Islands Trust Victoria Office
#200 - 1627 Fort Street
Victoria, BC V8R 1H8

Members Present: Laura Patrick, Chair, Salt Spring Island Local Trust Area
Tobi Elliott, Vice-Chair, Gabriola Island Local Trust Area
David Maude, Vice-Chair, Mayne Island Local Trust Area
Timothy Peterson, Vice-Chair, Lasqueti Island Local Trust Area

Staff Present: Rueben Bronee, Chief Administrative Officer
David Marlor, Director, Legislative and Information Services
Clare Frater, Director, Trust Area Services
Julia Mobbs, Director, Financial and Employee Services
Derek Cockburn, Acting Director, Financial and Employee Services
Joe Elliott, Senior Indigenous Relations Advisor
Kim Stockdill, Island Planner
Renee Jamurat, Regional Planning Manager
Corlynn Strachan, Executive Administrative Assistant/Recorder

Members of the public present: One member of the public was present electronically.

1. CALL TO ORDER

The meeting was called to order at 9:15 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged with respect and humility that the lands and waters of the Trust area have been home to Indigenous people since time and memorial. Their deep connection to these islands continues to this day and that we honor their enduring presence, constitutional rights, and responsibilities. Trustees and staff provided introductions.

3. APPROVAL OF AGENDA

3.1 Introduction of New Items

DRAFT

The following additions to the agenda was presented for consideration:

- Addition of addendum Item 10.2.2.1: Islands Trust Property Tax Assessment Notice Insert for 2026/7 – Briefing
- Addition of new Item 11.2.1 Letter of Support for the Order of BC Nomination of Dr. Diana Allen

3.2 Approval of Agenda

By general consent the agenda was approved as amended.

3.2.1 Agenda Context Notes - None

4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING

The Chair reported that at the previous in-camera meeting, Executive Committee adopted the February 25, 2026 in-camera meeting minutes.

5. ADOPTION OF MINUTES

5.1 Draft Executive Committee Meeting Minutes of March 10, 2026

By general consent the Executive Committee minutes of March 10, 2026 were adopted as presented.

6. FOLLOW UP ACTION LIST AND UPDATES

6.1 Follow Up Action List/Director/ Chief Administrative Officer (CAO) Updates

The Committee reviewed the follow up action list, the CAO and Directors provided their area reports.

6.2 Local Trust Committee Chair Updates and Reports on Local Advocacy Topics

Local Trust Committee Chairs provided updates on recently attended and upcoming local trust committee meetings, as well as the Official Community Plan, and current local advocacy topics.

6.3 Islands Trust Conservancy Liaison Update

The Islands Trust Conservancy liaison provided an update.

7. BYLAWS FOR APPROVAL CONSIDERATION

7.1 Bowen Island Municipality – Municipal Regional District Tax Bylaw No. 701 - Request for Decision

The Senior Policy Advisor spoke to the information in the Request for Decision.

Discussion ensued on revising the letter of support.

EC-2026-037

It was MOVED and SECONDED,

that the Executive Committee advise Bowen Island Municipality that Bylaw No. 701, cited as "Bowen Island Short Term Accommodation Tax Bylaw No. 701, 2026" is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

EC-2026-038

It was MOVED and SECONDED,

that the Executive Committee request staff work with the Chair to send a letter of support to Bowen Island Municipality regarding the Municipal & Regional District Tax program.

CARRIED

7.2 Gambier Island Local Trust Committee - Proposed Bylaw No. 162 - Public Notification Bylaw - Request for Decision

The Northern Office Regional Planning Manager spoke to the information in the Request for Decision.

EC-2026-039

It was MOVED and SECONDED,

that the Islands Trust Executive Committee approve Gambier Island Local Trust Committee Bylaw No. 162, cited as "Gambier Island Local Trust Committee Public Notification Bylaw No. 162, 2026" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

7.3 Hornby Island Local Trust Committee - Proposed Bylaw No. 180 - Public Notification Bylaw - Request for Decision

The Northern Office Regional Planning Manager spoke to the information in the Request for Decision.

EC-2026-040

It was MOVED and SECONDED,

that the Islands Trust Executive Committee approve Hornby Island Local Trust Committee Bylaw No. 180, cited as "Hornby Island Local Trust

Committee Public Notification Bylaw No. 180, 2026" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

7.4 South Pender Island Local Trust Committee - Proposed Bylaw No. 131 – Public Notification Bylaw - Request for Decision

The Acting Regional Planning Manager spoke to the information in the Request for Decision.

Discussion:

- Vice Chair Elliott raised concerns about confusion for Pender community regarding public notice methods
- Recommendation to specify "South Pender Public Notice email subscriber list" instead of vague terms
- Direct email/mail remains an option but has higher administrative burden and risk
- Canada Post mail-out costs (~\$1,500) and frequency uncertainty raised as financial concern
- Executive Committee authority extends beyond policy statement to include cost, resourcing, and risk considerations
- Administrative bylaws do not require policy statement consistency review
- Provide clearer information to Local Trust Committee on implications, costs, and risks before reconsideration

EC-2026-041

It was MOVED and SECONDED,

that the Executive Committee not approve South Pender Island Local Trust Committee Bylaw No. 131, cited as "South Pender Island Local Trust Committee Public Notification Bylaw No. 131, 2025" due to unacceptable risk, costs, and vagueness.

CARRIED

EC-2026-042

It was MOVED and SECONDED,

that the Executive Committee recommends South Pender Island Local Trust Committee amend Bylaw No. 131, cited as "South Pender Island Local Trust Committee Public Notification Bylaw No. 131, 2025" by limiting minimum public notification methods to two.

CARRIED

8. TRUST COUNCIL MEETING PREPARATION

8.1 Roundtable Review of March 10-12 Trust Council Meeting – Discussion

- Venue and accommodation were excellent
- Separation of venue and accommodation caused challenges; suggested closer locations of 3-5 minutes or within walking distance
- Caterer quality varied; recommendation for more vegetarian options
- Comments that it was wonderful to be in Cowichan Tribes lands and have the Chief Daniels open the meeting
- Support for ITC Board members to attend budget discussion and connect with Trustees
- Importance of having the meeting on a Nations' traditional territory and inviting nations to develop relationships with Islands Trust staff
- Suggestion for scheduling an in-person meeting in the northern region to connect with other Nations, north of Nanaimo

8.2 Executive

8.2.1 March Trust Council Highlights

There was discussion on removing semi-colons from the Bylaw and Compliance and Enforcement policy section.

By general consent the March Trust Council Highlights were approved with edits.

8.2.2 Trust Council Follow Up Action List

Received for information.

8.3 Planning Services - None

8.4 Financial and Employee Services - None

8.5 Trust Area Services - None

8.6 Legislative and Information Services

8.6.1 Change of Dates for Regional Planning Committee and Trust Programs Committee November Meetings - Request for Decision

The Director of Legislative and Information Services spoke to the information on the Request for Decision and advised staff will come back with dates for consideration of forwarding to the June Islands Trust Council Quarterly Meeting agenda.

9. COMMITTEE OF THE WHOLE MEETING PREPARATION - None

10. EXECUTIVE COMMITTEE PROJECTS

10.1 Trust Council Initiated

10.1.1 Executive - None

10.1.2 Trust Area Services

10.1.2.1 2026/27 Meeting Decorum Materials - Request for Decision

The Director of Legislative and Information Services presented updated meeting decorum materials for approval, advising the updates are to promote culturally safe, inclusive, respectful, and discrimination-free public meetings.

Discussion:

- Change wording to: speakers *“should be clear and concise and must be respectful.”*
- Need for clear procedures/scripts for chairs on how to handle disruptions (e.g., warnings before removal).
- Suggestion that staff develop public communications explaining the updated decorum expectations, including rationale.

EC-2026-043

It was MOVED and SECONDED,

that the Executive Committee request staff to amend the Islands Trust meeting decorum notice to read “Should be clear and concise, and must be respectful.”

CARRIED

EC-2026-044

It was MOVED and SECONDED,

that the Executive Committee approve the meeting decorum poster, as amended, and the presentation slide for use at public meetings.

CARRIED

EC-2026-045

It was MOVED and SECONDED,

that the Executive Committee request staff to prepare public communication regarding meeting decorum expectations, with rationale, to distribute to all Local Trust Committee subscriber lists.

CARRIED

10.1.3 Planning Services - None

10.1.4 Financial and Employee Services - None

10.1.5 Legislative and Information Services - None

10.2 Executive Committee Initiated

10.2.1 Executive - None

10.2.2 Trust Area Services

10.2.2.1 Islands Trust Property Tax Assessment Notice Insert for 2026/7 – Briefing

The Director of Trust Area Services spoke to the addendum and advised that staff will proceed with submission as part of routine operations.

10.2.3 Planning Services - None

10.2.4 Financial and Employee Services - None

10.2.5 Legislative and Information Services - None

11. NEW BUSINESS

11.1 Executive/Trust Council

11.1.1 Transport Canada - Potential regulations to increase access to marine emergency services and improve response to pollution incidents - Discussion

Vice-Chair Peterson spoke to the topic, and advised the submission deadline is April 17.

Discussion:

- Staff advised that limited capacity prevents a detailed response within the timeline, but a general statement of support could be prepared, with careful wording to avoid implying full endorsement.
- Individual trustees could submit their own input, with an opportunity for more detailed feedback later, through working group efforts.
- The Executive Committee supported submitting a general response and introduced the following motion.

EC-2026-046

It was MOVED and SECONDED,

that the Executive Committee request the Chair to provide a response to the Transport Canada discussion paper regarding potential regulations to increase access to marine emergency services and improve response to pollution incidents.

CARRIED

11.2 Trust Area Services

11.2.1 Letter of Support for the Order of BC Nomination of Dr. Diana Allen

The Chief Administrative Officer noted that the idea for this letter came from staff, as Dr. Allen has carried out extensive work throughout the Trust area. This includes historical contributions with the Islands Trust, such as reports on groundwater issues and saltwater intrusion across the Gulf Islands.

EC-2026-047

It was MOVED and SECONDED,

that the Executive Committee request the Chair to provide a letter of support for the nomination of Dr. Diana Allen to the Order of BC.

CARRIED

11.3 Planning Services - None

11.4 Financial and Employee Services - None

11.5 Legislative and Information Services

11.5.1 Appointment of Treasurer - Request for Decision

The Director of Legislative and Information Services clarified that the departure date for the current Director of Financial and Employee Services is late April, not March 23. The resolution wording for the position title was also corrected from “Finance” to “Financial.”

EC-2026-048

It was MOVED and SECONDED,

that the Executive Committee appoint Director of Financial and Employee Services, Derek Cockburn, to the office of Treasurer.

CARRIED

12. CORRESPONDENCE (for information unless raised for action)

DRAFT

12.1 2026-03-03 D. Wallinger - Formal Submission – Deer Overabundance and Ecological Integrity in the Gulf Islands

Received for information.

12.2 2026-03-09 D. Dunnison - The Islands Trust Area is Uniquely Beautiful, but Perhaps not Ecologically Unique

Received for information.

12.3 2026-03-14 S Wright - SP Bylaw 129 Decision

Received for information.

13. WORK PROGRAM

13.1 Review and amendment of current work program

14. NEXT MEETING

The next Executive Committee meeting will take place electronically on Wednesday, April 15, 2026 at 9:15 a.m.

15. CLOSED MEETING

Not required.

16. ADJOURNMENT

By general consent the meeting adjourned at 11:44 a.m.

Laura Patrick, Chair

CERTIFIED CORRECT:

Corlynn Strachan, Executive Administrative Assistance and Recorder

Minutes are not official until adopted at a subsequent meeting.

Follow Up Action Report

Executive Committee

Chief Administrative Officer

Progress	Activity	Responsibility	Dates	Status
75%	1 Explore future education/workshop sessions on decision-making to benefit trustees. Deferred to next council term per decision of EC Feb 25, 2026.	Rueben Bronee	Meeting: 24-May-2023 Target: 13-Mar-2026	In Progress
0%	2 Staff to work with the Chair to provide a response to the Transport Canada discussion paper regarding potential regulations to increase access to marine emergency services and improve response to pollution incidents.	Rueben Bronee	Meeting: 25-Mar-2026 Target: 17-Apr-2026	In Progress
0%	3 Staff to proceed with the appointment of the Director of Financial and Employee Services, Derek Cockburn, to the office of Treasurer.	Rueben Bronee	Meeting: 25-Mar-2026 Target: 31-Mar-2026	Completed

Follow Up Action Report

Executive Committee

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Investigate options for policies or policy updates for formal opportunities for First Nations presentations and engagement at Trust Council meetings. DEFERRED: Not yet started. Trust Council December 2025 resolution to not start new work this term.	David Marlor	Meeting: 07-Oct-2021 Target: 03-Jun-2026	In Progress
51%	2 Staff to develop policy regarding s. 8 (2) (h.1) (iii) and (iv) of the Islands Trust Act. This request responded to changes to the Islands Trust Act to give Trust Council new discretionary powers relating to supporting and give financial assistance to others to (iii)engage in activities to gain knowledge about the unique amenities and environment of the trust area and to increase public awareness, understanding and appreciation of the unique amenities and environment; (iv)preserve and protect the unique amenities and environment of the trust area. Executive Committee has discussed there may be an opportunity to concurrently review the secretariat services, and grants in aid policies with the intention of identifying administrative efficiencies.	David Marlor	Meeting: 12-Apr-2022 Target: 16-Jun-2026	In Progress
25%	3 Implement the Executive Committee approved "The Role of the Trust" webinar project charter.	Clare Frater David Marlor	Meeting: 05-Jun-2024 Target: 17-Oct-2026	In Progress
50%	4 Staff to prepare a primer on principles of the meeting assembly based on the guidelines from the training session May 19, 2022 along with clarification on points of order.	David Marlor	Meeting: 15-Jan-2025 Target: 16-Jun-2026	In Progress

Follow Up Action Report

Executive Committee

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	5 Staff to draft options for an updated version of Policy 6.12.2 UBCM/AVICC MEMBERSHIP AND RESOLUTIONS. This will be undertaken as part of the Governance Committee on-going project to review and update TC policies.	David Marlor	Meeting: 17-Jun-2025 Target: 09-Sep-2026	In Progress
75%	6 Staff will review the Resolution Without Meetings (RWMs) policy further and report back with findings and recommendations. Being undertaken and will go to GC and then to EC and TC. Expected to TC in June 2026.	David Marlor	Meeting: 02-Jul-2025 Target: 09-Sep-2026	In Progress
50%	7 Staff to amend the Islands Trust Council Meeting Procedures Bylaw No.101 to reflect the fact that the Islands Trust is unable to proceed with its first Trust Council meeting of a new term until Bowen Island Municipality formally appoints two Bowen Island Municipality Councilors as Islands Trust Trustees, which occurs in the first couple weeks of November. Underway and will come to June 2026 Trust Council.	David Marlor	Meeting: 29-Oct-2025 Target: 02-Jun-2026	In Progress
0%	8 Staff to come back with dates for the Regional Planning Committee and Trust Programs Committee November Meetings, for consideration of forwarding to the June Islands Trust Council Quarterly Meeting agenda.	David Marlor	Meeting: 25-Mar-2026 Target: 15-Apr-2026	In Progress

Follow Up Action Report

Executive Committee

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
66%	1 Staff to: a) evaluate the implications of a longer referral response window, and; b) consider how Trust Council and local trust committees (LTC's) might consult with First Nations to better understand what changes to the current referral process should be made to both improve communication and to further reconciliation, and report back to Trust Council.	Stefan Cermak	Meeting: 29-Jun-2023 Target: 31-Mar-2026	In Progress
100%	2 Advise Planner of the Executive Committee approval of the Gambier Island Local Trust Committee Bylaw No. 162, cited as "Gambier Island Local Trust Committee Public Notification Bylaw No. 162, 2026" in accordance with Section 27 of the Islands Trust Act.	Stefan Cermak	Meeting: 25-Mar-2026 Target: 27-Mar-2026	Completed
100%	3 Advise Planner of the Executive Committee approval of the Hornby Island Local Trust Committee Bylaw No. 180, cited as "Hornby Island Local Trust Committee Public Notification Bylaw No. 180, 2026" in accordance with Section 27 of the Islands Trust Act.	Stefan Cermak	Meeting: 25-Mar-2026 Target: 27-Mar-2026	Completed
100%	4 Advised Planner of the following: that the Executive Committee not approve South Pender Island Local Trust Committee Bylaw No. 131, cited as "South Pender Island Local Trust Committee Public Notification Bylaw No. 131, 2025" due to unacceptable risk, costs, and vagueness. that the Executive Committee recommends South Pender Island Local Trust Committee amend Bylaw No. 131, cited as "South Pender Island Local Trust Committee Public Notification Bylaw No. 131, 2025" by: a. Limiting minimum public notification methods to two.	Stefan Cermak	Meeting: 25-Mar-2026 Target: 27-Mar-2026	Completed

Follow Up Action Report

Executive Committee

Director, Financial and Employee Services

Progress	Activity	Responsibility	Dates	Status
51%	1 Staff to add to a future EC agenda: Honoraria for Indigenous elders providing welcomes or presentations at local trust committee meetings.	Clare Frater Derek Cockburn	Meeting: 20-Dec-2023 Target: 03-Jun-2026	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
51%	1 Staff to add to a future EC agenda: Honoraria for Indigenous elders providing welcomes or presentations at local trust committee meetings.	Clare Frater Derek Cockburn	Meeting: 20-Dec-2023 Target: 03-Jun-2026	In Progress
15%	2 Staff to develop a protocol agreement in cooperation with Snuneymuxw First Nation for Trust Council's consideration. ON HOLD at request of Snuneymuxw First Nation.	Clare Frater	Meeting: 05-Jun-2024 Target: 31-Mar-2027	In Progress
25%	3 Implement the Executive Committee approved "The Role of the Trust" webinar project charter.	Clare Frater David Marlor	Meeting: 05-Jun-2024 Target: 17-Oct-2026	In Progress
10%	4 Staff to develop a protocol agreement in cooperation with Quw'utsun (Cowichan) Nation for Trust Council's consideration.	Clare Frater	Meeting: 24-Jul-2024 Target: 31-Mar-2027	In Progress
0%	5 Staff to put on a future Executive Committee meeting agenda for Executive Committee to consider: 'that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) request that the Executive Committee consider a policy on engagement and communication with First nations in the Trust area, to be developed with Local Trust Committees, with respect to standing resolutions on Reconciliation and engagement with local First Nations. ' This item is proposed as an action in the draft Indigenous Relations Action Plan. Should it remain in the approved Plan, staff recommend this item be removed.	Clare Frater Joe Elliott	Meeting: 18-Jun-2024 Target: 31-Mar-2027	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
49%	6 Staff, with advice from Trustee Elliott, to draft a letter to Snuneymuxw First Nation to gauge their interest in a joint meeting and mention that there is an opportunity to jointly apply for up to a \$20,000 Union of BC Municipality Community to Community Grant. In preparation for a potential grant application with Snuneymuxw First Nation staff to estimate associated costs, and report back to Executive Committee. (ON HOLD)	Clare Frater	Meeting: 18-Dec-2024 Target: 30-Apr-2026	In Progress
15%	7 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_SÁNEC Leadership Council Society, to develop an agreement for Trust Council consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 08-Sep-2026	In Progress
80%	8 Staff to apply for, and, if successful, manage a \$20,000 grant from the UBCM Community to Community grant program to support a relationship building event with Tsawout First Nation.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 03-Jul-2026	In Progress
2%	9 Staff to develop a protocol agreement in cooperation with Tsawout First Nation for Trust Council's consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 03-Jul-2026	In Progress
0%	10 Staff to prepare a request for decision recommending undertaking advocacy on enshrining the Coastal Marine Strategy into legislation for the June Trust Council meeting.	Clare Frater	Meeting: 04-Feb-2026 Target: 03-Jun-2026	In Progress
0%	11 Staff to invite a presentation on the Coastal Marine Strategy for the June Trust Council meeting.	Clare Frater	Meeting: 04-Feb-2026 Target: 15-May-2026	In Progress
0%	12 Staff to prepare a report evaluating advocacy for the term and to provide background on the advocacy program for trustee orientation.	Clare Frater	Meeting: 04-Feb-2026 Target: 01-Oct-2026	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	13 Staff to prepare a high-level, order-of-magnitude cost estimate for co-developing protocol agreements and for conducting meaningful engagement with all the First Nations with rights and territorial interests in the Trust Area for the significant projects (e.g., Trust Policy Statement and LTC OCP/LUB update projects), to clarify the fiscal implications and to support discussions with senior government regarding funding mechanisms necessary for implementation.	Clare Frater	Meeting: 25-Feb-2026 Target: 03-Jun-2026	In Progress
100%	14 Staff to advise the Bowen Island Municipality that Bylaw No. 701, cited as "Bowen Island Short Term Accommodation Tax Bylaw No. 701, 2026" is not contrary to or at variance with the Islands Trust Policy Statement.	Clare Frater	Meeting: 25-Mar-2026 Target: 31-Mar-2026	Completed
100%	15 Staff to work with the Chair to send a letter of support to Bowen Island Municipality regarding the Municipal & Regional District Tax program.	Clare Frater	Meeting: 25-Mar-2026 Target: 31-Mar-2026	Completed
0%	16 Staff to amend the Islands Trust meeting decorum notice to read "Should be clear and concise, and must be respectful." Staff to amend the meeting decorum poster with suggested edits.	Clare Frater	Meeting: 25-Mar-2026 Target: 15-Apr-2026	In Progress
0%	17 Staff to prepare public communication regarding meeting decorum expectations, with rationale, to distribute to all Local Trust Committee subscriber lists.	Clare Frater	Meeting: 25-Mar-2026 Target: 15-Apr-2026	In Progress
100%	18 Staff to proceed with submission of the Islands Trust Property Tax Assessment Notice Insert for 2026/27.	Clare Frater	Meeting: 25-Mar-2026 Target: 01-Apr-2026	Completed

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
100%	19 Staff to work with the Chair to provide a letter of support for the nomination of Dr. Diana Allen to the Order of BC.	Clare Frater	Meeting: 25-Mar-2026 Target: 17-Apr-2026	Completed

Senior Indigenous Relations Advisor

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to put on a future Executive Committee meeting agenda for Executive Committee to consider: 'that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) request that the Executive Committee consider a policy on engagement and communication with First nations in the Trust area, to be developed with Local Trust Committees, with respect to standing resolutions on Reconciliation and engagement with local First Nations. ' This item is proposed as an action in the draft Indigenous Relations Action Plan. Should it remain in the approved Plan, staff recommend this item be removed.	Clare Frater Joe Elliott	Meeting: 18-Jun-2024 Target: 31-Mar-2027	In Progress
15%	2 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_SÁNEC Leadership Council Society, to develop an agreement for Trust Council consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 08-Sep-2026	In Progress
80%	3 Staff to apply for, and, if successful, manage a \$20,000 grant from the UBCM Community to Community grant program to support a relationship building event with Tsawout First Nation.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 03-Jul-2026	In Progress
2%	4 Staff to develop a protocol agreement in cooperation with Tsawout First Nation for Trust Council's consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 03-Jul-2026	In Progress



Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: PLRZ20240091 (Mid Island
Co-operative Services Ltd.)

DATE OF MEETING: April 15, 2026
TO: Islands Trust Executive Committee
FROM: Ian Cox, Planner 2
SUBJECT: Gabriola Island Local Trust Committee –Bylaws 321 and 322

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve Gabriola Island Local Trust Committee Bylaw No. 321, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025” in accordance with Section 27 of the *Islands Trust Act*.**
2. **THAT the Islands Trust Executive Committee approve Gabriola Island Local Trust Committee Bylaw No. 322, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025” in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

Gabriola Island Local Trust Committee has referred Bylaw No. 321 and 322 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaws as they are not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational

None at this time.

Financial

None at this time.

Policy

None at this time.

Implementation/Communications

Communication to **Gabriola Island Local Trust Committee** regarding the Executive Committee decision by **April 15, 2026**.

Other

None at this time.

PURPOSE

Gabriola Island Local Trust Committee Bylaw No. 321, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025” (Attachment 3) and Bylaw No. 322, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025” (Attachment 4) respond to an application to rezone 793 Lockinvar Lane, Gabriola Island to allow propane storage as a permitted principal use on the property.

If adopted, Bylaw No. 321 will amend the Gabriola Island Official Community Plan (OCP) to include the subject property in the Village Commercial Land Use Designation and in the Village Centre Development Permit Area (DPA) 7. The DPA establishes objectives for form and character, water conservation and reduction of greenhouse gas emissions. The OCP amendment is in accordance policies related to the expansion of the Village Commercial designation that can be considered based on compliance with certain criteria as listed in the bylaw.

If adopted, Bylaw No. 322 will amend the Gabriola Island Land Use Bylaw (LUB) to include the subject property in a new site-specific zone, Village Commercial 4 (VC4), to allow propane storage as a principal use in connection with the existing Co-op gas station business on the adjacent lot. The 0.19-hectare parcel is currently zoned Institutional 2 (IN2) which permits uses such as public schools, emergency services, library, post office, medical laboratory, etc. Following the rezoning, propane storage would also be permitted in addition to the existing uses in the new VC4 zone.

These bylaw amendments will apply to 793 Lockinvar Lane, Gabriola, legally described as: LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22723 (PID: 002-623-463)

BACKGROUND

Gabriola Island Local Trust Committee Bylaw No. 321 and 322

At its regular business meeting on September 4, 2025, the Gabriola Island Local Trust Committee (LTC) gave First and Second Reading to Bylaw No. 321 and 322. A Community Information Meeting (CIM) was held as a stand-alone meeting on February 2, 2026. In accordance with requirements under section 464 of the *Local Government Act*, a Public Hearing was held for the bylaws on February 20, 2026, following which Third Reading was given. The LTC also passed resolutions to forward the bylaws to the Executive Committee and to the Minister of Municipal Affairs and Housing.

The LTC has considered and determined that the proposed bylaws are not contrary to or at variance with the Islands Trust Policy Statement (Attachments 3 and 4).

Issues Relating to Provincial Interest

The Bylaws were referred to regional agencies including Island Health, who indicated no objection to approval of the bylaws, providing that if water or septic systems are required in connection to the uses on the lot, the pertinent Drinking Water Protection Act and Sewerage System Regulation will apply.

The Gabriola Volunteer Fire Department also provided a response, stating that, “The proposed zoning changes, road access, and water supply all appear appropriate for both locations. The area is protected within the commercial zone under GVFD’s Fire Underwriters Survey. Based on this, the locations seem suitable for rezoning within their designated fire protection area.”

Issues Relating to First Nation Interest

The proposed bylaws were referred to Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Penelakut Tribe, Snuneymuxw First Nation, Stz'uminus First Nation, and Tsu'uubaa-asatx First Nation for comment.

The following is a summary of responses received:

- Snuneymuxw First Nation – Deferred comment on the referral, but would like to remain informed and retains the right to comment further if and when development associated with the proposed bylaw amendment occurs, particularly related to ground disturbance.
- All other of the eight referral First Nations, Tribes and Bands have deferred comment to Snuneymuxw First Nation and/or to any directly affected Nations at this time.

Issues Relating To Resources and Enforcement

There are no concerns related to staff resources, funding, or enforcement.

Public Comments

No public comments to the Executive Committee on these bylaws have been received. The Gabriola LTC received two submissions in response to the Notice of Public Hearing. One raised concern over safe handling of propane generally and the location of storage tanks on the property as related to traffic flow and public access, and the other about storm water management issues for an adjacent property. The LTC addressed these concerns in its deliberation and requested staff to provide additional information to the constituents.

Staff Comments

Staff recommend Executive Committee approve Gabriola LTC Bylaws No. 321 and 322, supported by the following:

- The proposed bylaws are consistent with the ITPS;
- First Nation referrals were completed and no immediate concerns were raised;
- Agency referrals were completed and no immediate concerns were raised;
- Statutory processes have been completed including a Public Hearing.

RELEVANT POLICY

- Section 27 of the *Islands Trust Act*
- Islands Trust Policy Statement Directive Policies
- Islands Trust Policy 1.3.i [Policy Statement Implementation Policy]

ALTERNATIVE

1. Determine that the bylaws are contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise Gabriola Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 321, cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025" and Bylaw No. 322, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025" are contrary to or at variance with the Islands Trust Policy Statement for

[INSERT REASONS], and advise the Gabriola Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Ian Cox, Planner 2	February 25, 2026
Concurrence:	Director, Planning Services	April 7, 2026

ATTACHMENTS

1. Bylaw No. 321 EC Submission Cover
2. Bylaw No. 322 EC Submission Cover
3. Bylaw No. 321 Submission Checklist
4. Bylaw No. 322 Submission Checklist
5. Bylaw First Nations and Agencies Referrals Report
6. Islands Trust Policy Statement Directives Only Checklist Bylaw No. 321
7. Islands Trust Policy Statement Directives Only Checklist Bylaw No. 322
8. Proposed Bylaw No. 321
9. Proposed Bylaw No. 322



Local Trust Committee Bylaws Submission for Executive committee Approval

Local Trust Committee: Gabriola Island Local Trust Committee

Bylaw No.: GB-321

Bylaw Type: Official Community Plan Bylaw

Date of resolution referring bylaw to Executive Committee: 19-Feb-2026

- ☒ Bylaw Submission Checklist attached
- ☒ Policy Statement Checklist attached*
* not required for administrative bylaws
- ☒ Summary of Bylaw Intent Attached

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

Deadline for Executive Committee decision (one month after receipt by Secretary as determined pursuant to the Interpretation Act*): _____

Date bylaw will appear on Executive Committee agenda: _____

- *a month means "a period calculated from a day in one month to a day numerically corresponding to that day in the following month, less one day"*
- *In the calculation of time expressed as clear days, weeks, months or years, or as "at least" or "not less than" a number of days, weeks, months, or years, the first and last*

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Gabriola Island Local Trust Committee

Bylaw No.: GB-322

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: 19-Feb-2026

- ☒ Bylaw Submission Checklist attached
- ☒ Policy Statement Checklist attached*
* not required for administrative bylaws
- ☒ Summary of Bylaw Intent Attached

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

Deadline for Executive Committee decision (one month after receipt by Secretary as determined pursuant to the Interpretation Act*): _____

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Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Executive Committee

Policy Checklist

Checklist Key:

Consistent	The bylaw is consistent with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
Contrary	The bylaw is inconsistent (contrary or at variance) with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
Not-Applicable	The policy is not applicable with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv .

Executive Committee Legislative Role Policy (2.4)

Consistent	i	Bylaw is consistent with the object of the Trust
Consistent	ii	Bylaw is not contrary to or at variance to the Islands Trust Policy Statement
Consistent	iii	Bylaw does not expose the Islands Trust to unreasonable expense in the administration or enforcement of the bylaw
Consistent	iv	Bylaw is not enacted without legal authority, including inconsistency with the relevant OCP (based on legal advice)

Checklist Key:

Requires Resources	Staff resources required to assist with administration.
No Resources Required	No staff resources required.

The Bylaw has been Examined Against Best Management Practices for Delivery of Local Planning Services as found in Section 5.9 of the Islands Trust Policy Manual

No Resources Required	B.5	Bylaw is consistent with the object of the Trust
No Resources Required	B10	Bylaw is not contrary to or at variance to the Islands Trust Policy Statement

Comments

Completed By: Nadine Mourao

Status

Date Resolution Referred to Exective Committee: 19-Feb-2026

Reading:

Executive Committee

Policy Checklist

Checklist Key:

Consistent	The bylaw is consistent with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
Contrary	The bylaw is inconsistent (contrary or at variance) with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
Not-Applicable	The policy is not applicable with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv .

Executive Committee Legislative Role Policy (2.4)

Consistent	i	Bylaw is consistent with the object of the Trust
Consistent	ii	Bylaw is not contrary to or at variance to the Islands Trust Policy Statement
Consistent	iii	Bylaw does not expose the Islands Trust to unreasonable expense in the administration or enforcement of the bylaw
Consistent	iv	Bylaw is not enacted without legal authority, including inconsistency with the relevant OCP (based on legal advice)

Checklist Key:

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No Resources Required	B.5	Bylaw is consistent with the object of the Trust
No Resources Required	B10	Bylaw is not contrary to or at variance to the Islands Trust Policy Statement

Comments

Completed By: Nadine Mourao

Status

Date Resolution Referred to Exective Committee: 19-Feb-2026

Reading:

Referrals: Bylaws 321 (OCP) & 322 (LUB)

Agency	Sent	Received
BC Ambulance Service <i>Referrals Coordinator</i>	2025-10-08	
BC Assessment <i>Heather Macleod</i>	2025-10-08	
Cowichan Tribes <i>Emery Sanderson</i> Comments: Cowichan Tribes defers to Snuneymuxw First Nation. (email) Cowichan Tribes defers to the nearby First Nation (email)	2025-09-12	2025-09-15 2026-02-04
Gabriola Volunteer Fire Department <i>Fire Chief and Board of Trustees</i> Comments: I have reviewed Bylaws 318 and 319, as well as Bylaws 321 and 322. The proposed zoning changes, road access, and water supply all appear appropriate for both locations. The area is also protected within our commercial zone under our Fire Underwriters Survey. Based on this, I believe the locations are suitable for rezoning within their designated fire protection area. (email) Chief Sprogis	2025-11-06 2026-02-03	2025-11-18
Halalt First Nation <i>Referrals Coordinator</i>	2025-09-12	
Lyackson First Nation <i>Referrals Coordinator</i>	2025-09-12	
Ministry of Transportation & Infrastructure <i>Referrals Coordinator</i>	2025-10-08	
Ministry of Water, Land and Resource Stewardship <i>Shawn Meisner</i> Comments: The Province has reviewed the referral package and has no objection to the proposal for allowing Mid-Island Co-op to store propane within their property, PID 002-623-463, and any amendments of bylaw as may be necessary to allow for this use.	2025-10-08	2025-12-12
Penelakut Tribe <i>Referrals Coordinator</i>	2025-09-12	

Regional District of Nanaimo <i>Referrals Coordinator</i>	2025-10-08	
School District 68 <i>Pete Sabo</i> Comments: No comments	2025-09-08	2025-10-22
Semiahmoo First Nation <i>Referrals Coordinator</i>	2025-09-12	
Snuneymuxw First Nation (early referral) <i>Hannah Paulson</i> Comments: Differed, with the option to re-evaluate it if new information emerged during the rezoning process. This is particularly relevant if any activities related to the amendments involve ground disturbance, such as building removals or site excavation. (email)	2025-05-22	2025-05-23
Snuneymuxw First Nation <i>Online Portal</i> Comments: Thank you for keeping the Nation informed about the progress of this project and confirming that there have been no changes since the previous referral for these works. As such, the Snuneymuxw First Nation defers comment on the abovementioned referral. Snuneymuxw's deferral is only applicable to initial notification and non-transferrable. Snuneymuxw's deferral does not mean that there are no potential impacts to Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right to review this deferral if new information arises.	2025-09-12	2025-09-24
Stz'uminus First Nation <i>Referrals Coordinator</i>	2025-09-12	
Ts'uubaa-asatx First Nation <i>Online Portal</i> Comments: The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nu-	2025-09-12	2025-09-15



Islands Trust

chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected. Monty Horton (email)		
Vancouver Island Health Authority <i>Referrals Coordinator</i> Comments: Approval Recommended Subject to Conditions: Highlights • The proposed rezoning change is for a 0.19ha parcel currently zoned for Institutional 2 usage to allow for propane storage in connection with the existing Mid Island Consumer Services Cooperative business. Mid Island Co-Op is the owner of both properties and operates a food premises and gas store adjacent to this property. Regulatory Considerations Drinking Water • Under the Drinking Water Protection Act and Regulation, any construction, installation, alteration, or extension of (a) a water supply system, or (b) works, facilities, or equipment that are intended to be a water supply system or part of a water supply system, must be issued a construction permit from our Public Health Engineer. Consultation with our Drinking Water Officer will be needed if this is to occur. Currently, the Mid Island Consumer Services Co-Operative adjacent to this property is in compliance with the Drinking Water Protection Act and its Regulation. For more	2025-09-08 2025-10-24	2025-10-23



Islands Trust

information, please refer to <https://www.islandhealth.ca/learn-about-health/drinkingwater/drinking-water-legislation-approval>.

Sewerage Disposal

- Sewage disposal for the rezoning must be in compliance with the Sewerage System Regulation or the BC Municipal Wastewater Regulation. Record of Sewage System filings are a requirement for future sewerage disposal systems or connection of new building to existing disposal systems.

Recommendations under Island Health's Healthy Built Environment Initiative

- Island Health has no objection to the rezoning of this property to allow for propane storage in connection with the existing co-op gas station/food premises.

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: PLRZ20250091 (Mid Island Co-op)
Bylaw 321 OCP

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
n/a	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
n/a	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
n/a	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
n/a	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
n/a	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
n/a	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
CONSISTENT	No.	DIRECTIVE POLICY
n/a	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
n/a	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
n/a	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
n/a	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
n/a	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
n/a	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

CONSISTENT	No.	DIRECTIVE POLICY
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
n/a	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
n/a	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
n/a	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
n/a	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste

n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY
	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: PLRZ20250091 (Mid Island Co-op)
Bylaw 322 - LUB

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
n/a	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
n/a	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
n/a	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
n/a	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
n/a	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
n/a	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
n/a	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
n/a	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
n/a	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
n/a	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
n/a	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.2.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of native biological resources and habitats.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
n/a	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
n/a	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
n/a	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
n/a	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 321

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025”.

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw No. 166, 1997”, is amended as per Schedule “1” and Schedule “2”, attached to and forming part of this bylaw

READ A FIRST TIME THIS 4TH DAY OF SEPTEMBER , 2025

READ A SECOND TIME THIS 4TH DAY OF SEPTEMBER , 2025

PUBLIC HEARING HELD THIS 19TH DAY OF FEBRUARY , 2026

READ A THIRD TIME THIS 19TH DAY OF FEBRUARY , 2026

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ , 202x

ADOPTED THIS

_____ DAY OF _____ , 202x

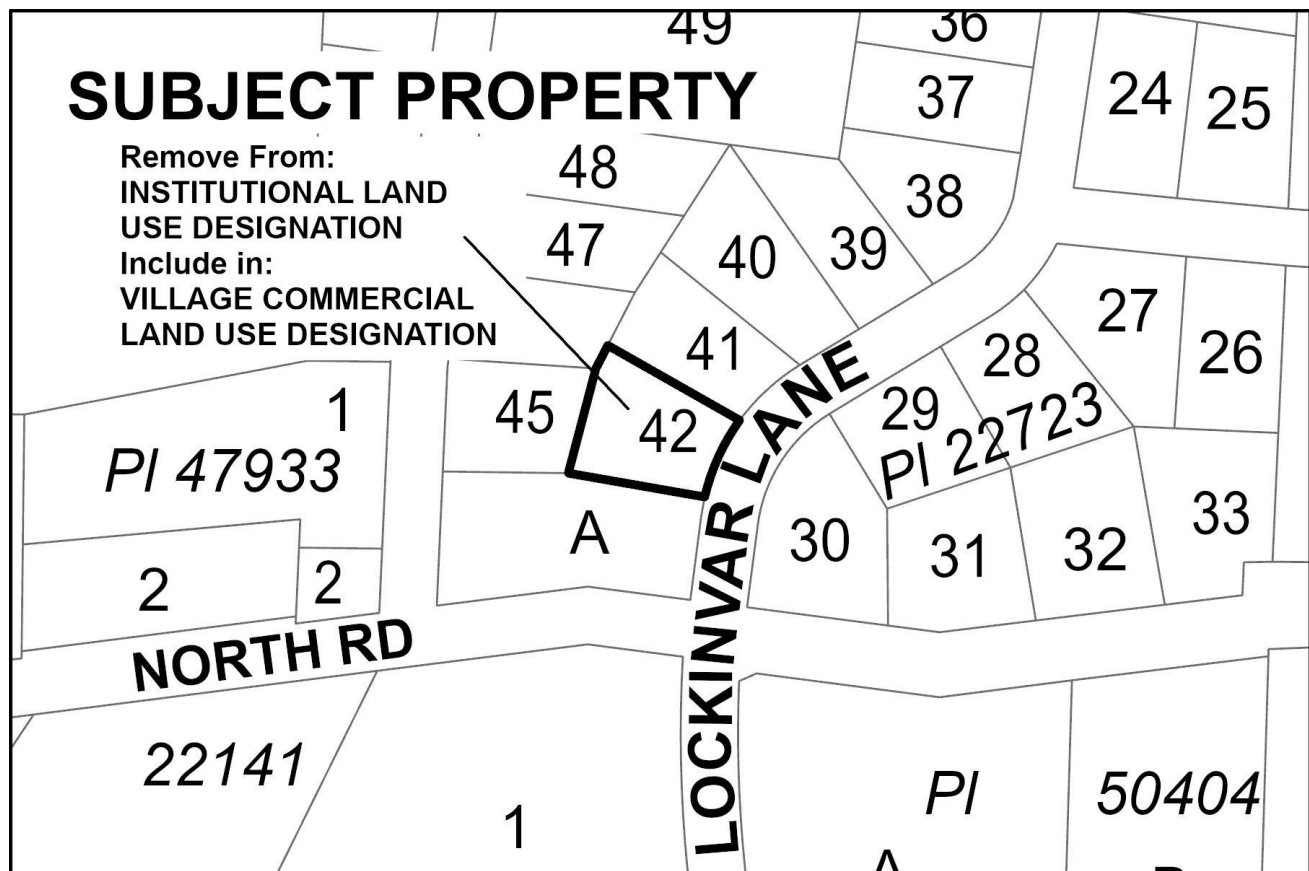
Chair

Secretary

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 321
Schedule "1"

1. **Schedule "B"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:
 - 1.1. **Schedule "B" – Land Use Designations – North Sheet**, is amended by changing the land use designation on the lands described as LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22723 (793 Lockinvar Lane, Gabriola Island PID 002-623-463) from "Institutional" to "Commercial (Village)" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" as are required to effect this change.

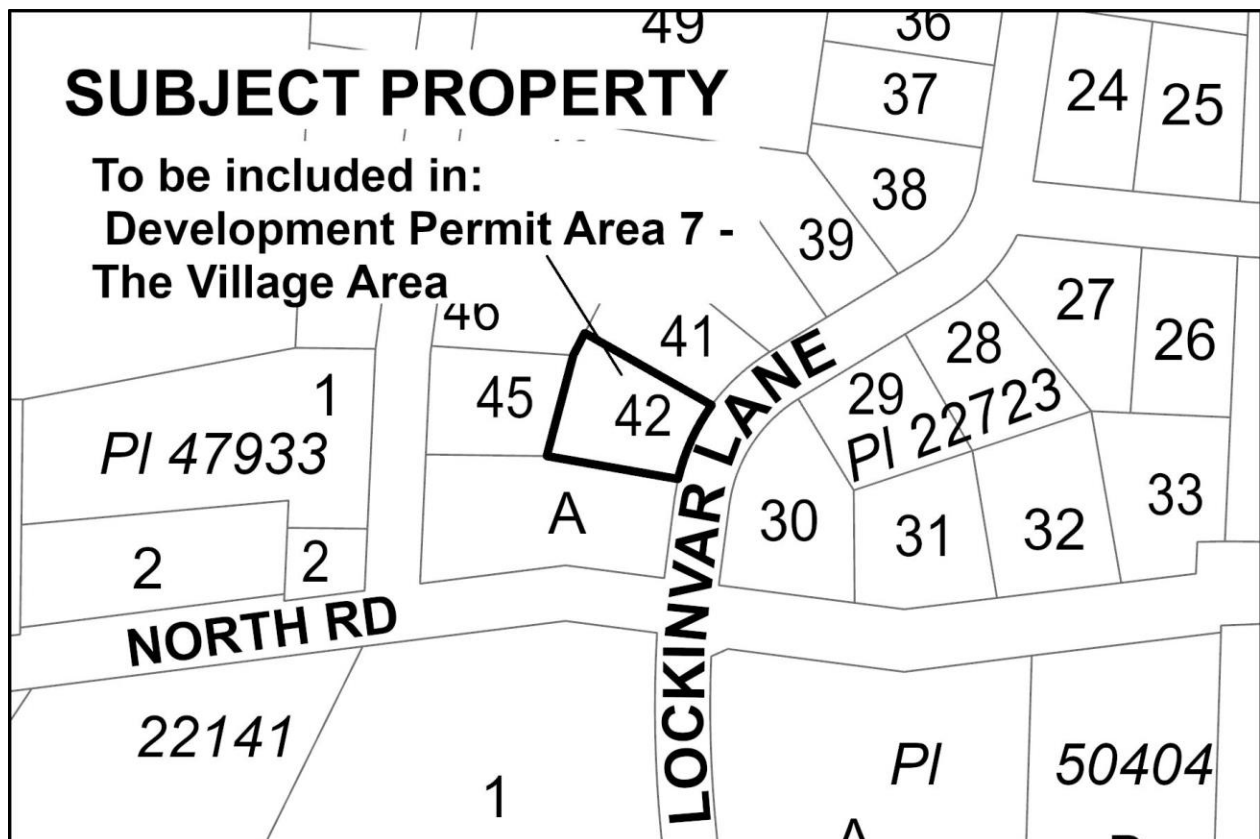
Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 321
Schedule "2"

1. **Schedule "D" – Development Permit Areas - OCP B North Sheet**, is amended by including the lands described as LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22723 (793 Lockinvar Lane, Gabriola Island PID 002-623-463) in the Schedule D map for DP 7 - The Village Area, as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule "D" of Bylaw No. 166 as are required to effect this change.

Plan No. 2



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 322

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS 4TH DAY OF SEPTEMBER , 2025

READ A SECOND TIME THIS 4TH DAY OF SEPTEMBER , 2025

PUBLIC HEARING HELD THIS 19TH DAY OF FEBRUARY , 2026

READ A THIRD TIME THIS 19TH DAY OF FEBRUARY , 2026

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202x

ADOPTED THIS _____ DAY OF _____ , 202x

Chair

Secretary

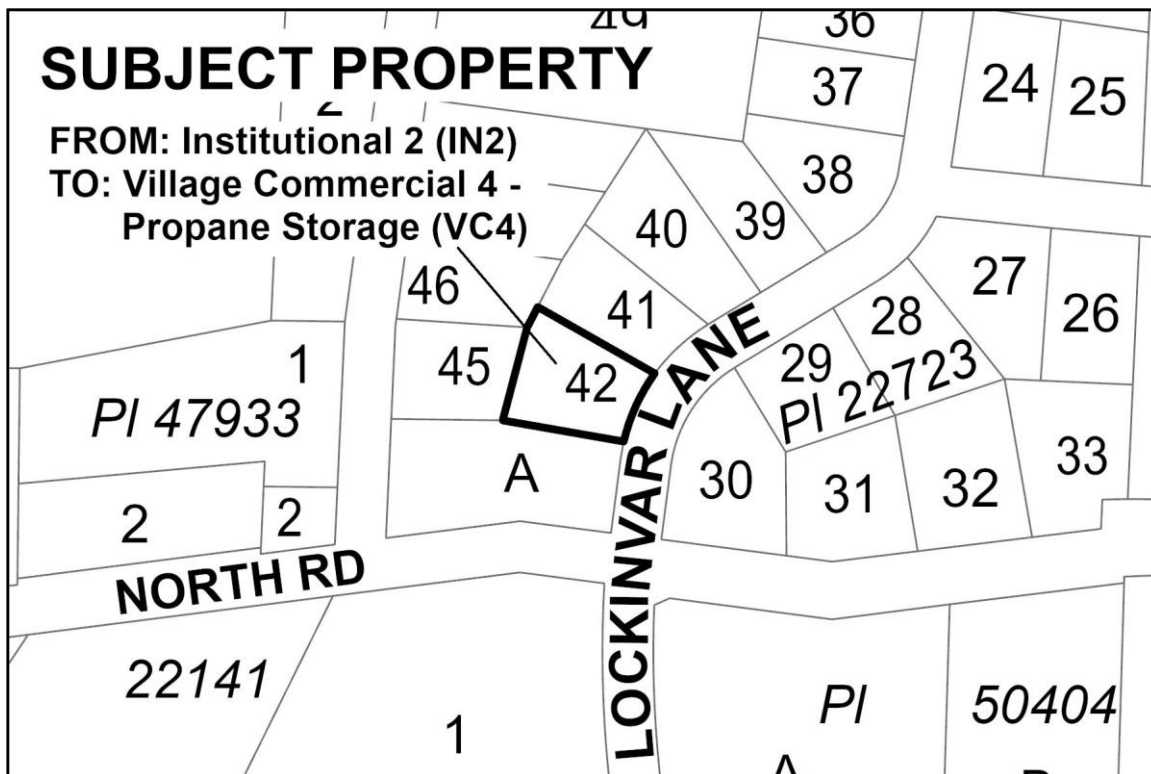
**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 322**

Schedule “1”

1. **Schedule “A”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:
 - 1.1 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 **Sign Regulations**, Column I is amended by adding “VC4,” after “VC3, and before DC1”.
 - 1.2 **Part C ESTABLISHMENT OF ZONES**, Section C.1 **DIVISION INTO ZONES**, Subsection **C.1.1 Land Based Zones**, insert new zone “Village Commercial 4 – Propane Storage” after “Village Commercial 3” and before “DC1 District Commercial 1”.
 - 1.3 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, insert new Subsection **D.3.4 Village Commercial 4 (VC4)** after Subsection **D.3.3 Village Commercial 3** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.
 - 1.4 **Part G**, Section G.1 **DEFINITIONS**, is amended by adding the following definition:

<i>“propane storage</i>	the use of land, buildings, or structures for the bulk storage, containment, or handling of propane gas, whether in liquid or gaseous form, in above-ground or underground tanks, cylinders, or containers. This includes facilities for the distribution or sale of propane to the public or commercial entities. All propane storage must comply with applicable federal and provincial legislation and regulations, including but not limited to safety, environmental, and transportation standards.”
-------------------------	---
2. **Schedule “B”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:
 - 2.1. Schedule “B” – North Sheet, is amended by changing the zoning classification of LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22723 (793 Lockinvar Lane, Gabriola Island PID 002-623-463) from “Institutional 2” to “Village Commercial 4 – Propane Storage” as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.

Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 322

Appendix 1

D.3.4 Village Commercial 4 – Propane Storage (VC4)

D.3.4.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Village Institutional 2 (IN2) zone:

a. Permitted *Principal* Uses

- i *public schools*
- ii *emergency services*
- iii *library*
- iv *post office*
- v *government offices*
- vi *highway work yards*
- vii *urgent care medical clinic*
- viii *child care centre and pre-school*
- ix *propane storage*

b. Permitted Accessory Uses

- i *limited public market*, subject to Subsection B.6.2

D.3.4.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Village Commercial 4 (VC4) zone:

a. Permitted Buildings and Structures

- i *Buildings* and *structures* for the permitted uses set out in this zone, including tanks, containment systems, fencing, signage, and other infrastructure necessary for propane storage and distribution.

D.3.4.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Village Commercial 4 (VC4) zone:

a. Buildings and Structures Height Limitations

- i The maximum *height* of *buildings* and *structures* is 9.0 metres (29.5 feet).
- li Propane tanks and associated safety infrastructure are exempt from maximum height limits where required by applicable safety regulations.

b. Buildings and Structures Siting Requirements

- i The minimum setback for *buildings* or *structures* except a sign, fence, or pump/utility house is 6.0 metres (19.7 feet) from any lot line.

c. Lot Coverage Limitations

- i The maximum combined *lot coverage* by *buildings* and *structures* is 25 percent of the *lot* area.

d. Lot Area Requirements for Subdivision

- i The minimum average lot area is 1.0 hectare (2.47 acres).
- ii The minimum lot area is 0.5 hectares (1.24 acres).

D.3.4.4 Conditions of Use for Propane Storage Facilities

- i Propane storage operations must comply with all applicable federal and provincial regulations.
- ii The operator must hold all necessary permits and certifications prior to installation and operation.
- iii All outdoor lighting associated with propane storage must be fully shielded and directed downward to minimize light trespass.
- iv Emergency response and spill containment plans must be prepared and maintained as per provincial requirements and provided to the Local Trust Committee upon request.
- iv Where propane tanks or structures are visible from adjacent properties or public roads, screening through fencing, landscaping, or a combination shall be provided to reduce visual impact.



REQUEST FOR DECISION

To: Executive Committee

For the Meeting of: April 15, 2026

From: Trust Area Services

Date Prepared: March 19, 2026

SUBJECT: Educational Webinar for Realtors

RECOMMENDATION:

That Executive Committee request staff to plan and host an educational webinar for realtors working in the Islands Trust Area.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: This webinar will provide realtors with information about the Islands Trust, Islands Trust's MAPIT mapping application, and the Islands Trust's zoning and permit requirements which supports implementation of the preserve and protect mandate.

-
- 1 PURPOSE:** To request endorsement for a staff-led educational webinar for realtors working in the Islands Trust Area.
 - 2 BACKGROUND:** At its meeting of February 12, 2025, Trust Programs Committee (TPC) passed the following resolution:

TPC-2025-002

It was MOVED and SECONDED,

that Trust Programs Committee request staff to bring back options to a future meeting for educational tools for realtors across the Trust Area, in collaboration with Planning Services, for consideration as a topic for the Stewardship Education Program.

At its meeting of February 11, 2026, Trust Programs Committee (TPC) received a briefing from staff recommending a webinar hosted by Islands Trust staff to reach realtors servicing the Islands Trust Area. TPC supported the recommendation and recognized the important role realtors can play in informing prospective buyers about the unique and sensitive characteristics of the Islands Trust Area, including its fragile ecosystems, as well as areas of cultural significance and heritage value. Staff advised that, with the proposed pause of the Stewardship Education program, a decision on the webinar would need to be made by Executive Committee, which oversees Islands Trust's communications strategy.

In response to this input, and in consideration of resourcing constraints, staff are proposing an educational webinar designed for realtors, which would:

- Introduce them to the new MapIt tool,
- Present stewardship education resources that are available to newcomers, and
- Provide updates and answer questions relating to land use regulations and updates in the Islands Trust Area.

- Provide information about archeology site protection via a guest speaker from the Archaeology Branch or an archaeologist working in the Trust Area.

A webinar tailored for real estate professionals would complement the quarterly *Living in the Trust Area* mail-out by taking a more proactive approach to sharing information with prospective residents about the reality of living in the Islands Trust Area. This initiative would equip realtors with relevant knowledge and resources they can use to better inform prospective clients considering relocation to the Islands Trust Area.

Staff have established relationships with several realtors who will contribute to the webinar's design, helping to ensure the content is practical, relevant, and aligned with their needs.

Notably, many realtors rely on Islands Trust's mapping tools to provide accurate and up-to-date information to their clients and an overview of the soon-to-be released MapIT tool should provide a strong incentive for participation. Staff have connected with the directors of professional development at both the Vancouver Island Real Estate Board and BC Real Estate Association, both of whom are interested in pursuing this opportunity.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: The webinar would require 30 hours of the Program Coordinator's time to plan, promote, and host the webinar. A member of the Regional Planning Team would attend the webinar to provide legislative updates and answer participants land use related questions. The Communications Specialist would provide support by designing promotional materials.

FINANCIAL: None anticipated.

IMPLEMENTATION/COMMUNICATIONS: The webinar would be delivered between May -September 2026 and would be promoted via subscriber notice and email and social media promotions directed by the Vancouver Island Real Estate Board and BC Real Estate Association.

FIRST NATIONS RELATIONS: None directly, but inclusion of information about protection of archeological sites in response to requests received from a number of First Nations that the Islands Trust provide education on this topic.

OTHER: None.

4 **RELEVANT POLICIES:** Communications Policy 6.10.2

5 **ATTACHMENTS:** N/A.

RESPONSE OPTIONS

Recommendation:

That Executive Committee request staff to plan and host an educational webinar for realtors working in the Islands Trust Area.

Alternative:

1. That Executive Committee request staff to provide other options for outreach to realtors working in the Islands Trust Area.
2. No action.

Prepared By: Chloë Straw, Program Coordinator

Reviewed By/Date: Clare Frater, Director, Trust Area Services/March 24, 2026



REQUEST FOR DECISION

To: Regional Planning
Committee and Trust
Programs Committee

For the Meeting of: June 16, 2026

From: Executive Committee

Date Prepared: March 5, 2026

SUBJECT: Change of dates for Regional Planning Committee and Trust Programs Committee November meetings.

RECOMMENDATION:

THAT Executive Committee request the Trust Programs Committee to reschedule November 26, 2026 Trust Programs Committee meeting to January 7, 2027, and

THAT Executive Committee request the Regional Planning Committee to reschedule the November 27, 2026 Regional Planning Committee meeting to January 8, 2027.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Due to the election, there is a desire for local trust committees to meet sooner than later for orientation. The council committees' meetings also need to occur, but those can occur early in 2027. Priority should be given to local trust committees given their legislative role. Because the Financial Planning Committee (FPC) is made up of the chairs of the other council committees, the full FPC membership will not be complete until all council committees have met and decided the chair and representative on FPC.

1 PURPOSE:

To resolve a conflict between meeting dates in November 2026.

2 BACKGROUND:

At its regular meeting on February 25, 2026, the Executive Committee reviewed the schedule of local trust committee and council committee meetings scheduled for November and early December in 2026. As these meetings are the first meetings of these committees, they are intended to be orientation sessions. There are two conflicts in the meeting schedule:

- November 26 Trust Programs Committee meeting conflicts with the Saturna Island Local Trust Committee meeting.
- November 27 Regional Planning Committee meeting conflicts with the South Pender Island Local Trust Committee meeting.

The Executive Committee passed the following resolution:

that Executive Committee recommend to Trust Council that the November 26 Trust Programs Committee meeting and the November 27 Regional Planning Committee meeting be rescheduled.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

The change will allow trustees appointed to the two committees to attend regardless of the local trust committee they are from.

FINANCIAL:

There are no financial implications.

POLICY:

There are no policy implications.

IMPLEMENTATION/COMMUNICATIONS:

Staff will find alternative dates for the two committee meetings, and then conduct a resolution-without-meeting to adopt the new time and dates for the meetings.

FIRST NATIONS RELATIONS:

There are no First Nations Relations implications.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):

Trust Council Meeting Procedures Bylaw 101

5 ATTACHMENT(S):

No attachments.

RESPONSE OPTIONS

Recommendation:

THAT Executive Committee request the Trust Programs Committee to reschedule November 26, 2026 Trust Programs Committee meeting to January 7, 2027, and

THAT Executive Committee request the Regional Planning Committee to reschedule the November 27, 2026 Regional Planning Committee meeting to January 8, 2027.

Alternative:

As requested by Executive Committee

Prepared By: Director, Legislative and Information Services

Reviewed By/Date: Chief Administrative Officer/March 31, 2026



REQUEST FOR DECISION

To: Executive Committee

For the Meeting of: April 15, 2026

From: Trust Area Services

Date Prepared: March 10, 2026

SUBJECT: 2026/27 Communications Strategy

RECOMMENDATION:

THAT Executive Committee approve the 2026/27 Islands Trust Communications Strategy and forward to Trust Council for information.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: Staff recommend that Executive Committee approve an updated Islands Trust Communications Strategy, in line with current priorities.

-
- PURPOSE:** To seek Executive Committee approval for the Islands Trust Communications Strategy.
 - BACKGROUND:** The updated communications strategy reflects increasing expectations for communication and engagement across the Islands Trust Area. It emphasizes improved communications intake systems, strengthened internal preparedness, and enhanced issues management to support both project-specific and Islands Trust Area-wide communications requests. The strategy also incorporates feedback and data which points to less emphasis on social media, and a bigger focus on Islands Trust-owned channels.

Key additions to the updated strategy include approaches to improve communications related to the Islands Trust annual budget and strengthened issues-management support for staff and trustees.

The Executive Committee Terms of Reference set out the following relevant duties:

6.2 To coordinate an effective public relations program through the development of targeted public communication efforts.

6.3 To maximize effective internal communications by facilitating opportunities for trustees, local trust committees, Council Committees, Trust Council and staff consultation and information exchange and provision of services and resources.

The Islands Trust communications program is guided by the [Islands Trust Council Communications Policy \(6.10. 2\)](#). The implementation of communications work is guided by the following resolution:

EC-2016-59 (April 27, 2016)

That the Executive Committee delegates the planning, management and implementation of the public relations program to the CAO; and that the Executive Committee continues to approve broad communications principles and strategic goals.

The intent of a communications strategy for Islands Trust is to foster engagement with island communities and improve public trust in the organization through awareness and education. This strategy is specific to communications and has been drafted with the expectation that a companion Islands Trust engagement strategy and toolkit will be developed at a later date to support engagement on projects. This document has been created as an overarching strategy, with project-specific communications work plans to be companion documents.

This strategy is specific to Islands Trust Council, Executive Committee and local trust committees. Islands Trust Conservancy and Bowen Island Municipality have their own communication strategies and plans. Efforts will be coordinated when possible and practical.

3. IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Implementation of the 2026/27 Islands Trust Communications Strategy can be accomplished within the Trust Area Services work plan, and will be further supported by the new Team Lead for Communications and Engagement position that is expected to start in July 2026.

FINANCIAL: This strategy will be implemented using the approved communications budget for 2026/27 of \$47,600.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Upon Executive Committee's approval, staff will finalize the communications strategy and implementation plan.

FIRST NATIONS RELATIONS: The Strategy notes that a key principle is to be focused on Reconciliation through applying Indigenous style principles from the Islands Trust Identity Guide.

OTHER: None.

4. **RELEVANT POLICY(S):** [Islands Trust Council Communications Policy \(6.10. 2\).](#)

5. **ATTACHMENT(S):** Islands Trust Communications Strategy

RESPONSE OPTIONS

Recommendation: That Executive Committee approve the 2026/27 Islands Trust Communications Strategy and forward to Trust Council for information.

Alternative: That Executive Committee approve the 2026/27 Islands Trust Communications Strategy, with amendments, and forward to Trust Council for information.

Prepared By: Morgana Van Niekerk, Communications Specialist

Reviewed By/Date: Clare Frater, Director, Trust Area Services/March 31, 2026
Rueben Bronee, CAO, April 7, 2026

Islands Trust Communications Strategy 2026/27

1. Context

An updated and refined communications strategy is a priority for Islands Trust and is essential to strengthening engagement with island communities, improving public trust, and supporting stewardship of the Islands Trust Area. Clear, consistent, and proactive communication builds understanding of the Islands Trust mandate to preserve and protect the protect the Trust Area and its unique amenities and environment

Through effective planning, coordination, and resource allocation, communications will increase awareness of Islands Trust's governance, programs, services, and commitment to Reconciliation, while encouraging informed participation and stewardship by residents and partners.

This strategy applies to Islands Trust Council, the Executive Committee, and local trust committees. The Islands Trust Conservancy and Bowen Island Municipality maintain their own communications strategies; coordination will occur where appropriate and capacity allows.

This document provides an overarching communications framework. Project- and program-specific communications work plans will continue to be developed as companion documents. A complementary organizational engagement strategy is anticipated to further support community engagement efforts.

2. Principles

All Islands Trust communications will be:

- **Accessible** – Clear, relevant, and written in plain language wherever possible
- **Focused on Reconciliation** – Reflecting Indigenous style principles and respectful practices (refer to Islands Trust Identity Guide)
- **Accurate** – Fact-based, clear, and measured in tone
- **Creative** – Engaging, visual, and reflective of positive stories and shared stewardship
- **Consistent** – Aligned with the Islands Trust Identity Guide in design, tone, and language
- **Measured** – Guided by goals, metrics, and best practices

- **Timely** – Relevant, responsive, and useful

3. Goals

Goal 1: Recognize community interests and respond with timely, clear, and coordinated information

1.1 Improve issue identification, listening, and response by:

- Using Islands Trust–owned channels (website, forms, newsletters, subscriber lists) as primary tools for collecting and responding to public questions and concerns
- Monitoring emerging issues and trends, including feedback received through social media and community forums
- Ensuring timely information-sharing with elected officials, staff, and the public
- Monitoring local media and building a strong relationship with local journalists so that journalists feel encouraged to contact staff and/or trustees for clarification

1.2 Strengthen internal preparedness and issue management by:

- Developing and consistently implementing an intake process that balances staff capacity with priority, legislative requirements, project needs, and timelines
- Updating procedures that outline best practices, roles, and desired outcomes for issues management
- Clearly identifying spokespeople by topic or issue and sharing this information internally
- Preparing key messages and speaking notes early, including for emerging or anticipated issues
- Connecting with journalists early and often to support the accuracy of information
- Manage and update an interested and affected parties email list that can be used to share information with community groups in the Islands Trust Area

1.3 Proactively address community questions and concerns by:

- Preparing topic-based questions and answers and adding them to the Fact Check section of the website
- Regularly updating backgrounders and explainer content that supports transparency and understanding

- Providing frequently asked questions materials for projects and initiatives, available on the Islands Trust website on the relevant project pages

1.4 Support trustees as informed communicators and ambassadors by:

- Provide timely speaking notes on emerging issues
- Providing clear guidelines and best practices for communications and social media use
- Offering training and learning opportunities as part of new trustee orientation and as set out in Islands Trust Council's Continuous Learning Plan
- Encouraging trustees to share Islands Trust information through their own networks in a coordinated and consistent manner

Goal 2: Increase awareness and understanding of Islands Trust's mandate, programs, and value

2.1 Develop and distribute high-quality, accessible content that:

- Explains Islands Trust's preserve and protect mandate and how it is delivered through policies, programs, and services
- Facilitate public understanding of the Reconciliation Action Plan, and cooperation with First Nations and other levels of government (as applicable)
- Explains land use planning within the Islands Trust Area
- Provides clear, user-focused information or instructions that create clarity for the public when accessing Islands Trust services

2.2 Provide education that assists community members to be good stewards:

- Develop plain-language guides, fact sheets, web content, and presentations tailored to local trust areas and Bowen Island
- Develop website and webinar content suitable for realtors
- Mail a "Living in the Trust Area" information package to new residential purchasers

2.3 Publish and maintain a quarterly Islands Trust newsletter as a core owned communication channel, highlighting:

- Key Council and committee decisions
- Projects updates or highlights
- Engagement opportunities

- Stewardship education and success stories
- Showcasing staff and team contributions across Islands Trust-owned channels
- Island stories (news from other agencies)

2.4 Provide clear and detailed information about the annual budget process, including:

- Create communications materials providing an overview of expected spending areas, explaining changes from previous years' budget, and providing more information about each spending area, the budget process, and the opportunities for public input. The materials include but are not limited to:
 - Providing trustees with speaking notes
 - Updating the Islands Trust website providing detailed and plain language information about the annual budget and the draft annual budget
 - Producing a property tax notice insert for local trust areas and content for the Bowen Island Municipality's property tax notice or, alternatively, an advertisement.

2.5 Establish project-specific communications work plans by:

- Working with directors and managers to identify priorities, routine activities, and strategic projects
- Aligning communications activities with the Strategic Plan and available capacity
- Maintaining a robust project/activity intake form

2.6 Ensure consistent, coordinated communication to the public, trustees and staff through:

- Providing training, templates, and updated procedures to support staff preparing communications materials
- Share key messaging early and to all affected staff and trustees

2.9 Use meetings, webinars, and events—online and in person—as communications opportunities to:

- Explain Islands Trust work and achievements
- Highlight current projects and engagement opportunities
- Share stewardship education messages
- Ensure Islands Trust materials are visible and accessible at events and during meeting breaks

Goal 3: Improve communications that support engagement with communities

3.1 Support the development and implementation of an organizational engagement strategy that includes:

- An intake process that keeps balances staff capacity with project needs and timelines
- A variety of engagement methods that support meaningful and equitable inclusion of diverse voices with supporting processes
- Tools like checklists and evaluation metrics
- Clear definition of roles and responsibilities

3.2 Develop a communications work plan for each engagement initiative to:

- Support clarity, consistency, and reach
- Prepare staff and trustees on what to expect for engagement communications during the process
- Create consistency and transparency on the process
- Allow for an improved user experience when looking for project-specific information

Goal 4: Build trust, resilience, and confidence through clear, reliable communication

4.1 Plain language

Use plain language and accessible formats, and create opportunities for informal dialogue where appropriate

4.2 Islands Trust–owned communication channels

Prioritize strengthening Islands Trust–owned communication channels (website, newsletters, e-subscriber lists)

4.3 Social media

Use social media strategically to amplify and direct audiences to Islands Trust-owned content, when needed

4.4 Islands Trust branded clothing

Support spokesperson and staff visibility and recognition through consistent branding, including corporate clothing when appropriate

4.4 Continue improving the website to:

- Simplify navigation and search results
- Highlight frequently-used information
- Ensure consistency in design, language, and accessibility

4.5 Investigate website replacement

- Undertake preliminary research into potential costs and staff resources associated with major website upgrade or replacement

4.6 Meeting standardization

- Enhance live-streamed meetings with consistent visuals and placeholder screens during breaks, technical interruptions, or closed sessions
- Standardize the look of Islands Trust local trust committee meetings through equipment, as appropriate
- Improve cultural safety through standardized speaking notes for Chairs and a meeting decorum signage

Goal 5: Support emergency and urgent communications

5.1 Collaborate with regional districts, emergency management organizations, and other partners to:

- Amplify official emergency messages affecting Islands Trust Area communities
- Share timely, accurate information through Islands Trust-owned channels

5.2 Clarify Islands Trust's role in emergencies by:

- Communicating what Islands Trust can and cannot provide during emergency situations
- Ensuring messaging is coordinated, accurate, and capacity-appropriate

5.3 Maintain basic emergency communications readiness by:

- Identifying internal contacts and roles
- Preparing adaptable templates and procedures for urgent communications
- Ensuring rapid updates can be shared through the website, e-subscriber lists, and social media when required
- Completing an emergency communications procedure

4. Target Audiences

- **Primary:** Residents and organizations within the Islands Trust Area

- **Secondary:** Indigenous Governing Bodies, regional districts, municipalities, provincial government, and media
- **Tertiary:** Islands Trust staff and elected officials

5. Tools and Tactics

The Islands Trust website is the primary communications hub. Other tools include:

- Website content and updates
- Quarterly Islands Trust newsletter and e-subscriber messages
- Digital and print publications
- Fact sheets and stewardship education materials
- Media releases and earned media
- Direct outreach (email, phone, meetings)
- Events and webinars (online and in-person)
- Social media (used strategically to support and amplify owned channels)

6. Evaluation

Communications will be continuously monitored and refined using available data and feedback, including:

- Website analytics and subscriber metrics
- Newsletter performance
- Engagement levels for project-specific public engagement efforts
- Social media engagement trends
- Meeting attendance and participation
- Feedback from trustees, staff, and community members



March 25, 2026

File: 10280-60 (92B/14)

Islands Trust Council
200 - 1627 Fort Street, Victoria, BC, V8R 1H8
Sent by email to: information@islandstrust.bc.ca

Dear Islands Trust Council:

This letter is to advise you that "Savage Point" is no longer the official name for the NE point on Tumbo Island. The name was rescinded on March 25, 2026, in a joint decision with Parks Canada, due to the derogatory nature of the language. For more details see appendix A and the attached map.

In accordance with the Geographical Naming Policy, all First Nation and local governments whose territories and boundaries the feature is in, as well as relevant regional and community organizations were invited to comment on the naming proposal. The BC Geographical Names Office received no objections or concerns regarding the rescinding of "Savage Point" as an official name.

Governments and organizations consistently expressed that official names with derogatory connotations are unacceptable. The name in question was described as having 'offensive, derogatory, and racist meaning.'

The proposal to rescind the name did not include a replacement name. The online name record will remain accessible through the [B.C. Geographical Names Web App](#), reflecting their former official status. However, the name will no longer appear on provincial and federal maps or be distributed as official B.C. place names. Until a broadly supported naming proposal is brought forward and formally adopted in accordance with the B.C. Geographical Naming Policy, this feature will likely be referenced by GPS coordinates or in relation to nearby named locations.

Please redirect this notification to the appropriate contact within your government as needed or let me know if it should be sent elsewhere. Feel free to contact me directly if you have any questions.

Kind regards,

T Thomas

Trent Thomas
BC Geographical Names Office
Trent.thomas@gov.bc.ca

Enclosure

Appendix A: Name Rescinded March 25, 2026

“Savage Point” rescinded as the official name for the NE point of Tumbo Island, off the NE coast Saturna Island, Capital Regional District.

- Made an official name January 14, 1946.
- Significance or origin of the name was not recorded.
- This point is located at: 48.7978, -123.0611.
- Name record: <https://apps.gov.bc.ca/pub/bcgnws/names/17177.html>.

The request did not include a replacement name for this feature.

Distribution List:

BC Emergency Health Services	Pender Fire Rescue
British Columbia Assembly of First Nations	Penelakut Tribe
Canadian Coast Guard	Royal Canadian Marine Search and Rescue
Canadian Hydrographic Service	Salt Spring Search and Rescue
Capital Regional District	Saturna Fire Rescue
Cowichan Tribes	Saturna Heritage Centre
Gulf Islands RCMP detachments	Semiahmoo First Nation
Halalt First Nation	Snuneymuxw First Nation
Islands Trust	Songhees First Nation
Lyackson First Nation	Stz'uminus First Nation
Malahat First Nation	Tsartlip First Nation
Mayne Island Fire Rescue	Tsawout First Nation
Ministry of Transportation and Transit	Tsawwassen First Nation
Natural Resources Canada	Tseycum First Nation
Parks Canada	Ts'uubaa-asatx First Nation
Pauquachin First Nation	Union of British Columbia Indian Chiefs



BC Geographical Names Office

Name Information

"Savage Point"

Rescinded: March 25, 2026
Location: 48.7977, -123.0611
Relative Location: NE point of
Tumbo Island, off E end
Saturna Island, Capital
Regional District

NTS Map: 92B/14



1: 72,224

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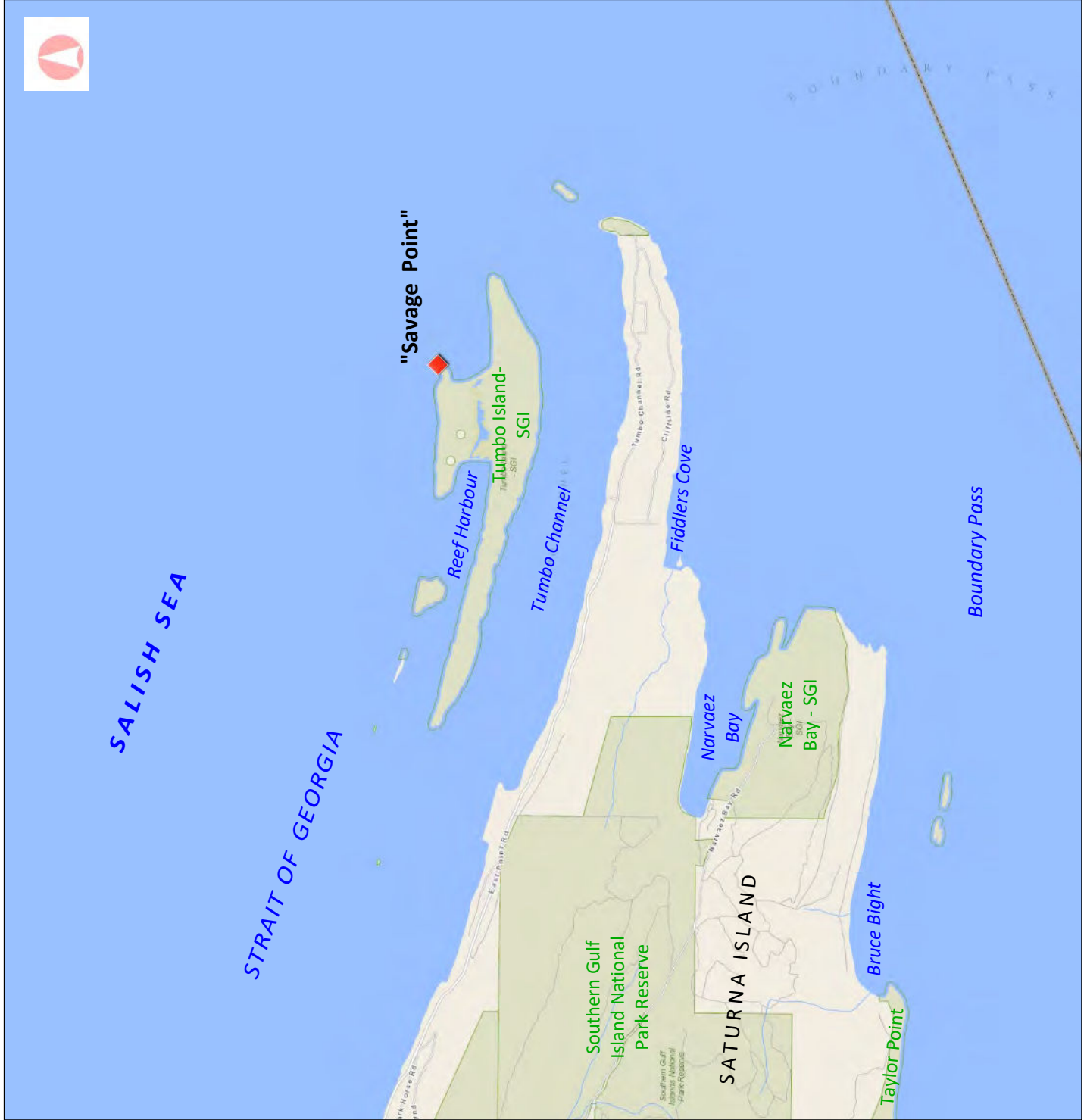
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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary
Sphere

Key Map of British Columbia





March 25, 2026

Islands Trust Programs Committee
c/o Legislative Services Clerk
#200-1627 Fort Street
Victoria, BC V8R 1H8

To: Islands Trust Program Committee Members

Thank you for the opportunity to be considered for Administrative Support by the Islands Trust Secretariat Services Program for the 2026-27 Rural Islands Economic Partnership – Virtual Forum scheduled for October 2026. The [RIEP Forum](#) is an initiative of the [Rural Islands Economic Partnership Society \(RIEP\)](#).

In reference 2.2.1 and 2.2.2 of the Secretariat Policy, participants from the Islands Trust executive staff and Islands Trustees from Bowen, Gabriola, Lasqueti, Salt Spring, and representatives from Provincial and Federal staff; and NGO's who serve the islands, attended the March 2025 RIEP Virtual Forum, along with 90 community stakeholders from across the Islands Trust area.

The RIEP Forum is the only recognized program that brings together all communities within the Islands Trust Area. Through a reconciliation lens, the Forum offers workshops, roundtables, and guest speakers who will address shared challenges — including climate change impacts, lack of affordable rural housing, tourism management, and broader threats to sustainable community well-being. The 2026-27 Forum program is in alignment with 2.2.3 of the Secretariat Policy.

Thank you for the opportunity to be considered for administrative support for RIEP Forum 2026-27. We are a volunteer working Board. The majority of work for planning, organizing and delivering the Forum is the work of volunteers from across BC's rural Islands. Administration support will assist us in delivering a meaningful, and engaging community learning experience.

Please refer to page #2 of this letter for an outline of Forum 2026-27 administrative support needs.

With thanks and respectfully,

A handwritten signature in black ink, appearing to read "Francine Carlin".

Francine Carlin, President and Board Chair (Salt Spring)

**RIEP- 2026-27 RURAL ISLANDS ECONOMIC FORUM - ADMINISTRATIVE SUPPORT REQUEST for \$2000.00
(50 hours at \$40/hour)**

1. Administrative coordination of Forum planning
2. Tracking and processing Forum registration
3. Track inquiries for information about the Forum
4. Follow-up administration of presenters, program, communications
5. Liaising with and providing administrative support to Forum committee members
6. Providing Tech support for the event
7. Ability to work remotely and skilled in digital document management– Microsoft suite; proficient online; strong communication and organizational skills.
8. Participate in Forum Team Planning meetings

March 25, 2026 – re-submitted: April 2, 2026

Islands Trust Programs Committee
c/o Legislative Services Clerk
#200-1627 Fort Street
Victoria, BC V8R 1H8

To: Islands Trust Program Committee Members:

This letter is a re-submission to the Islands Trust Secretariat Services Program, for consideration during the June 2026 Islands Trust meeting. **We are resubmitting because without these funds, we are unable to hold this Forum – a proven vital voice for amplifying the challenges facing Islands Trust area communities and offering solutions for sustainable socio-economic well-being.**

Thank you for the opportunity to be considered for Administrative Support by the Islands Trust Secretariat Services Program for the 2026-27 Rural Islands Economic Partnership – Virtual Forum scheduled for October 2026. The [RIEP Forum](#) is an initiative of the [Rural Islands Economic Partnership Society \(RIEP\)](#).

In reference 2.2.1 and 2.2.2 of the Secretariat Policy, participants from the Islands Trust executive staff and Islands Trustees from Bowen, Gabriola, Lasqueti, Salt Spring, and representatives from Provincial and Federal staff; and NGO's who serve the islands, attended the March 2025 RIEP Virtual Forum, along with 90 community stakeholders from across the Islands Trust area.

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Thank you for the opportunity to be considered for administrative support for RIEP Forum 2026-27. We are a volunteer working Board. The majority of work for planning, organizing and delivering the Forum is the work of volunteers from across BC's rural Islands. Administration support is essential assistance for delivering a meaningful, and engaging community learning experience.

Please refer to page #2 of this letter for an outline of Forum 2026-27 administrative support needs.

With thanks and respectfully,



Francine Carlin, President and Board Chair (Salt Spring)

**RIEP- 2026-27 RURAL ISLANDS ECONOMIC FORUM - ADMINISTRATIVE SUPPORT REQUEST for \$2000.00
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5. Liaising with and providing administrative support to Forum committee members
6. Providing Tech support for the event
7. Ability to work remotely and skilled in digital document management– Microsoft suite; proficient online; strong communication and organizational skills.
8. Participate in Forum Team Planning meetings

From: Tracey Saxby <tracey@myseatosky.org>
Sent: Friday, March 27, 2026 1:14 PM
To: Executive Admin
Cc: Sue Ellen Fast; 'Patrick C. Canning'; eoin@myseatosky.org; 'Suzanne Senger'
Subject: Initial comments on FortisBC's application to amend waste discharge permit PE-110163
Attachments: 2026-03-25 MS2S+SCCA to BCER re Review of FortisBC WDP amendment FINAL.pdf; 2026-03-13 Lynda Smithard expert comments on FortisBC pipeline project.pdf; 2026-03-13 Vicki Marlatt - Review FortisBC WDP Amendment Request.pdf; 2026-03-19 Graham Parkinson - EMP-Permit-Amendment-Review.pdf; 2025-05-09 BCER to FortisBC - PE-110163 - Daily Volume Exceedances.pdf; 2025-12-08 BCER to FortisBC - Warning Letter 2024-0112.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Islands Trust Council,

Please include the correspondence below and attached for consideration in the next quarterly meeting.

FortisBC has failed to meet the conditions of its Waste Discharge Permit [PE-110163](#) for over a year, discharging up to double the volume of wastewater into Átl'ka7tsem / Howe Sound, and exceeding Federal and Provincial water quality guidelines for copper and aluminum.

Instead of fixing the problem, FortisBC is asking for permission to pollute even more.

On behalf of My Sea to Sky and Sunshine Coast Association, please see our initial comments and expert reviews (attached) regarding FortisBC's application to amend waste discharge permit **PE-110163**.

We request Islands Trust to send a letter to Provincial, Federal, and Squamish Nation governments regarding FortisBC's ongoing failure to comply with its water discharge permit, and the gross regulatory failure of the BC Energy Regulator.

Sincerely,

Tracey Saxby
Executive Director
My Sea to Sky

Cell: +1 (604) 892-7501

Email: tracey@myseatosky.org

Web: <http://myseatosky.org>

We respectfully acknowledge that we work in the traditional, unceded territories and ancestral lands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), Sel̓ilwítulh (Tsleil-Waututh), and shishálh (Sechelt) Nations.

File: PE – 110163

May 9, 2025

FortisBC Energy Inc.
16705 Fraser Highway
Surrey, B.C, V4N 0E8

Attn: Todd Lewis, Environment Manager

Dear Permittee,

We have received your self-disclosure per the BCER's Compliance and Enforcement Manual, and per requirements listed within Section 3.1 of Fortis Waste Discharge Permit PE-110163 for the Woodfibre Site on the Eagle Mountain Pipeline Tunnel project, relating to the exceedances on Permit Clause 2.3.3: "The maximum authorized rate of discharge is 1500 m³/day". Per your notifications, and self-disclosure, these exceedances date back to February 8, 2025, and are increasing as the project progresses.

As noted within your disclosure, FortisBC expects to file a permit amendment application to address this ongoing issue. To support such an application and future project compliance, the BCER expects the following:

- By May 12, 2025, provide a QP evaluation of the environmental impact of the increased volume on East Creek downstream of the water treatment plant. It is expected that this evaluation will address current and future compliance with clause 2.3.8:
 - "The effluent shall not be discharged in a manner or quantity that impairs the proper ecological function or otherwise causes excessive erosion of the receiving environment into which the discharge of water is conveyed."
- By May 16, 2025, provide a re-evaluation of the volume ingress water expected from future tunnelling.
- FortisBC will follow all legislative and regulatory requirements as well as adhere to the BCER's amendment application process. By May 16, 2025, initiate a pre-application meeting.

Please contact the undersigned if you have any questions or concerns.



Laurie Welch Ph.D., P.Geo.
Executive Director, Responsible Stewardship

Cc: Dax Bourke CD
Executive Director, Compliance & Enforcement
Dax.Bourke@bc-er.ca

Environmental Protection Division
Manager, Compliance Promotion and Expert Support
201 - 401 Burrard Street
Vancouver, B.C.
V6C 3S5

Bridget Dunne, R.P.Bio., M.E.Des.
Senior Regulatory Specialist
Squamish Nation

December 8, 2025

Enforcement File: 2024-0112

FortisBC Energy Inc.
16705 Fraser Highway
Surrey, BC, V6E 0C5

Attention: Paul Anderson, Project Director

RE: Warning: Failure to comply with section 120(7) of the Environmental Management Act

Dear Paul Anderson,

FortisBC Energy Inc. (Fortis) holds permit PE-110163 (the permit) issued under the Environmental Management Act. The permit provides condition 2.3.7 which states the following:

The effluent discharged from the wastewater treatment system shall not exceed the applicable British Columbia Approved and Working Water Quality Guidelines for Freshwater & Marine Aquatic Life, as published by the Ministry of Environment & Climate Change Strategy. Additionally, the effluent shall be free of other contaminants in concentrations that may have an adverse effect on the receiving environment.

The British Columbia Approved and Working Water Quality Guidelines for Freshwater & Marine Aquatic Life (BCWQG) is a provincially published set of guidelines to protect a variety of water values and usages. The province has published guidance documents and technical reports for the measurements and applications of various metals, including copper, and other contaminants, for BC.

In accordance with section 4.2 of the permit, Fortis has submitted reports of the sampling and monitoring program and provided comparisons to the respective BCWQG. Between November 19, 2024, and October 14, 2025, Fortis has reported ongoing total dissolved copper exceedances of the BCWQG (Appendix I) contrary to the permit condition.

Given the circumstances, Fortis is hereby issued a warning for the following:

Fortis, between November 19, 2024, and October 14, 2025, at or near Squamish, in the Province of BC, did fail to comply with permit PE-110163 condition 2.3.7 contrary to section 120(7) of the Environmental Management Act.

If Fortis has any questions about this matter, please feel free to contact the undersigned.

Sincerely,

<original signed by>

Kevin Petersen
Compliance and Enforcement Officer
British Columbia Energy Regulator

Date	Short-term acute guideline (mg/L)	Concentration (mg/L)	Submission
November 19, 2024	0.0036	0.0143	December 27, 2024, Report
December 30, 2024	0.0012	0.00187	Q1 Quarterly Report
January 1, 2025	0.0007	0.00184	Q1 Quarterly Report
January 5, 2025	0.0007	0.00101	Q1 Quarterly Report
May 6, 2025	0.0012	0.00339	Q2 Quarterly Report
May 27, 2025	0.0002	0.000229	Q2 Quarterly Report
June 3, 2025	0.0002	0.000209	Q2 Quarterly Report
July 2, 2025	0.0002	0.000264	October 22, 2025, Report
July 15, 2025	0.0002	0.000533	October 22, 2025, Report
July 22, 2025	0.0002	0.00047	October 22, 2025, Report
July 29, 2025	0.0002	0.00234	October 22, 2025, Report
August 26, 2025	0.0002	0.000234	October 22, 2025, Report
September 2, 2025	0.0002	0.000231	October 22, 2025, Report
October 1, 2025	0.0002	0.000353	November 11, 2025, Report
October 7, 2025	0.0002	0.000298	November 11, 2025, Report
October 14, 2025	0.0002	0.000358	November 17, 2025, Report

March 13, 2026

Tracey Saxby, Executive Director
My Sea to Sky
PO Box 2668
Squamish BC V8B 0B8

Re: Water Treatment for FortisBC Eagle Mountain Gas Pipeline Project

Dear Tracey,

We have completed our review of the documentation regarding the FortisBC Eagle Mountain Gas Pipeline project, including the Hatfield files provided in support of the current permit amendment application.

Treating copper and aluminum to the British Columbia Water Quality Guidelines (BCWQG) for both fresh water and marine environments is technically feasible and should be possible for this project.

However, we cannot provide a definitive assessment of potential technical gaps without specific details on the treatment processes currently in place. Factors such as equipment type, configuration, flow rates, reagents, operating set points, and operator experience all significantly impact the efficacy of a water treatment plant (WTP).

The March 11, 2026 email from FortisBC suggests the WTP does not include a chemical treatment process for targeting dissolved metals upstream of the ion exchange (IX) unit because no pH-adjusting reagents were listed in response to the question "What reagents are consumed in the water treatment process?". pH-adjusting reagents are needed to raise pH to precipitate out dissolved metals, and then to lower the pH of the treated water prior to discharge. These two processes were included in the Aqua-Solve Design Report treatment configuration "Step 2 - Metals Reduction and Precipitation" and "Step 7 - Final pH Adjustment" but both were labelled as "provision only".

Generally, IX (added as part of the upgrades) would be used as a polishing step after a chemical precipitation program. It can be effective on copper but is not as effective on aluminum. IX alone would not be expected to provide reliable treatment of copper and aluminum to the permitted concentrations. The aluminum salts being used for coagulation could also be a contributing factor to the issues with aluminum. Many common flocculants are also aluminum based but the flocculant types were not disclosed.

Please let me know if you have any questions or if further information becomes available from FortisBC.

Regards,

McCue Engineering Contractors



Lynda Smithard, PEng
Chief Operating Officer

PANAQUA™ Water & Wastewater Systems are designed and manufactured in Canada.

Tracey Saxby,
Executive Director,
My Sea to Sky,
PO Box 2668,
Squamish, B.C.,
V8B 0B8

**Re: Review of documents related to a requested amendment to WDP permit PE-110163
for the Eagle Mountain Natural Gas Pipeline Project**

Dear Ms. Saxby,

Please find here my professional review comments regarding water management, tunnel discharge and water treatment aspects related to drainage from the Eagle Mountain Pipeline (EMP) tunnel portal area at the Woodfibre LNG (WFLNG) site.

I am currently a Professor of Environmental Toxicology and Biology at Simon Fraser University and a Registered Professional Biologist with the College of Applied Biology in British Columbia. I have extensive expertise in environmental toxicology, risk assessment, endocrinology, animal physiology, and molecular biology/toxicology in vertebrate and invertebrate models. Through conducting, designing and managing numerous animal studies in these areas I am proficient in several techniques at the molecular, organ and whole organism level and at assessing the risks of chemicals to human and non-human receptors. I have considerable experience interpreting results from classical *in vitro* and *in vivo* toxicology assays and field-based studies using a variety of techniques (i.e., QPCR, proteomics, hormone and protein ELISAs, histopathology, deformity assessments), and have investigated a wide array of compounds, including metals, paints, road salt, sewage and pulp mill effluents, pesticides, personal care products and pharmaceuticals. I also have an in-depth knowledge of human and ecological risk assessment processes that I have gained through experiences designing, conducting and/or reviewing hazard and exposure assessments to characterize the risk of several contaminants (i.e., paint formulations on humans with preexisting health issues, industrial mixtures (metals and organics) on human and ecological receptors, personal care products and pharmaceuticals on human and ecological receptors). Collectively, I have practiced in the field of environmental toxicology and biology for fifteen years within academic, industrial and government settings.

The specific questions I was asked to examine include:

1. Did FortisBC / BCER address the concerns that we had shared previously?
2. How will these proposed changes impact nearby ecosystems and biodiversity?

The Permit Amendment and Permit related documents I reviewed include:

- Potential Impacts of FortisBC's Waste Discharge Authorization Applications on the Receiving Environment" DRAFT 2023-12-30
- Appendix A - Project description for a requested amendment to WDP permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project. Hatfield Memo, Dec. 16, 2025 (<https://talkingenergy.ca/sites/default/files/2026-02/1-fortis11234-project-description-20251216-v7.pdf>)
- Appendix B - Hydrometric Monitoring Plan. Hatfield Memo, Jan. 28, 2026 (<https://talkingenergy.ca/sites/default/files/2026-02/fortis11234-hydrometric-monitoring-plan-20260128-v5-0-cog.pdf>)
- Appendix C - East Creek Hydraulics - Discharge Capacity Assessment. SRK Dec. 16, 2025 (<https://talkingenergy.ca/sites/default/files/2026-02/3-capr003790-erosion-assessment-memo-final-12162025.pdf>)
- Technical Assessment Report for Waste Discharge Authorization at the WLNG Site, Fortis, 2022 (Including Appendices A-H) (https://talkingenergy.ca/sites/default/files/2023-11/2022_FortisBC_Waste_Discharge_Authorization_WLNG_Site_September%202022.pdf)
- Talking Energy web page (<https://talkingenergy.ca/bc-energy-regulator-waste-discharge-authorization-permit>)

Sincerely,



Vicki Marlatt, R.P.Bio., B.Sc., M.Sc., Ph.D.

1. Did FortisBC / BCER address the concerns that we had shared previously?

A key issue that has not been adequately addressed is the characterization of naturally occurring metal concentrations at the WLNG and BC Rail sites prior to anthropogenic disturbance. Establishing true background conditions requires the selection and evaluation of appropriate reference sites that are demonstrably upstream or upgradient of project-related and other historical disturbances. Characterization of environmental and biological baseline conditions is essential for accurately assessing project-related effects, selecting suitable reference and exposure sites, and interpreting ecological risk.

The rationale provided for the amendment assumes that contaminant concentrations measured at upstream sites in East Creek and the Squamish River represent natural regional background conditions. However, both upstream (US) locations appear to be influenced by existing disturbances. The WLNG upstream site lies within the Certified Project Area, which is recognized as a brownfield industrial site, and the BC Rail upstream site is adjacent to and downstream of the urbanized area of Squamish. As such, both sites are affected by runoff and other inputs associated with historical and ongoing land disturbance. These conditions limit their suitability as representative reference sites.

Reliance on data from potentially influenced upstream locations to inform minimum water quality objectives at these sites, in the absence of a robust evaluation of uncontaminated local reference sites, may underestimate true background conditions. In turn, this could result in the maintenance or incremental degradation of water quality downstream of the effluent discharge point.

Additional concerns that were brought forth previously that have not been addressed include:

- Conducting a multi-season effluent plume study to verify the geographic extent of contamination near discharge site in Howe Sound to illustrate that no initial dilution zones for adjacent effluent discharges overlap with each other.
- Conducting environmental effects monitoring of Howe Sound intertidal and subtidal biota to monitor fish and ecosystem health prior to and during the project.
- Require the proponent to conduct environmental monitoring of wildlife health (i.e., fish and benthic invertebrates) at and downstream of both WDA discharge sites to verify the ecological functioning of these receiving waters has not been impacted as prescribed under the Fisheries Act for metal and diamond mine effluents and pulp mill effluents in Canada.

- Conducting a cumulative effects assessment to evaluate the combined impacts of historic, current, and proposed pollution on East Creek and Howe Sound's ecosystems.
- Monitoring flocculant discharge rates or concentrations in discharged effluent were not specified and are not being monitored.
- Require the proponent to provide a thorough and clear plan for monitoring and mitigating acid rock drainage in order to fully assess FortisBC's WDA application at the Woodfibre Site.

Finally, based on my previous reviews and responses of the WLNG site as follows:

- 2023-12-30 Draft review of FortisBC's WDA applications by Dr. Vicki Marlatt
- 2023-12-30 MS2S to BCER re Review of FortisBC's WDA applications
- 2024-02-08 FortisBC WDA Response to Dr Vicki Marlatt
- 2024-02-08 FortisBC WDA Response to MS2S
- 2024-02-16 VLM Response to FortisBC Comments on WDA applications
- 2024-02-16 MS2S to BCER re FortisBC WDA responses

I stated:

"When combined with the effluent discharged from FortisBC's WDA application at the Woodfibre Site to discharge effluents into Stream 'X' which flows into Howe Sound, this presents a cumulative discharge that has a higher probability of increased exceedances of copper, lead, zinc, and vanadium. Furthermore, these combined effluents will also contain other metals, hydrocarbons (i.e., PAHs), and water quality parameters (i.e., pH, temperature, dissolved oxygen) at or below BC Water Quality Guidelines that together may add up to pollutant levels that equate to or exceed guidelines in the foreshore of Howe Sound near the Woodfibre LNG site."

"...baseline data collected for Stream 'X' presented in Appendix C of FortisBC's WDA application at the Woodfibre Site show that several parameters meet or exceed BC Water Quality Guidelines for the protection of freshwater aquatic life, such as: total dissolved solids, copper, iron, and zinc. When additional discharges by FortisBC are added to Stream 'X' with these existing high levels of contaminants the frequency of guideline exceedances will likely increase, thus increasing the risk of adverse effects on wildlife based on the known individual toxicity of these parameters."

In response, to my above comments, FortisBC asserted the following:

“FortisBC’s proposed discharges will meet the BC Water Quality guidelines.”

“FortisBC will not contribute any pollution inputs into this area as the discharge will meet BC Water Quality Guidelines.”

“As FortisBC’s proposed discharges will meet the BC Water Quality guidelines, the discharge is not anticipated to have a negative effect on water quality in the receiving environment. Therefore, cumulative effects would be fully dependent on other inputs and would not be negatively influenced by FortisBC’s activities.”

In the amendment to WDP permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project, Fortis BC is proposing to contradict these assertions by seeking approval to exceed B.C. Water Quality Guidelines for copper and aluminum and increase the daily maximum rate of discharge.

2. How will these proposed changes impact nearby ecosystems and biodiversity?

General Comments:

The proposed changes will allow an increase in the daily maximum rate of discharge from 1500 m³/day to 6815 m³/day and increases of copper and aluminum to levels that exceed the applicable acute B.C. Approved Water and Working Water Quality Guidelines (0.00366 mg/l and 2.42 mg/L, respectively). This will increase the exposure of aquatic life in East Creek and downstream in Howe Sound to all contaminants present in the effluent discharged from FortisBC activities at the WLNG site and will result in potential increased risks of adverse effects on aquatic life downstream.

Note that according to Appendix A, (page 17) “East Creek has been heavily modified by construction activities associated with the WLNG site (i.e., independent of discharges from the FortisBC EGP Project), including placement of rip rap, channelization of access roads for construction, and rerouting the lower reaches through a culvert. As such, limited natural streambed (<50 m) remains under current conditions between the WLNG WTP discharge and Howe Sound.” Although, natural and human-made physical structure of East Creek may not be altered by increased contaminant discharges, what remains of natural aquatic life inhabiting East Creek is at an increased risk of adverse effects as is the aquatic life in the downstream Howe Sound receiving waters.

FortisBC has provided biweekly acute (96-hour) rainbow trout toxicity tests on the end of pipe (EOP) discharge into East Creek that show no mortality. However, the chronic impacts of the EOP discharge and the acute or chronic impacts on any plant, algae, invertebrate or other vertebrates has not been tested, so there is considerable uncertainty with respect to the impacts of this discharged effluent on aquatic ecosystem health. In addition to the EOP effluent acute rainbow trout toxicity tests conducted by FortisBC, concurrent water metal concentration analyses for copper and aluminum have been conducted and are summarized in figures. These metal analyses are included in the proposed amendment request for the EOP effluent samples as well as an upstream and downstream site grab water samples in East Creek over approximately one year, and an upstream and downstream site for the BC Rail site (no EOP for the BC Rail site was included). No measurements of EOP effluent contaminants at downstream sites in Howe Sound have been performed since the onset of the WDP permit PE-110163, therefore, the WLNG potential EOP associated effluent exposure and adverse impacts on the exposed aquatic life specifically in Howe Sound are not known.

Collectively, with the increased discharges and contaminant levels proposed in this amendment request to levels that exceed the acute British Columbia water quality guidelines for the protection of aquatic life (B.C. WQGPAL) for copper and aluminum, site-specific toxicity tests with EOP effluent on one fish species (juvenile rainbow trout), and minimal efforts to verify naturally elevated contaminants in East Creek and Howe Sound, approving this amendment request is not recommended. This is due to the high uncertainty associated with contaminant exposure and adverse effects on aquatic life in East Creek (algae, plants, invertebrates) and in Howe Sound (algae, plants, invertebrates, fish, marine mammals, etc.). Indeed, by approving this amendment request it is possible that FortisBC will not be able to adhere to WDP PE-110163 Section 2.3.8 that states “the effluent shall not be discharged in a manner or quantity that impairs ecological structure or otherwise causes excessive erosion of the receiving environment into which the discharge water is conveyed”. The discussion below provides further rationale for this conclusion and recommends alternative actions (i.e., upgrades to existing on-site wastewater treatment) to avoid discharging contaminants that exceed B.C. WQGPAL to ensure aquatic life and ecosystem structure in East Creek and Howe Sound are not adversely impacted by elevated contaminant exposure scenarios.

Finally, based on the monitoring data submitted by the Permittee, both the authorized discharge volume limits and the approved effluent concentration limits for certain contaminants in the EOP effluent—including copper, aluminum, and other parameters (turbidity and pH)—have been exceeded on multiple occasions over approximately the past year. These exceedances represent repeated instances of non-compliance with permit conditions, including not exceeding applicable B.C. WQGPAL. There is no single value for acute and chronic B.C. and chronic federal Water Quality Guidelines for copper and aluminum since these guidelines vary and are calculated based on the input of site-specific water quality conditions (pH, hardness, DOC) due to the influence of these abiotic factors on the toxicity of these metals. However, the exceedances and guideline values are summarized in figures in the proposed amendment (Project description for a requested amendment to WDP permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project).

Response to Rainbow trout acute toxicity test data as rationale for amendments

FortisBC has provided biweekly acute (96-hour) rainbow trout toxicity tests on the end of pipe (EOP) effluent into East Creek that show no mortality. However, the chronic impacts of the EOP effluent and the acute or chronic impacts on any plant, algae, invertebrate or other vertebrates were not tested. As such, the potential adverse impacts of these site-specific EOP effluent discharge limits on the range of taxa present in East Creek and Howe Sound waters and sediments have not been investigated and are not known.

Of the 17 acute rainbow trout toxicity tests conducted on EOP effluent samples, only one sample (August 5, 2025) contained dissolved copper at the proposed discharge concentration of 0.00366 mg/L copper. The next highest concentration of copper in an EOP effluent sample (Feb. 2, 2025) tested in the 96-hour rainbow trout toxicity test was 0.00145 mg/L copper, and the other 15 tests reported that copper concentrations were an order of magnitude lower (ranging from 0.000094 to 0.00089 mg/L). Due to the dynamic, complex nature of the effluents in these treatment systems whether the absence of toxicity to rainbow trout at this maximum concentration of copper (0.00366 mg/L) is repeatable is uncertain and requires further testing. In addition, whether this concentration is acutely toxic to other more sensitive fish or early life stages of fish, aquatic invertebrates, plants or algae was not tested. Although it is difficult to compare toxic concentrations of dissolved copper between different studies and sites due to the site-specific water quality parameters required to obtain/calculate the B.C. or Federal WQGPAL, the sensitivity of different species to copper toxicity has been summarized in both aforementioned guideline derivation documents. Specifically, based on the toxicity data used in the derivation of the B.C. WQGPAL and species sensitivity distributions reported by the Federal Environmental Quality Guideline for copper (Canadian Council of Ministers of the Environment (CCME), 2021), rainbow trout are not the most sensitive species for acute or chronic copper toxicity. For example, several species are more sensitive to the toxic effects of chronic copper exposure compared to rainbow trout including at least 2 fish species, over 10 invertebrates and one aquatic plant (CCME, 2021).

The aluminum concentration trends and the absence of mortality in the rainbow trout toxicity tests for the EOP effluent samples provided in the amendment request are consistent with the results observed for copper. One of EOP samples contained aluminum at the proposed amendment level of dissolved 2.57 mg/L (Aug. 5, 2025 sample; total 2.42 mg/L) with the next highest sample dissolved concentration of 1.59 mg/L on Jan. 2, 2025 (total 1.85 mg/L). (Note: There may be error in reporting with the August 5, 2025 sample with dissolved aluminum higher than total aluminum.) The remaining 15 samples of EOP aluminum concentrations for total and dissolved were an order of magnitude lower ranging from 0.0274 to 0.291 mg/L. With respect to the sensitivity of different species to aluminum, rainbow trout toxicity data were not included in the B.C. WQGPAL derivation (B.C. Ministry of Water, Land, and Resource, Stewardship, 2023.). However, of the 14 species presented in the B.C. WQGPAL derivation and species sensitivity distribution the two most sensitive species were larval fish species (brook trout and fathead minnow). These findings highlight the necessity of thoroughly investigating not only fish species sensitivity, but also life stage sensitivity. With only juvenile rainbow trout acute survival used as rationale for

characterizing site-specific EOP effluent as not lethal, there is high uncertainty regarding the potential toxicity of this EOP effluent on other life stages and taxa and for sub-lethal adverse chronic effects.

In closing, the toxicity of copper and aluminum under varying contaminant levels and site-specific water quality conditions (e.g., pH, conductivity, hardness) has not been comprehensively evaluated for the full range of species inhabiting East Creek and Howe Sound. In addition, the long-term cumulative risks of increasing discharge limits that contain mixtures of metals and potentially other pollutants (i.e. polycyclic aromatic hydrocarbons) identified at this brownfield industrial site have not been thoroughly considered. There are several examples of long-term metal discharge harming aquatic wildlife. Particularly relevant is the documentation of Howe Sound marine life recovery and re-establishment of communities taking years after decades of multiple industrial activities discharging wastes into these waters, including metals from the Britannia Mine. Ultimately, from a risk assessment perspective, the proposed increase in effluent discharge volume, together with exceedances of copper and aluminum thresholds established to be protective against adverse effects, is expected to increase the potential risk to aquatic life.

Response to B.C. acute WQGPAL Safety-Factors as rationale for amendment

The amendment also partially relies on the removal of safety (uncertainty) factors from the B.C. acute water quality guidelines for the protection of aquatic life (WQGPAL) for copper and aluminum to justify increasing discharge limits for these metals in EOP effluent. The B.C. Ministry of Environment (2019) defines a safety or uncertainty factor as a mathematical adjustment applied to guideline values to address incomplete knowledge and data gaps.

As outlined in the Environmental Water Quality Guideline derivation protocol (ENV 2012), the application of an uncertainty factor ranging from two to ten is recommended, depending on the quality and quantity of available data. These factors are intended to account for uncertainties such as extrapolation from laboratory to field conditions, single-contaminant to multiple-contaminant or multiple-stressor scenarios, intra- and inter-species variability, and the potential for indirect, delayed, or cumulative effects.

For the derivation of the copper B.C. acute WQGPAL, the minimum safety-factor of two was applied and several data gaps were identified by B.C. MOE (2019) including: toxicity data for freshwater algae, macrophytes, amphibians; sensitive but ecologically relevant endpoints (i.e., olfactory toxicity, swim performance) for sensitive fishes; ameliorating properties of

the common toxicity modifying factors on copper toxicity to olfactory tissues; effects of metal mixtures on copper toxicity (i.e., additive, synergistic, antagonistic); water quality data to run BC Biotic Ligand Model in ‘full’ mode compared to using ‘simplified’ BC BLM; and, environmental effects monitoring data to determine if the B.C. WQGPAL values calculated using the BLM are protective of aquatic life under different water quality conditions (B.C. MOE, 2019). Therefore, the safety-factor of two applied to the derivation of the acute copper B.C. WQGPAL was applied to incorporate the uncertainty in this data set. In addition, as described in Section 13.2 of B.C. MOE (2019), the acute WQG derivation protocol for copper is based mainly on LC50 levels, or the concentration that causes lethality to half of the test population in short-term toxicity studies. By applying a safety-factor of two to the most sensitive organism LC50 to derive the copper acute WQG provides a guideline that is protective of sensitive aquatic species (algae, aquatic plants, invertebrates, amphibians, fish) against short-term effects on survival. Similarly, a safety-factor of three was applied to the acute aluminum B.C. WQGPAL to account for sources of uncertainty associated with the aluminum toxicity data set used in the derivation of this guideline including: the use of surrogate species (e.g., zebrafish); the lack of data for relevant Canadian species such as EPT (Ephemeroptera, Plecoptera, Trichoptera) and Canadian amphibians; and the lack of data for reproduction in fish (B.C. Ministry of Water, Land, and Resource, Stewardship, 2023). With a diverse array of aquatic species inhabiting East Creek and Howe Sound nearshore aquatic ecosystems, most of which were not included in the derivation of copper and aluminum water quality guidelines, removing the safety-factors increases the risk of causing adverse impacts to sensitive, poorly studied aquatic species due to effluent exposure.

Response to Upstream Site Contaminant Concentrations as Rationale for Amendment

The WLNG Certified Project Area (CPA) is constructed on a brownfield industrial site with historic contaminants still present in some parts. The CPA is located within portions of three sub-watersheds that discharge into Howe Sound: Mill Creek, Woodfibre Creek, and East Creek. The source of historical contamination was the Woodfibre pulp and paper mill that operated on the Project site for almost a century before ceasing operations in 2006. Operation of the mill resulted in varying degrees of contamination in the soils, sediments, creeks, and adjacent marine waters.

No water quality monitoring program was conducted during mill operation; therefore, historical water quality data to describe the conditions of the area before and during mill operations are not available. Water quality data collection began in 2006, after mill closure. This is relevant to the interpretation of the data collected from the upstream site in the proposed amendment, whereby, the Permittee concludes that the upstream sites selected

as the reference sites are indicative of natural background metal concentrations. The figures provided in the amendment request show some similarities, but for East Creek for both copper and aluminum there are several instances of large spikes in these metals in the EOP effluent that are not present in the upstream samples. The East Creek upstream site is still within the CPA and appears to be adjacent and downstream of historical contamination on the site, while the BC Rail upstream site is adjacent and downstream of a major urban area and subjected to urban run-off. More appropriate 'reference' sites upstream of known contaminated areas are needed to understand regional concentrations in these watersheds. In addition, no detailed descriptive statistics or statistical analyses were used to compare the upstream, EOP and downstream sites in the proposed amendment. Furthermore, the figures presented do appear to demonstrate EOP effluent does exceed B.C. acute or chronic WQGPAL more frequently than the upstream sites at the WLNG site.

Ultimately, the metal data that have been collected for water chemistry in this amendment, including those provided for the East Creek upstream site within the CPA, are likely not representative of baseline conditions in undisturbed waters, sediment, and soil in these watersheds. Background values of contaminants of concern derived from these data are likely overestimating background levels typical for undisturbed reference areas. Therefore, using these contaminated site data to support discharging EOP effluents that exceed B.C. acute WQGPAL introduces increased risks of the continued degradation of the water quality in and around the WLNG site. This in turn results in increased risks of reduced capacity of the surrounding aquatic environment to support wildlife and may negatively impact Howe Sound's trajectory of ecological recovery.

References:

B.C. Ministry of Environment and Climate Change Strategy (MOE) 2019. Copper Water Quality Guideline for the Protection of Freshwater Aquatic Life-Technical Report. Water Quality Guideline Series, WQG-03-1. Prov. B.C., Victoria B.C.

B.C. Ministry of Water, Land, and Resource, Stewardship, 2023. Aluminum Water Quality Guidelines – Freshwater Aquatic Life. Water Quality Guideline Series, WQG-09-1. Prov. B.C., Victoria B.C.

ENV (Formally: British Columbia Ministry of Environment), 2012. Derivation of water quality guidelines to protect aquatic life in British Columbia. Water Protection and Sustainability Branch, Environmental Sustainability and Strategic Policy Division, British Columbia Ministry of Environment and Climate Change Strategy. 34 p.

Tracey Saxby,
Executive Director,
My Sea to Sky,
PO Box 2668,
Squamish, B.C.,
V8B 0B8

March 19, 2026

Re: Review of documents related to a requested amendment to FortisBC's Waste Discharge Permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project

Dear Ms. Saxby

In response to your request, please find here professional review comments regarding water management, tunnel discharge and water treatment aspects related to drainage from the Eagle Mountain Pipeline (EMP) tunnel portal area at the Woodfibre LNG (WFLNG) site.

My professional experience includes 30 years with a major engineering company. This work consists of participating in, conducting and managing multiple tunneling related projects, tunnel grouting and water inflow assessment and mitigations, assessing acid and neutral rock drainage water quality, as well as tunnel water management, permitting and compliance.

In the course of these projects I have been responsible for engaging and managing water treatment specialists as well as reviewing their designs. I was also personally involved in design, construction, operation and performance assessment of a water treatment plant for treating acid rock drainage (ARD).

The specific questions this review was asked to examine include:

- 1) Is the water treatment methodology adopted by FortisBC's contractors for the WFLNG tunnel discharge typical of methods adopted for the treatment of acid rock drainage?
- 2) Is it possible for tunnel discharge water to meet Water Quality Guidelines in the permit conditions with typical water treatment technologies?
- 3) What water management methods are available to control tunnel water ingress and limit tunnel discharge volumes?
- 4) What are your comments on the rationales presented by FortisBC for the permit amendment and on the need for the requested amendment?

Permit Amendment and Permit related documents reviewed include:

- Appendix A - Project description for a requested amendment to WDP permit PE-110163 for the Eagle Mountain Natural Gas Pipeline Project. Hatfield Memo, Dec. 16, 2025
- Appendix B - Hydrometric Monitoring Plan. Hatfield Memo, Jan. 28, 2026
- Appendix C - East Creek Hydraulics - Discharge Capacity Assessment. SRK Dec. 16, 2025
- Technical Assessment Report for Waste Discharge Authorization at the WLNG Site, FortisBC, 2022 (Including Appendices A-H)
- FortisBC's March 11th, 2026 Responses to questions about Permit Amendment PE-110163

Key observations from this review:

Question 1) Is the adopted water treatment methodology typical of methods used for the treatment of acid rock drainage?

The method used by FortisBC for treatment of EMP tunnel drainage is **not** typically used for ARD or large-scale metals removal.

Drainage from the EMP tunnel WFLNG portal is experiencing metals content consistent with the high regional prevalence of copper bearing formations and potentially acid generating (PAG) rock in parts of the Howe Sound Area. ARD and or metal leaching can develop locally in regions of the tunnel wall composed of PAG rock, even though the net tunnel drainage may be near neutral in pH. Note that with PAG rock present, drainage water quality is expected to worsen with time as ARD develops with further exposure to air and water.

The typical method used for treatment of ARD or highly turbid, metal laden tunnel water is the well proven High Density Sludge (HDS) method used at Britannia Mine and at many other sites. The HDS method is based on lime addition for pH control, resulting in bulk removal of metals and suspended solids by co-precipitation on recirculated sludge particles. This method has the advantage of scalability to large flows and of continuous operation (i.e. does not require filtration of the entire process flow, or shutdowns for regeneration). As a result of the coprecipitation of suspended solids, the HDS process is relatively immune to fouling by turbidity or precipitates.

If properly designed, other methods can also be effective for metals removal from tunnel drainage water.

However, FortisBC has not been forthcoming with details of the design or performance of the water treatment methods implemented.

According to available documentation, the water treatment method used by Banner Environmental Engineering Consultants (the contractor hired by FortisBC) relies on; coagulation (for reduction of suspended solids), and multiple stages of filtration required to protect a final Ion Exchange stage to capture residual metals.

Notably absent in the process design is a pH adjustment stage to more effectively precipitate bulk metal content which may be why the plant does not effectively remove metals such as copper and aluminum.

Ion Exchange is a batch method best used for final polishing metal removal stages. To deal with high loadings of metals or other contaminants, multiple ion exchange columns need to be installed and switched in and out of line for regeneration when loaded or fouled with precipitates or turbidity. For high flow rates or for water with high turbidity, regeneration and

/ or replacement of costly ion exchange resins and labour intensive replacement or backflushing of filter media can be required frequently.

For these technical and economic reasons, Ion Exchange is not commonly used for large scale ARD or hard rock tunnel discharges. However, Ion Exchange treatment can be made to meet guidelines, if sufficient investment in redundancy/ capacity was designed into the plant and if the plant was operated correctly.

Whatever the method being used, the plant is not meeting permit requirements, likely due to operational decisions being made, or inadequate plant treatment capacity.

Water treatment plants have two types of design capacity, “hydraulic capacity” (the amount of water throughput possible, irrespective of degraded water treatment quality) and “treatment capacity” (the flow rate at which they can meet water quality requirements). It is likely that the treatment plant is not meeting design requirements for treated water quality due to the higher than originally estimated flow rates and lack of an upgrade to installed treatment capacity.

FortisBC was asked if alum (a salt of aluminum) is being added to the tunnel discharge water as a coagulant, given that Al levels in the effluent significantly exceed BC Water Quality guidelines. FortisBC confirmed that alum is being added.

The use of alum addition may explain the elevated Al levels in the discharge stream that are not being effectively removed by the treatment plant technology chosen by FortisBC.

Question 2) Is it possible for tunnel discharge water to meet BC Water Quality Guidelines with typical water treatment technologies?

Modern site-specific designs for water treatment technologies meet BC water quality guidelines, if designed and operated appropriately.

Multiple vendors in Vancouver (McCue Engineering Contractors, etc.) confirm that they offer systems with discharge water quality that meet guidelines for the contaminants of concern present at Woodfibre EMP tunnel portal.

FortisBC committed to meet BC Water Quality Guidelines (BCWQGL) in their original 2022 permit application. As quoted below, FortisBC reiterated that statement in a February 8, 2024 letter to myself by Michelle Ticas, FortisBC Community Relations. The letter from Michelle Ticas was in response to my earlier comment in my January 5, 2024 review letter expressing concerns about the suitability of the proposed Aqua Solve/GFL water treatment methodology adopted by FortisBC, which was subject to subsequent undisclosed modifications by Banner Environmental Engineering.

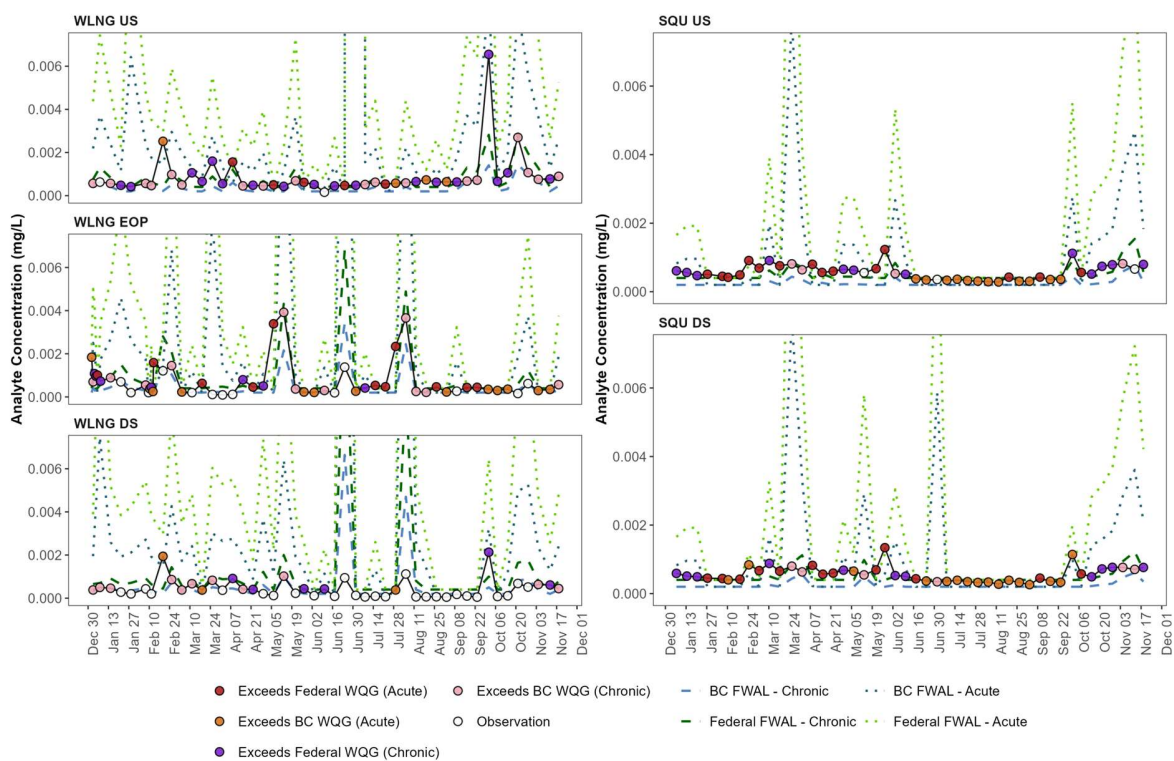
2024 FortisBC Statement: **“Discharge to the environment will be halted if the water treatment is not meeting the requirements of BC Water Quality Guidelines”.**

FortisBC did **not** halt discharge throughout 2025 when guidelines were routinely exceeded.

Figure 3 (from Hatfield, 2025) shows 2025 water quality analytical test results for copper. The plot in the second row on the left of is an example of the routine exceedance of guidelines for Cu in End of Pipe (EOP) effluent from the Woodfibre tunnel water treatment plant.

Note that every one of the coloured symbols in the plots below represents an exceedance of one or more guideline, the weekly occurrence of exceedances constitutes a routine of permit non-compliance.

Figure 3 2025 Woodfibre EGP environmental monitoring results for dissolved copper (mg/L).



It is surprising that despite being informed by weekly reports of non-compliance by FortisBC contractors, the BC Energy Regulator has not publicly issued a non-compliance order. BCER has also failed to execute its fiduciary duty to the public interest by ensuring that the permit holder meets permit requirements.

In order to determine why the FortisBC water treatment plant did not meet permit conditions (compliance with BCWQGal) the following question was asked:

“Please provide the Design Reports, record (as built) drawings, and O&M Manual for both the original water treatment plant and the 2024/2025 upgrades mentioned in Appendix A of the amendment application. We would like to review the equipment type, configuration,

flow rates, reagents, operating set points, and operator experience for FortisBC's water treatment plant at the Woodfibre site."

FortisBC's response below was evasive, did not address the question in any way, was factually non-sensical and worse, is un-truthful (despite what FortisBC stated in their response below, site water **did not meet permit criteria** for much of 2025):

*"FortisBC has a comprehensive site water management system where site water is monitored against applicable guidelines. The water treatment plant is designed and operated to meet industry standards **and to ensure site water is treated and tested in accordance with our permit from the BCER.**"*

Instead of dealing with the inadequacies of the water treatment plant, FortisBC has requested amended permit discharge criteria for copper (Cu) at 3.6 µg/L and aluminum (Al) at 2,420 µg/L. These levels would result in effluent continuing to significantly exceed BC Water Quality Guidelines for Protection of Aquatic Life (BCWQGal).

Application of the guidelines for assessing discharge compliance involves a formula based on the physical parameters of; pH, Dissolved Organic Carbon (DOC) and hardness. A guideline calculator based on these parameters is available online at https://bcgov-env.shinyapps.io/bc_wqg/

As an example, East Creek end-of-pipe (EOP) typical effluent discharge water physical parameters values (from Jan 20, 2026 monitoring data) were: pH 6.68, DOC of 17.4, Hardness 17.8 mg/L. .

For these water parameters, calculated BCWQGal concentration limits are: Dissolved Cu (short term acute and long term chronic) < 0.2 µg/L for no effect. For Al, 39 µg/L.

The requested Cu discharge criteria of 3.6 µg/L thus represent an exceedance of BCWQGal of 0.2 µg/L by 18 times.

The requested Al discharge criteria of 2,420 µg/L thus represent an exceedance of BCWQGal of 39 µg/L by 62 times.

Question 3) What water management methods are available to control tunnel water ingress and limit tunnel discharge volumes?

There are many methods available to control water inflow into hard rock tunnels. However, the degree of reduction in flow achieved by grouting is a function of the degree of grouting effort expended.

It appears that FortisBC considers it to be more cost effective or less impactful on operations to ignore permit conditions than to perform sufficient grouting to stay in compliance. It is difficult to say which, given their opaque answers to questions about their level of effort in grouting.

In the 2022 TAR (filed as part of their permit application), FortisBC committed to grouting to control inflows. Grouting to control inflows employs injection of grout into tunnel wall boreholes to seal fractures in the rock.

Grouting can be done by drilling forward in advance of the tunnel face, or by drilling up from the tunnel in the trailing portion behind the working face. Grouting in advance removes potential for interference with muck removal by trailing grouting operations.

Tunnel Boring Machine (TBM) tunneling with conveyor muck handling is often chosen for tunneling to reduce cycle time and speed advance rates (such as was adopted by FortisBC for the EMP tunnel). However, the downsides are that: TBM operation limits forward grouting opportunities, and continual installation of conveyor infrastructure limits opportunities for trailing grouting operations. Grouting then becomes a tradeoff between water ingress control and tunnel advance rate. The tunnelling contractor faces economic pressure to make progress and less pressure to control water inflows by spending time grouting. The result is uncontrolled, ever-increasing inflows.

A minimal level of grouting effort is to use spot grouting only, which focuses only on major fractures. A more effective grouting program (to better limit inflows) includes developing an umbrella of reduced permeability rock mass through systematic pattern grouting.

It is not clear in the permit amendment application, or in FortisBC's responses to questions whether significant efforts have been made by FortisBC to control inflow by systematic grouting.

In fact, FortisBC's response to the question intended to determine the level of grouting effort: "*How many grout injection holes have been completed?*" was evasive, misleading and self contradictory given that water flows were not controlled to the levels required by the permit. FortisBC's response that follows did not even answer the question regarding the amount of grouting performed:

FortisBC: "*Along the tunnel alignment, **grouting has been performed as required to mitigate the volume of water entering the tunnel.** The specific number and pattern of holes are determined by the Engineer of Record (EOR) and their grouting subconsultant, based on the volume of water inflows and their interpretation of the rock*".

It is self evident that sufficient grouting **has not been performed as required to mitigate the volume of water** inflows given that FortisBC exceeded their permitted discharge levels for a year and have now requested a permit amendment for higher discharge.

Question 4) What are your comments on the rationales presented by Fortis BC for the amendment and on the need for the requested permit amendment?

The permit amendment includes requests for both increased flow limits and higher Cu/Al limits on discharge. There are no clear, meaningful rationales presented in the request for a permit amendment.

FortisBC's Rationale for Requested Increase in Flow Rate Limit:

The Permit Amendment requests an increase to over 4x the permitted daily discharge volume (from 1,500 m³/d to 6,815 m³/d). The daily discharge has been increasing and flow rate has been out of compliance with the permit for all of 2025 (Hatfield, 2025).

The Technical Assessment Report ("TAR", FortisBC, Sept. 7, 2022), filed as part of the original permit application included the following commitments to control inflows by grouting:

*"Continual monitoring of inflows and water quality will be conducted by taking flow measurements and collecting and analyzing water samples from observed seepage sources within the Bedrock Tunnel. These measurements and analysis will help determine if additional grouting is required to impede groundwater inflows, as well as conform with water quality and treatment requirements. **Should a high groundwater inflow occur from a particular fracture zone, the DB Contractor will grout the feature to reduce groundwater ingress.** It is considered that by grouting the five to ten critical water-bearing features expected in the Bedrock Tunnel, the actual inflow to the tunnel will be substantially reduced. The grouting program will consist of drilling a series of advance boreholes (percussion drilled probe holes) and injecting cementitious grout at high pressure into the zone or lineament that is hydraulically conductive. Once the grout has solidified, measurement of water inflows will be repeated to confirm that flows are at an acceptable level. **If the anticipated inflows are not at an acceptable level, additional drilling and grouting will be performed, with the sequence repeated as necessary.**"*

The permit amendment rationale section presents no rationale for why tunnel inflows are **not** being controlled by grouting, which Fortis BC committed to in its original permit application.

The rationale section includes **no** indication of the level of grouting effort performed by the tunneling contractor to limit tunnel inflows.

There is also **no** discussion in the rationale or effects assessment of how the requested higher total discharge volume would greatly increase harmful effects on the receiving environment from increased total loading of contaminants.

In terms of loadings of contaminants to the environment, the requested 4x higher flow rate multiplies the effect of the higher effluent concentrations requested (18 x Cu and 62 x Al above BCWQGAL). This would result in 72 x higher Cu and 248 x higher Al loadings going into Howe Sound, due to the combined effects on loadings of higher concentrations and higher flow rate.

Rationale for request for copper and aluminum levels above permitted BCWQGLAL discharge levels:

The permit amendment requests that copper in discharge be increased to 3.6 µg/L and aluminum be raised to 2,420 µg/L.

The rationale presented in Hatfield 2025 appears to be that there are no acute (short term) impacts shown by toxicity testing on trout within the short reach of East Creek below the End of Pipe water treatment discharge point.

However, East Creek leads *directly to Howe Sound* where raised effluent concentrations and loadings will affect fish and marine ecosystems. Both copper and aluminum have significant long term (chronic) effects on juvenile fish gill tissue function.

There is no assessment by a qualified person in the rationale of how the requested site-specific limits for Cu and Al that exceed BCWQGLAL would affect marine life, the food web or fish habitat of the receiving fish bearing waters of Howe Sound.

The rationale presented appears to rely on an appeal to the conservative nature of the 2 x safety factor used in the BCWQGLAL. However, the requested limits for Cu and Al greatly exceed the 2 x factor.

Is there a demonstrated need for a permit amendment?

There is no demonstrated technical reason in the application why tunnel waste water can not be treated to meet BCWQGLAL.

Similarly, there is no demonstrated reason in the application that tunnel waste water inflows could not be mitigated.

So no, there has been no need demonstrated in the application for a permit amendment.

Conclusions

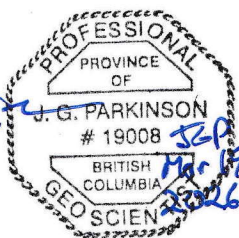
Many of the concerns raised upon review of the original permit application in previous letters forwarded to FortisBC and the BC Energy Regulator have been proven to be correct:

- As predicted to be likely by this author in 2024, tunnel water inflows are much higher than were estimated in FortisBC's permit application. Measures to control water inflows by FortisBC's contractors have failed to limit inflows, despite FortisBC's commitments to limit inflows by grouting. There was no rationale presented in the request for amendment that showed inflows were not controllable by grouting or of what level of effort was expended to control inflows. Available, technically feasible and commonly used measures to control water inflow such as systematic pattern grouting appear to have been considered only a hindrance to tunnel construction, and may have been omitted for expediency.
- The significant combined "knock-on" effects on contaminant loadings from both the increase in concentrations of Cu and Al and from additional loadings caused by increased flows are not assessed in the rationale presented for the requested amendment. This is a significant oversight in the amendment application.
- As predicted by this author in 2024, the "proprietary" water treatment systems have failed throughout almost all of 2025 to meet Federal WQG and BCWQG (Figure 3 and 4 Hatch, 2025). and FortisBC has failed to honour commitments to cease discharge if permit limits were exceeded.
- The regulator subsequently failed in its duty to protect the environment by its inaction, which allowed discharges in contravention of the permit to continue.
- Procedures for dealing with Potentially Acid Generating (PAG) rock were not followed by FortisBC. In an inspection on Sept 18, 2024 FortisBC was noted to be out of compliance with EA Condition 9 in relation to storage of Potentially Acid Generating (PAG) rock and they did not inform EAO of this, despite being aware of the buried PAG rock.

If you have any further questions, please feel free to contact me.

Best Regards,


Graham Parkinson, P. Geo.



Glossary of Acronyms:

Al-Aluminum

ARD- Acid Rock Drainage

BCWQGAL- Water Quality Guideline for Protection of Aquatic Life

Cu - Copper

EMP-Eagle Mountain Pipeline

EOP – End of Pipe

HDS – High Density Sludge (water treatment process)

IX -Ion Exchange

PAG- Potentially Acid Generating Rock (as leading to Acid Rock Drainage)

TAR – Technical Assessment Report (As required for permitting discharge of effluent)

TBM- Tunnel Boring Machine

WFLNG-Woodfibre LNG

WQG-Water Quality Guideline

Wednesday 25th March, 2026

To:

Regional Director
Environmental Protection at Environmental Stewardship
British Columbia Energy Regulator
6534 100th Ave., Fort St. John, B.C., V1J 8C5

Sent via email to: Waste.Management@bc-er.ca and egp@fortisbc.com

RE: FortisBC application to amend waste discharge permit PE-110163

To whom it may concern,

This submission provides our initial comments on FortisBC Energy Inc.'s [application](#) to amend Waste Discharge Permit [PE-110163](#) associated with effluent discharge at the Woodfibre site.

[Section 16](#) of the Environmental Management Act gives power to amend permits which have already been granted, but only if the amendments are “for the protection of the environment.”

This is also not a valid application, and does not meet the lawful requirements of the [Public Notification Regulation](#).

FortisBC has failed to meet the conditions of its Waste Discharge Permit PE-110163 for over a year, discharging up to double the volume of wastewater into Átl'ka7tsem / Howe Sound, and exceeding Federal and Provincial water quality guidelines for copper and aluminum.

Instead of fixing the problem, FortisBC proposes to amend the current permit to:

- Increase discharge by **over four times** (from 1,500 m³/day to 6,815 m³/day);
- Discharge copper at levels **~18 times higher**¹ than BC Water Quality Guidelines;

¹ Calculations for dissolved copper and aluminum are based on the East Creek, end-of-pipe typical effluent discharge water physical parameters from FortisBC's January 20, 2026 water quality monitoring data of: pH 6.68, Dissolved Organic Carbon 17.4, Hardness 17.8 mg/L.

- Discharge aluminum at levels **~62 times higher**¹ than BC Water Quality Guidelines;
- Replace enforceable guideline protections with **weaker site-specific limits** that won't address impacts on marine life.

Combined, this would allow FortisBC to pollute **~72 times more copper** and **~248 times more aluminum** into Howe Sound than is currently permitted.¹ This is unlawful under Section 16 of the Environmental Management Act. Increasing discharge volume and increasing limits for copper and aluminum is not protective of the environment.

Several of the concerns raised by My Sea to Sky and our experts during the review of the original permit application from December 2023 to February 2024 have now been validated.

For example:

- **Water inflows into the tunnel were underestimated.**
Graham Parkinson, P.Geo warned that tunnel water inflows were likely to be much higher than estimated in FortisBC's permit application. This has resulted in discharge volumes that have exceeded the current permit limit of 1,500 m³/day since February 2025, with daily discharge volumes up to and over double the permitted volume of effluent discharge for more than a year.
- **The "proprietary" water treatment systems have failed.**
Graham Parkinson P.Geo warned that by not disclosing water treatment plant designs, it was likely that the contractor hired by FortisBC would implement a "trial and error" approach, which would result in exceedances of BC WQG with associated impacts to aquatic life. This has been validated by the regular exceedance of provincial and federal water quality guidelines for copper and aluminum starting in July 2024, six weeks after FortisBC commenced active discharge at the Woodfibre site.
- **Lack of a thorough and clear plan for monitoring and mitigating acid rock drainage.**
On December 5, 2024, the BC Environmental Assessment Office Compliance and Enforcement Branch issued a [Notice of Non-compliance](#) to FortisBC for the improper storage and management of potential acid rock drainage materials from the tunnel. A second Notice of Non-compliance was issued to FortisBC for failing to notify the BC EAO regarding this incident.

To inform this initial review of FortisBC's application to amend Waste Discharge Permit [PE-110163](#), please find attached the reviews of three experts in tunneling, acid rock drainage, water treatment, and environmental toxicology and biology.

- Graham Parkinson, P. Geo
- Lynda Smithard, P. Eng, Chief Operating Officer, McCue Engineering Contractors
- Vicki Marlatt, R.P.Bio, B.Sc., M.Sc., Ph.D. Professor of Environmental Toxicology and Biology at Simon Fraser University.

According to these experts, it is technically feasible to reduce water inflows from the tunnel, and to treat copper and aluminum to meet BC water quality guidelines (BCWQG) for both freshwater and marine environments if the water treatment plant is designed and operated appropriately by an experienced operator.

However, the treatment methods chosen by FortisBC are clearly inadequate as FortisBC has failed to meet the permit conditions on an almost weekly basis for [over 16 months](#).

FortisBC promised to meet BC's water quality guidelines, and to halt discharge if they didn't.

We are deeply disturbed that the BC Energy Regulator has not issued any fines or penalties to FortisBC for repeatedly exceeding the terms of its permit. Instead, the regulator provided instructions to enable FortisBC to apply to amend the permit in a letter dated May 9, 2025 (attached). Seven months later, a single [warning letter](#) was issued on December 8, 2025 regarding the ongoing exceedances of copper. The BC Energy Regulatory has failed to enforce the law for the protection of the environment. **This is a gross regulatory failure.**

With no consequences from the BC Energy Regulator, FortisBC keeps polluting, unchecked.

Átl'ka7tsem / Howe Sound is designated as a UNESCO Biosphere Region, which is recognized internationally as "a cultural and ecological treasure." Biosphere Regions are expected to conserve biodiversity, model sustainable development, foster collaboration with Indigenous Nations and local communities, and serve as living examples of how ecological integrity and human activity can coexist.

Weakening water quality protections and increasing pollutant discharges violate the commitments and responsibilities of the UNESCO Biosphere Region designation.



We call on the BC Energy Regulator to **reject FortisBC's permit amendment** and to **hold FortisBC accountable** for this excessive and uncontrolled water pollution.

FortisBC needs to **stop work on the tunnel** and complete sufficient grouting to **control water inflows** from the tunnel to reduce the volume of effluent discharged.

FortisBC must **upgrade the water treatment system** to meet water quality guidelines for copper, aluminum, and other toxic contaminants.

We cannot allow FortisBC to put Átl'ka7tsem / Howe Sound's precious ecosystems and biodiversity at risk.

Please feel free to contact us for further information or clarification.

Sincerely,

Tracey Saxby BA/BSc (Hons I)
Marine Scientist and Executive Director
My Sea to Sky
Email: tracey@myseatosky.org
Phone: +1 (604) 892-7501

Suzanne Senger
Executive Director
Sunshine Coast Conservation Association
Email: executive@thescca.ca
Phone: +1 (604) 741-8859

Copied to:

Squamish Nation Band Council

The Honourable Julie Aviva Dabrusin, Minister of the Environment, Climate Change and Nature

The Honourable Joanne Thompson, Minister of Fisheries

The Honourable Tom Hodgson, Minister of Energy and Natural Resources

Patrick Weiler, MP for West Vancouver—Sunshine Coast—Sea to Sky Country

Premier David Eby

Hon. Adrian Dix, Minister of Energy and Climate Solutions

Hon. Tamara Davidson, Minister of Environment and Parks

Hon. Randene Neill, Minister of Water, Land and Resource Stewardship

MLA Jeremy Valeriote, West Vancouver-Sea to Sky

MLA Randene Neill, Powell River-Sunshine Coast

BC Environmental Assessment Office

BC Environmental Assessment Office Compliance and Enforcement Branch

Attachments:

- Review by Graham Parkinson, P.Geo
- Review by Lynda Smithard, P. Eng, Chief Operating Officer, McCue Engineering Contractors
- Review by Vicki Marlatt, R.P.Bio, B.Sc., M.Sc., Ph.D. Professor of Environmental Toxicology and Biology at Simon Fraser University.
- 2025-05-09 BCER to FortisBC letter re: amendment application process
- 2025-12-05 BCER to FortisBC warning letter re: copper exceedances

From: Clare Frater
Sent: Thursday, April 2, 2026 2:42 PM
To: Trustees
Subject: FW: Latest Information on Protective Measures for the Southern Resident Killer Whale

Categories: Executive Committee, To-do's

Hello Trustees,

I thought the information below may be of interest to you and community members. Note that there is a consultation open until April 21 on the proposal to increase the approach distance for Southern Resident Killer Whales to 1000 metres.

There is also information below regarding the mandatory vessel restricted zones off Pender and Saturna Islands and the voluntary speed reduction in Tumbo Channel.

Kind regards,

Clare Frater (she, her)
Director, Trust Area Services
Islands Trust | T 250.405.5192

From: Southern Resident Killer Whale - Government of Canada <tc.srkw-ers.tc@tc.gc.ca>
Sent: Thursday, April 2, 2026 1:21 PM
To: Clare Frater <cfrater@islandstrust.bc.ca>
Subject: Latest Information on Protective Measures for the Southern Resident Killer Whale

Southern Resident Killer Whale Bulletin



Photo by: Miles Ritter

Stay up to date on rules and guidelines//Help protect this iconic species

Latest Information on Protective Measures for the Southern Resident Killer Whale

Government of Canada Introduces New Southern Resident Killer Whale Approach Distance for 2026

The Government of Canada is introducing an increased approach distance for the Southern Resident Killer Whale. Beginning June 1, 2026, under Transport Canada's Interim Order, all vessels, including motorized and human-powered, must stay **1,000 metres** away from the Southern Resident Killer Whale in southern B.C. coastal waters between Campbell River and Ucluelet, including Barkley Sound and Howe Sound. The approach distance for other killer whale

populations in Pacific Canadian waters will remain at 200 metres.

This measure reflects Canada's commitment to implement measures to address imminent threat to this species, and Canada's proposed amendments to the *Marine Mammal Regulations* of the *Fisheries Act* to provide enhanced protection for the Southern Resident Killer Whale. Proposed amendments were published in the *Canada Gazette, Part I* on March 7, 2026, launching a 30-day public comment period. **Share your opinions on the proposed amendments [here](#).**

Continuation of Vessel Measures in 2026

Transport Canada is continuing several vessel management measures in Southern Resident Killer Whale critical habitat to reduce physical and acoustic disturbance in key areas important to the population. These measures are in effect from **June 1 to November 30, 2026**:

- **Mandatory Speed Restricted Zones at Swiftsure Bank:** All vessels must travel at **10 knots or less**.

- **Mandatory Vessel Restricted Zones off Pender and Saturna Islands:** Boating and fishing are prohibited, with exceptions for emergencies, vessels engaged in Indigenous food, social, and ceremonial fisheries, and Indigenous Peoples exercising existing rights.

- **Voluntary Speed Reduction in Tumbo Channel:** Vessels are encouraged to travel **10 knots or less**, when safe to do so.

Fisheries and Oceans Canada is expecting to implement fishing closures in 2026. Details on the specific timing and locations will be shared by fishery notice and through the Southern Salmon Integrated Fisheries Management Plan (IFMP) once finalized.

For more information regarding the 2026 Southern Resident Killer Whale

Explore

For information on responsible wildlife viewing and boating, please visit:

[Watching marine wildlife](#)

Remember to always Be Whale Wise

In addition to these measures, boaters and fishers are encouraged to Be Whale Wise and follow voluntary guidelines when in the presence of whales and other marine mammals.

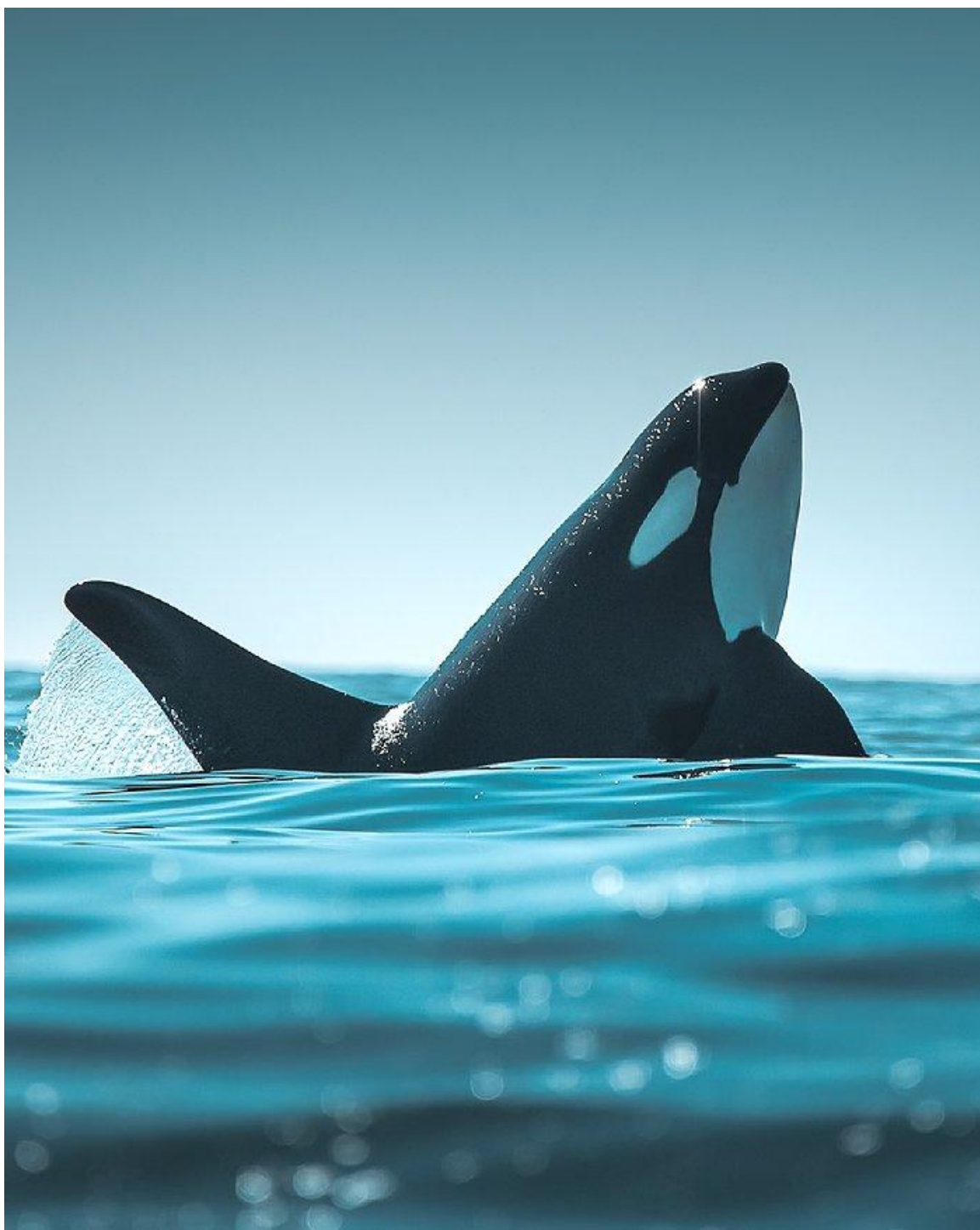
For example:

Reduce speed to less than 7 knots when within 1,000 m of the nearest marine mammal.

When safe to do so, turn off fish finders and echo sounders.

If you are too close to a whale, place engine in neutral idle if safe to do so and allow animals to pass.

Photo by: @KrisJonnes



Report any violations or incidents involving marine mammals (that you observed or were involved in) to Fisheries and Oceans Canada's 24/7

Observe, Record, Report Line:

1-800-465-4336

DFO.ORR-ONS.MPO@dfo-mpo.gc.ca

Report a marine mammal incident or sighting >>

[CONTACT](#)

You are subscribed to this email as cfrater@islandstrust.bc.ca.

Click here to modify your [preferences](#) or [unsubscribe](#).

delivered by
 **Campaigner**

From: Clare Frater
Sent: Friday, April 10, 2026 7:36 AM
To: Executive Admin
Subject: FW: Saanich Inlet Roundtable

From: Ian Cameron <ianc@uvic.ca>
Sent: Wednesday, April 8, 2026 8:33 PM
To: Ian Cameron <ianc@telus.net>
Subject: Saanich Inlet Roundtable

Good day

You are receiving this message because your email address is included in the Saanich Protection Society Roundtable mailing list. If you would like it removed, please inform me at: ianc@telus.net

SIPS organized a Roundtable on March 19, 2026 on the topic of water quality in Saanich Inlet. Due to time constraints we had to omit presentations on the topic of 'Boats in the Inlet'. A number of people at that Roundtable expressed regrets that we did not cover that topic, and said they would like a further discussion in the near future. Several people were asked if they would make a presentation while we were setting the agenda, but either were not available or were informed we were out of time. Those people have said they would be available in May, and it has been decided that we will hold a further Roundtable to talk about problematic boats in the Inlet, primarily (but not only) in Brentwood Bay.

The Roundtable will take place at the same venue as the March meeting, Central Saanich Firehall #1, on Keating X Road just off the corner of Keating and West Saanich Road, on Thursday, May 14, at 2:00 PM. You will receive the Agenda the week before the meeting.

Yours truly
Ian Cameron
President, SIPS

FW: Saanich Inlet Roundtable

Active Projects Report

Executive Committee

1. <i>Finish and adopt Islands Trust Policy Statement in accordance with project work plans (Strategic Plan key initiative 1.1.1)</i>	Responsible	Dates
Activity: Project underway guided by Trust Council project charter. Anticipated project completion by November 2026.	Clare Frater	Rec'd: 26-Feb-2020 Target: 01-Nov-2026
2. <i>Update and implement Reconciliation Action Plan (Strategic Plan 5.1.1)</i>	Responsible	Dates
Activity: Initiation timeline: Staff drafting underway	Clare Frater	Rec'd: 02-Sep-2020 Target: 31-Mar-2026
3. <i>Guide the development and implementation of the Islands Trust Strategic Plan. New Strategic Plan approved by Trust Council March 2025.</i>	Responsible	Dates
Activity: Implementation ongoing for active projects. Initiation of new work on hold per the accepted recommendation of the Operational Review Report	Rueben Bronee	Rec'd: 03-May-2023 Target: 31-Mar-2025

Future Projects Report

Executive Committee

1. *Pay Transparency Report Submission & Posting*

The Pay Transparency Act became law on May 11, 2023. Under the legislation, beginning in 2026, Islands Trust must prepare and submit a Pay Transparency Report by November 1 annually. These reports must be posted publicly on the Islands Trust website.

Responsible

Date Received

Derek Cockburn

11-May-2023

2. *Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence (Strategic Plan Initiative 1.2.3) (joint with RPC)*

Trust Council endorsed Policy 5.5.1 and Best Practice Manual amendments. RPC to draft Implementation Plan and final amendments. Present to Trust Council for adoption and subsequent monitoring and reporting.

Responsible

Date Received

Stefan Cermak

12-Mar-2025

3. *Explore new engagement models (virtual and in person forums) to reach more community members (Strategic Plan Initiative 1.2.2)*

Initiation timeline TBD

Responsible

Date Received

Clare Frater

12-Mar-2025

4. *Review all Trust Council and local trust committee agreements and where appropriate, amend, combine or rescind (Strategic Plan Initiative 1.2.6)*

Initiation timeline: 2026/27: (May 2023 EC asked for priority to Ministry of Transportation and Infrastructure)

Responsible

Date Received

Clare Frater

12-Mar-2025

Rueben Bronee

5. *Design a plan to advocate to enhance community access to funding for housing in the Trust Area (Strategic Plan Initiative 2.3.2)*

Initiation timeline: Priority for this Council term

Responsible

Date Received

Clare Frater

12-Mar-2025

Future Projects Report

Executive Committee

6. <i>Advocate for the development and implementation of a fallow deer strategy, including advocacy for deer harvesting (Strategic Plan Initiative 3.1.1)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater	12-Mar-2025
7. <i>Create a grant program to increase public understanding of the impact of climate change to the unique amenities and environment of the Islands Trust Area (Strategic Plan Initiative 4.2.2)</i>	Responsible	Date Received
Initiation timeline: TBD	Clare Frater	12-Mar-2025
8. <i>Amend legislation to increase the percentage of NAPTEP to act as an incentive for the protection of forest cover for climate change (Strategic Plan Initiative 4.2.4)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater	12-Mar-2025
9. <i>Clarify opportunities for co-governance and co-management of the Trust Area (Strategic Plan Initiative 5.1.2)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater Rueben Bronee	12-Mar-2025
10. <i>Develop a schedule and plan for leader-to-leader meetings with Indigenous Governing Bodies (Strategic Plan Initiative 5.1.3)</i>	Responsible	Date Received
Initiation timeline: 2026/27	Clare Frater Rueben Bronee	12-Mar-2025
11. <i>Develop tailored public engagement processes that acknowledge preferred engagement methods of Indigenous Peoples (Strategic Plan Initiative 5.2.2)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater	12-Mar-2025

Future Projects Report

Executive Committee

12. <i>Implement activities assigned by the future Reconciliation Action Plan (2025-2028) implementation plan (To be assigned by TC) (Strategic Plan Initiative 5.1.5)</i>	Responsible	Date Received
To be determined. Staff is drafting new Reconciliation Action Plan and associated implementation plan for Trust Council approval.	Rueben Bronee	12-Mar-2025
13. <i>Implement activities assigned by the Freshwater Sustainability Strategy (2022-2032) implementation plan (To be assigned by TC) (Strategic Plan Initiative 2.1.3)</i>	Responsible	Date Received
To be determined. Regional Planning Committee is developing a Freshwater Sustainability Strategy Implementation Plan for Trust Council approval.	Clare Frater	12-May-2025



April 15, 2026

Executive Committee/Islands Trust Conservancy Joint Session Agenda Items

Background: These agenda item topics aim to align the Executive Committee (EC) and Islands Trust Conservancy (ITC) on strategy, communication, and policy, reducing pressure during decision-making, especially during budget periods and new Trustee onboarding.

Purpose: To offer context and support discussion on main agenda items for the April 15 EC/ITC Joint Session.

Resources: [Policy 6.10.4](#)
[2018-2027 Regional Conservation Plan](#)
[2017-2027 Securement Strategy](#)

Time	Topic
10 min	1. ITC 5-Year Plan Update (Verbal) Purpose: To provide a verbal report on the current status of the ITC Five-Year Plan and anticipated direction. Key Points: • Indigenous engagement is underway and informing the plan's development. • Work is concentrated on refining work plan and the overall approach. • The plan will guide ITC activities, including land acquisition, stewardship, fund management and partnerships. Next Steps: • Sustained involvement with Indigenous Governing Bodies • Further development of priorities and draft plan
20 min	2. ITC Policy 6.10.4 – Annual Workshop Purpose: To discuss how the annual ITC Board presented workshop to Trust Council can be used effectively in future years. To leverage focus on the environment, improve communication, build financial understanding, and foster support for Conservancy priorities. Context: Policy 6.10.4 requires the ITC Board to provide an annual workshop for Trust Council to inform trustees about the Conservancy's work.

	Discussion Focus: - Proposed workshop outline: - High-level overview of how ITC operates, including - Core functions and responsibilities - Overview of budget development process: - Overview of primary program areas and associated costs - Key cost drivers - Funding sources Goal: - Build shared understanding of ITC’s operating model and services. - Supports proactive, informed and strategic budget discussions and decision-making.
20 min	3. Whistleblower Policy Purpose: To review and discuss the Whistleblower Policy. Note: This item will be led by the Chief Administrative Officer.
10 min	4. ITC Growth – What It Means Going Forward (<i>If Time Permits</i>) Purpose: To begin a discussion on ITC growth and its implications. Context: - ITC's landholdings and responsibilities continue to grow each year. - New protected areas are acquired in keeping with Five-year Plan policies and the 2018-2027 Regional Conservation Plan and 2017-2027 Securement Strategy. - ITC supports Islands Trust’s mandate and adds to broader conservation goals, including the province’s 30x30 initiative. Discussion Focus: - Sustainable funding requirements - Relationship between growth, stewardship obligations, and long-term costs - Funding model, including reliance on taxation - General support from residents has been positive for the Conservancy and its mission Goal: - Supports a common understanding of ITC’s growth and associated budget implications. - Supports proactive discussion to inform future budget development.

BRIEFING

To: Executive Committee **For the Meeting of:** April 15, 2026
From: Executive Office **Date Prepared:** April 7, 2026
SUBJECT: Whistleblower policy for Islands Trust and Islands Trust Conservancy staff and trustees

PURPOSE:

To provide an overview of applicable “whistleblower” policies and provisions relevant to Islands Trust staff and trustees in response to a request from the Islands Trust Conservancy Board (ITCB) for consideration at a joint meeting of the Executive Committee and ITCB.

BACKGROUND:

At its May 27, 2025 meeting, the ITCB asked staff to report back on whether an internal whistleblower policy exists, and if it does not, whether consideration should be given to the establishment of a process for staff, elected officials, and Board members to report concerns.

A “whistleblower” policy is typically an internal organizational framework that encourages employees to report concerns about serious wrongdoing without fear of reprisal.

Islands Trust does not currently have its own whistleblower policy. However, there are existing provisions that largely address the intent of such policies for staff and trustees.

Islands Trust Staff

Islands Trust staff are generally subject to the human resources policies of the provincial public service as implemented by the BC Public Service Agency (PSA). This includes the [Standards of Conduct for BC Public Service employees](#), which include a section on allegations of wrongdoing that states:

“Employees have a duty to report any situation relevant to the BC Public Service that they believe contravenes the law, misuses public funds or assets, or represents a danger to public health and safety or a significant danger to the environment.

Employees can expect such matters to be treated in confidence, unless disclosure of information is authorized or required by law (for example, the Freedom of Information and Protection of Privacy Act).

Employees will not be subject to discipline or reprisal for bringing forward to a deputy minister¹, in good faith, allegations of wrongdoing in accordance with this policy statement.”

The Standards of Conduct also include specific guidance on how to report allegations of:

- Criminal activity
- Misuse of public funds
- Danger to public health
- Significant danger to the environment.

¹ In Islands Trust’s context, the deputy minister equivalent is the Chief Administrative Officer.

Elected Trustees

Elected trustees swear an oath of office committing to perform their duties in accordance with the law. They are also obligated to comply with [Islands Trust Policy 2.1.2 Standards of Conduct](#). This policy sets out the expectations for the conduct of elected trustees, including the requirement for trustees under Section 2.7 that “When a trustee has reasonable grounds to believe that transgression of the Standards of Conduct is taking place on the part of any other trustee, report the transgression to the Standards of Conduct Review Panel.” The policy then sets out a process through which such complaints are addressed.

Appointed Trustees

Policy 2.1.2 does not apply to appointed trustees of ITCB. They are instead subject to the [General Conduct Principles for Public Appointees](#). These principles do not contain any specific provisions for reporting wrongdoing, although they do require provincial appointees to “act at all times in good faith and with honesty and due diligence, for the public interest.” Appointees also complete a declaration that includes an acknowledgement of the expectation that they “take all necessary and reasonable measures to ensure compliance with laws, regulations and policies that apply to the organization.”

Provincial Legislation

On April 2, 2026, the Province introduced legislation to establish a new provincially mandated code of conduct for elected officials in all local governments in B.C., including Islands Trust. If passed, this legislation will see the provincially prescribed code of conduct replace Policy 2.1.2. While some key details of this new code of conduct are yet to be prescribed through regulation, it does not appear it will apply to appointed members of the ITCB. However, the legislation does include a provision that would allow appointed members to submit a complaint regarding conduct of an elected trustee.

In 2019, the Province introduced the Public Interest Disclosure Act (PIDA). This legislation provides an option for employees of designated public sector bodies to report wrongdoing through an internal process or to the Office of the Ombudsperson. While it applies to employees of government ministries and provincial appointees to some agencies, it does not currently apply to Islands Trust staff or appointed trustees. In 2025, the Ombudsperson recommended that PIDA’s application be expanded to include local governments. However, at this time there is no indication the provincial government intends to adopt that recommendation.

FOLLOW-UP:

The standards of conduct and conduct principles for elected and appointed trustees do not speak explicitly to a process that addresses whistleblower disclosures and protection from reprisal. However, to some extent they do address the fundamental expectation of ethical conduct and legal compliance – which can, by extension, be assumed to include an obligation to report wrongdoing. It is possible the new provincial code of conduct regulations will clarify and strengthen these expectations and offer protection for reprisal at least for elected trustees.

Staff consider existing provisions sufficient to meet the immediate needs of Islands Trust and therefore no action is recommended at this time.

Prepared By: CAO, April 6, 2026