



## DRAFT Islands Trust Council Committee of the Whole Meeting

Date: Thursday, January 30, 2025

Time: 1:00 p.m. - 4:00 p.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 / LAND ACKNOWLEDGEMENT	
2. TERRITORIAL ACKNOWLEDGEMENT	
3. APPROVAL OF AGENDA	
4. ADOPTION OF MINUTES	
4.1 <u>Draft Committee of the Whole Meeting Minutes of December 12, 2024</u>	3 - 8
5. FOLLOW UP ACTION LIST	
5.1 <u>Committee of the Whole Follow Up Action List</u>	9 - 14
No updates have been made to the FUAL following the January 8, 2025 meeting.	
6. TRUST AREA SERVICES	
6.1 <u>Draft new Policy Statement Redline version - For Discussion</u>	15 - 37
This redlined version incorporates proposed revisions from the following Committee of the Whole meetings: September 5, 2024, October 3, 2024 and November 6, 2024, December 12, 2024 & January 8, 2025. Committee of Whole may wish to pick up its review of the document at policy 3.4.10.	
7. CLOSED MEETING (If needed)	
8. RISE AND REPORT	
9. NEW BUSINESS	

**10. NEXT MEETING**

THAT Committee of the Whole adopt the following meeting dates and times through June, 2025:

1. Thursday, February 6, 2025 (5:30 - 8:30 p.m.)
2. Friday, February 21 (1:00 - 4:00 p.m.)
3. Thursday, March 6 (1:00 - 4:00 p.m.)
4. Monday, March 31 (1:00 - 4:00 p.m.)
5. Tuesday, April 15 (1:00 - 4:00 p.m.)
6. Tuesday, April 29 (5:30 - 8:30 p.m.)
7. Tuesday, May 13 (1:00 - 4:00 p.m.)
8. Thursday, May 29 (1:00 - 4:00 p.m.)
9. Friday, June 6 (1:00 - 4:00 p.m.)
10. Monday, June 30 (1:00 - 4:00 p.m.);

and that all meetings be held electronically.

**11. ADJOURNMENT**

DRAFT



## **Trust Council Committee of the Whole Minutes of a Regular Meeting**

**Date:** Thursday, December 12, 2024

**Location:** Electronic Meeting

**Executive Members Present:**

1. David Maude, Acting Chair, Vice-Chair, Mayne Trustee
2. Peter Luckham, Trust Council Chair, Thetis Trustee
3. Tobi Elliott, Vice-Chair, Gabriola Trustee
4. Timothy Peterson, Vice-Chair, Lasqueti Trustee

**Members Present:**

5. Sue Ellen Fast, Bowen Municipal Trustee
6. Judith Gedye, Bowen Municipal Trustee
7. Sam Borthwick, Denman Trustee
8. David Graham, Denman Trustee
9. Susan Yates, Gabriola Trustee
10. Lisa Gauvreau, Galiano Trustee
11. Mikaila Lironi, Lasqueti Trustee
12. Jeanine Dodds, Mayne Trustee
13. Deb Morrison, North Pender Trustee
14. Jamie Harris, Salt Spring Trustee
15. Laura Patrick, Salt Spring Trustee
16. Mairead Boland, Saturna Trustee
17. Kristina Evans, South Pender Trustee
18. Ken Hunter, Thetis Trustee

**Members Regrets:**

19. Ben Maberley, Galiano Trustee
20. Joe Bernardo, Gambier Trustee
21. Kate-Louise Stamford, Gambier Trustee
22. Alex Allen, Hornby Trustee
23. Grant Scott, Hornby Trustee
24. Aaron Campbell, North Pender Trustee
25. Lee Middleton, Saturna Trustee
26. Dag Falck, South Pender Trustee

**Staff Present:**

Rueben Bronee, Chief Administrative Officer  
Julia Mobbs, Director, Administrative Services  
David Marlor, Director, Legislative and Information Services  
Clare Frater, Director, Trust Area Services  
Stefan Cermak, Director, Planning Services  
Jason Youmans, Senior Policy Advisor  
Alexandra Trifonidis, Executive Coordinator  
Lisa Millard, Meeting Administrator/Recorder

**Members of the public present:** There were no members of the public in attendance.

# DRAFT

## 1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

Acting Chair Maude called the meeting to order at 6:00 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

## 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

## 3. ADOPTION OF MINUTES

### 3.1 Draft Committee of the Whole Meeting Minutes of November 6, 2024

The following amendments to the minutes were presented for consideration:

- Page 5 of the minutes, second bullet point, correct spelling of word “purview”; and
- Page 5 of the minutes, motion TC-COW-2024-026 item number being referred to should be 3.4.9.

**By general consent**, the Trust Council Committee of the Whole meeting minutes of November 6, 2024 were adopted, as amended.

## 4. FOLLOW UP ACTION LIST AND UPDATES

### 4.1 Committee of the Whole Follow Up Action List

Received for information.

## 5. TRUST AREA SERVICES

### 5.1 Definition of "Prioritize" in the draft new Policy Statement – Briefing

The Senior Policy Advisor summarized the briefing and provided information on the benefits and drawbacks of inclusion of a definition of the word “prioritize” within the draft Policy Statement.

Discussion ensued and the following comments were noted:

- Priority designates, or treats things, as more important than others;
- Islands Trust has unique perspective on prioritizing the environment and this serves the constituents; and
- Agreement that not defining the term allows flexibility in the use of it.

### 5.2 Policy Statement Amendment Project – Tourism, Hazard and Forest Ecosystem Policies - Request for Decision

The Senior Policy Advisor noted that the Committee of the Whole requested staff to develop a potential policy about managing tourism in a sustainable manner, edit item 3.4.6 to improve grammar, and seek a qualified biologist to review draft Policy 3.3.3 to assess if the phrase “and associated ecosystems” is required.

Trustee Boland joined the meeting at 6:15 p.m.

Trustee Dodds joined the meeting at 6:30 p.m.

Trustee Morrison joined the meeting at 6:32 p.m.

# DRAFT

## Proposed Directive Policy 3.4.7

Discussion ensued on the proposed language and the following comments were noted:

- Characterize economic and tourism activities as sustainable;
- Ferry congestion and transportation capacity issues are not captured by the concept of tourism being compatible with community character;
- Can not control number of people wishing to visit;
- Community character, and what sort of tourism is encouraged, can be defined by local trust committees;
- A definition of unique amenities could include the concept of self-sufficiency and creating compatible economic development;
- Each island will have a different definition of what sustaining rural character means and what is appropriate for tourism;
- Suggestion to use term “responsible tourism” instead of “sustainable tourism”;
- Term community character speaks to the look a feel of a place while healthy community refers to balance in protecting residents’ interests and well-being;
- The words community character could be used to oppose changes to housing;
- Tourism is an economic activity which might not need to be treated differently from other economic activities;
- Unsure of the necessity of creating a specific policy related to tourism; and
- Support for economic activities, including tourism, is compatible with preservation and protection.

Trustee Hunter left the meeting at 6:48 p.m.

Trustee Dodds left the meeting at 6:55 p.m. and returned at 6:58 p.m.

It was **MOVED** by Trustee Morrison, and **SECONDED** by Trustee Dodds, that Committee of the Whole recommends that Trust Council revise proposed Directive Policy 3.4.7 to read as follows:

### **Economic and Tourism Activities**

Support sustainable economic activities that are compatible with preservation and protection of the Trust Area and its unique amenities, environment, community character, and health, and that consider transportation and infrastructure capacity.

### **TC-COW-2024-26**

It was **MOVED** by Trustee Evans, and **SECONDED** by Trustee Elliott, that Committee of the Whole amend the motion to remove words “character, and” and remove “Tourism” from the heading.

**CARRIED**

The question on the following motion, as amended, was then called

### **TC-COW-2024-027**

It was **MOVED** by Trustee Morrison, and **SECONDED** by Trustee Dodds,

that Committee of the Whole recommends that Trust Council revise proposed Directive Policy 3.4.7 to read as follows:

**Economic Activities**

Support sustainable economic activities that are compatible with preservation and protection of the Trust Area and its unique amenities, environment, community health, and that consider transportation and infrastructure capacity.

**CARRIED**

Proposed Directive Policy 3.4.6

Discussion ensued on the proposed language and the following comments were noted:

- Suggestion to remove wildfire from list of potential hazardous areas that development is to be directed away from;
- Island communities are located in forested areas which are subject to wildfire hazards;
- Suggestion to identify areas of elevated risk rather than just risk;
- Wildfire risk maps indicate interface risk is high;
- Use of word wildfire encompasses entire islands and might be seen as attempt to restrict all development;
- It would be up to local trust committees to identify areas of risk and direct development away from areas where they think risk applies;
- Setback regulations refer to lot lines and not tree lines;
- The word wildfire could be changed to the broader term fire as risk includes compounding factors such as access and adjacency to water and road access for fire trucks;
- Development Permit Areas can be used for environmental protection, guidelines could be provided regarding wildfire risk, and experts can be used to undertake analysis on how wildfire risk can be mitigated;
- Policy could be advisory rather than directive; and
- Wildfire risk management is essential to land use planning and exclusion could be considered an oversight.

Vice-Chair Peterson left the meeting at 7:16 p.m. and returned at 7:26 p.m.

It was **MOVED** by Trustee Gedye, and **SECONDED** by Trustee Fast, that Committee of the Whole recommends that Trust Council revise proposed Directive Policy 3.4.6 to read as follows:

**Hazardous Areas**

Identify areas of elevated risk of environmental and climate change-related hazards and direct development away from them, including but not limited to areas subject to flooding, erosion, wildfire, and slope instability.

**TC-COW-2024-028**

It was **MOVED** by Trustee Evans, and **SECONDED** by Trustee Boland, that Committee of the Whole amend the motion by removing word the “wildfire”.

**DEFEATED**

**DRAFT**

Trustee Dodds left the meeting at 8:08 p.m.

Trustee Borthwick left the meeting at 8:09 p.m.

**TC-COW-2024-029**

**It was MOVED by Trustee Morrison, and SECONDED by Trustee Luckham,** that Committee of the Whole amend the motion by replacing word “wildfire” with word “fire”.

**CARRIED**

Trustee Borthwick returned to the meeting at 8:14 p.m.

**TC-COW-2024-030**

**It was MOVED by Trustee Morrison, and SECONDED by Trustee Evans,** that Committee of the Whole amend the motion to change the words “direct development away from them,” to “manage development related to them”.

**CARRIED**

The question on the following motion, as amended, was then called.

**TC-COWS-2024-031**

**It was MOVED by Trustee Gedye, and SECONDED by Trustee Fast,** that Committee of the Whole recommends that Trust Council revise proposed Directive Policy 3.4.6 to read as follows:

**Hazardous Areas**

Identify areas at elevated risk of environmental and climate change-related hazards and manage development related to them including, but not limited to, areas subject to flooding, erosion, fire, and slope instability.

**CARRIED**

Trustee Lironi left the meeting at 8:28 p.m.

The meeting was recessed for a break at 8:35 p.m. and reconvened at 8:40 p.m.

**TC-COW-2024-32**

**It was MOVED by Trustee Evans, and SECONDED by Trustee Peterson,** that Committee of the Whole request staff to come back with alternate wording suggestions to Item 5.2.2 Hazardous Areas regarding wording “direct development away from” versus “manage development related to”, as amended.

**CARRIED**

It was determined Item 5.2.2 was the agenda item number and not the Policy Statement item number.

**TC-COW-2024-33**

**It was MOVED by Trustee Gedye, and SECONDED by Trustee Boland,**

**DRAFT**

that Committee of the Whole request staff to amend the motion and change “5.2.2” to “3.4.6” in the Policy Statement.

**CARRIED**

Items 5.2(3), 5.2(4), 5.3 and 5.4 were deferred to a future meeting.

**6. CLOSED MEETING (If needed) - None**

**7. RISE AND REPORT - None**

**8. NEW BUSINESS - None**

**9. NEXT MEETING**

**TC-COW-2024-034**

**It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,**  
that the next meeting of Trust Council Committee of the Whole be scheduled for  
January 30, 2025 at 1:00 p.m.

**CARRIED**

**TC-COW-2024-35**

**It was MOVED by Trustee Evans, and SECONDED by Trustee Gedye,**  
that Committee of the Whole request Executive Committee to schedule a meeting on  
January 8, 2025 in the evening for the continuance of the agenda of December 12, 2024  
subject to availability of staff and quorum.

**CARRIED**

**10. ADJOURNMENT**

**By general consent** the meeting was adjourned at 9:10 p.m.

\_\_\_\_\_  
**David Maude, Acting Chair**

**Certified Correct:**

\_\_\_\_\_  
**Lisa Millard Meeting Administrator/Recorder**

Minutes are not official until adopted at a subsequent meeting.

## Follow Up Action Report

### Committee Of The Whole

#### Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to forward COTW's recommendation to Trust Council that the first sentence in each objective description box be removed (for example "This objective advances principle 2.1.2") because it is not necessary to link each objective to only one "Guiding Principles and Priorities".	Clare Frater Jason Youmans	Meeting: 25-Sep-2024 Target: 31-Jan-2025	In Progress
0%	2 Staff to forward COTW's recommendation to Trust Council that Part 3 title be changed to read Objectives, Directive and Advisory Policies.	Clare Frater Jason Youmans	Meeting: 25-Sep-2024 Target: 31-Jan-2025	In Progress
0%	3 Staff to forward COTW's recommendation to Trust Council that staff add Western redcedar after Coastal Douglas-fir in Draft Policy Statement Section 3.3.3.	Clare Frater Jason Youmans	Meeting: 25-Sep-2024 Target: 25-Oct-2024	In Progress
0%	4 Staff to forward COTW's recommendation to Trust Council that staff replace the word "maintain" the with word "sustain" in Draft Policy Statement Section 3.3.1.	Clare Frater Jason Youmans	Meeting: 25-Sep-2024 Target: 31-Jan-2025	In Progress
0%	5 Staff to forward COTW's recommendation to Executive Committee that Policy 3.4.1 be amended to read: "Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land".	Clare Frater Jason Youmans	Meeting: 03-Oct-2024 Target: 31-Jan-2025	In Progress

## Follow Up Action Report

### Committee Of The Whole

#### Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	6 Staff to forward COTW's recommendation to Executive Committee that Policy 3.4.2 Density Limits - Establish appropriate density limits for efficient and sustainable use of the land base that help to safeguard protected area networks, and is compatible with preservation and protection of the Trust Area and its unique amenities and environment be amended to read: "Manage community growth and its associated impacts by directing residential and mixed use development into appropriate locations, to prevent sprawl and relieve growth pressure in the surrounding rural areas, and to help safeguard protected area networks."	Clare Frater Jason Youmans	Meeting: 03-Oct-2024 Target: 31-Jan-2025	In Progress
0%	7 Staff to strike words after "diverse and affordable housing" in item 3.4.8.	Clare Frater Jason Youmans	Meeting: 06-Nov-2024 Target: 31-Jan-2025	In Progress
0%	8 Staff to add words "and encourage adoption of" after "Identify" in item 3.4.5.	Clare Frater Jason Youmans	Meeting: 06-Nov-2024 Target: 31-Jan-2025	In Progress
0%	9 Staff to attend to outdoor recreation in item 3.4.4 by adding words "and outdoor recreation" after recreational facilities and services.	Clare Frater Jason Youmans	Meeting: 06-Nov-2024 Target: 31-Jan-2025	In Progress
0%	10 Staff to forward COTW's recommendation to Trust Council for staff to revise proposed Directive Policy 3.4.7 to read as follows: <b>Economic Activities</b> Support sustainable economic activities that are compatible with preservation and protection of the Trust Area and its unique amenities, environment, community health, and that consider transportation and infrastructure capacity.	Clare Frater Jason Youmans	Meeting: 12-Dec-2024 Target: 28-Feb-2025	In Progress

## Follow Up Action Report

### Committee Of The Whole

#### Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	<p><b>11</b> Staff to forward COTW's recommendation to Trust Council for staff to revise proposed Directive Policy 3.4.6 to read as follows:</p> <p><b>Hazardous Areas</b> Identify areas at elevated risk of environmental and climate change-related hazards and manage development related to them including, but not limited to, areas subject to flooding, erosion, fire, and slope instability.</p>	<p>Clare Frater Jason Youmans</p>	<p>Meeting: 12-Dec-2024 Target: 28-Feb-2025</p>	In Progress
0%	<p><b>12</b> Staff to come back with alternate wording suggestions to Item 3.4.6 Hazardous Areas regarding wording "direct development away from" versus "manage development related to", as amended.</p>	<p>Clare Frater Jason Youmans</p>	<p>Meeting: 12-Dec-2024 Target: 28-Feb-2025</p>	In Progress
100%	<p><b>13</b> Staff to schedule the next meeting of Committee of the Whole for January 30, 2025 at 1:00 p.m, electronically.</p>	<p>Clare Frater</p>	<p>Meeting: 12-Dec-2024 Target: 01-Jan-2025</p>	Completed
100%	<p><b>14</b> Staff to forward COTW's recommendation to Executive Committee that staff schedule a Committee of the Whole meeting on January 8, 2025 in the evening, electronically, for the continuance of the agenda of December 12, 2024 subject to availability of staff and quorum.</p>	<p>Clare Frater</p>	<p>Meeting: 12-Dec-2024 Target: 01-Jan-2025</p>	Completed

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### Committee Of The Whole

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Islands Trust

# **DRAFT for COMMITTEE OF THE WHOLE/TRUST COUNCIL**

## **Islands Trust Policy Statement**

### **Draft Bylaw No. 183**

January 9, 2025

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Proposed Revisions by Committee of the Whole made:

- September 25, 2024
- October 3, 2024
- November 6, 2024
- December 12, 2024
- January 8, 2025

**For Committee of the Whole meeting of January 30, 2025**

# Acknowledgement

Islands Trust Council respectfully acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and that their relationship to these lands and waters continues to this day. Islands Trust Council acknowledges that residential schools, forced removal, and colonial laws and restrictions of Indigenous governance and cultural practices have displaced and dispossessed Coast Salish peoples and disrupted their relationships with the islands and waters of the Salish Sea. Islands Trust Council is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

The Islands Trust Area is located within Coast Salish Territory, in the treaty lands and territories of:

- **BOKÉCEN** (Pauquachin) First Nation
- **K'ómoks** (Comox) First Nation
- **MÁLEXEŁ** (Malahat) First Nation
- **Qualicum** First Nation
- Quw'utsun Nation (comprised of **Cowichan Tribes**, **XeláItxw** (Halalt) First Nation, **Lyackson** First Nation, **Spune'luxutth'** (Penelakut Tribe) and **Stz'uminus** (Chemainus) First Nation
- **scáwaθən** (Tsawwassen) First Nation
- **səlilwətał** (Tseil-Waututh) First Nation
- **SEMYOME** (Semiahmoo) First Nation
- **shíshálh** (Sechelt) Nation
- **Skwúwú7mesh** (Squamish) First Nation
- **Snaw-naw-as** (Nanoose) First Nation
- **Snuneymuxw** (Nanaimo) First Nation
- **Songhees** First Nation
- **SṪÁUTW** (Tsawout) First Nation
- **łaʔəmen** (Tla'amin) First Nation
- **Ts'uubaa-asatx** (Lake Cowichan) First Nation
- **Wei Wai Kum** (Campbell River) First Nation
- **We Wai Kai** (Cape Mudge) First Nation
- **W JOŁEŁP** (Tsartlip) First Nation
- **W SIKEM** (Tseycum) First Nation
- **Xwémalhkwu** (Homalco) First Nation
- **Xwsepsum** (Esquimalt) First Nation
- **xʷməθkʷəy̓əm** (Musqueam) First Nation

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# Part 1: The Islands Trust Act

In 1974, the Government of British Columbia established the *Islands Trust Act* to preserve and protect the Trust Area and its unique amenities and environment against unrestrained growth and development. The Act establishes Islands Trust as a special-purpose provincial government agency equipped with a suite of land use planning powers and a conservation-oriented mandate to preserve and protect the region in cooperation with others. This unique governmental mandate was defined in Section 3 of the *Islands Trust Act* and is commonly referred to as the “Islands Trust Object”:

## 1.1 – The Islands Trust Object

“The object of the trust is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.” (Section 3, *Islands Trust Act*)

## 1.2 – Map of the Islands Trust Area



**NOTE:** This map is a placeholder only. A new map of the Islands Trust Area will be created, identifying the boundaries of each local trust area and island municipality, and will include a legend, scale and recognition of the Indigenous Nations within whose territory Islands Trust operates

## 1.3 – Indigenous Inherent Rights Acknowledgment

Islands Trust Council respectfully acknowledges Indigenous inherent rights as protected under section 35 of the Constitution Act, 1982. Islands Trust Council respectfully acknowledges Indigenous rights to self-governance and the expressed interest of Indigenous Governing Bodies in working toward co-governance of the Islands Trust Area.

Given the *Declaration on the Rights of Indigenous Peoples Act* and the evolving legislative landscape in British Columbia, this bylaw serves as a starting point for improved cooperation with Indigenous Governing Bodies. Islands Trust Council commits to an ongoing effort to co-develop planning and land use management processes with Indigenous Governing Bodies within the Islands Trust Area and acknowledges that this document does not serve as an endpoint. Islands Trust Council will be informed by the United Nations Declaration on the Rights of Indigenous Peoples as a framework for its approach to reconciliation.

## 1.4 – Purpose and Structure of the Policy Statement

### Communications, Engagement, and Referrals:

Section 15 of the *Islands Trust Act* states that Trust Council must adopt, by bylaw, an Islands Trust Policy Statement that applies to the Islands Trust Area as a whole. The Act specifies that the Policy Statement must be a general statement of the policies of Trust Council to carry out the Islands Trust Object, that it may establish different policies for different parts of the Islands Trust Area, and that it must be approved by the provincial Minister responsible for Islands Trust prior to adoption.

The Islands Trust Council is responsible for establishing and amending the Policy Statement, which in turn guides the development of more specific official community plans and regulatory bylaws by local trust committees and island municipalities across the region. The Act stipulates that official community plans and bylaws submitted to Executive Committee or Trust Council must not be approved if they are contrary to or at variance with the Policy Statement. This ensures that the Islands Trust Object is at the core of all planning and land use management decision-making in the Islands Trust Area.

The Policy Statement represents Trust Council's vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous government bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

### Three Types of Policies in the Policy Statement:

1. **Guiding Principles** (as listed in Part 2 of the Policy Statement) are intended to establish general commitments of Trust Council that centre the Islands Trust Object in all daily decision-making across the Islands Trust Area by Islands Trust bodies that are bound by the Policy Statement.
2. **Directive Policies** (as listed in Part 3 of the Policy Statement) are policies that:
  - local trust committees must address in the development of official community plans and/or regulatory bylaws, and amendments to those documents where relevant; and
  - island municipalities must address in the development of an official community plan, and amendments to that document where relevant.

These are policies integral to carrying out the Islands Trust object.

3. **Advisory Policies** (as listed in Part 3 of the Policy Statement) are policies expressing select goals of Trust Council, that local trust committees and island municipalities are advised to address in the development of official community plans, bylaws, and in discretionary land use decisions. Advisory policies are not intended to constitute a basis for Executive Committee or Trust Council review of local trust committee or island municipality bylaws, or for potential rejection of such bylaws.

All of the policies contained within the Policy Statement are interconnected and interrelate to each other in multiple ways. Therefore, the document should always be considered in its entirety to interpret its intended meaning and vision.

The policies in Part 3 have been included as they are considered by Trust Council to be important for preservation and protection of the Trust Area and its unique amenities and environment.

# Part 2: Guiding Principles

In its decision making, Trust Council shall be guided by the following guiding principles:

## 2.1– General Guiding Principles

In its efforts to carry out the Islands Trust Object, Trust Council commits to the following set of shared principles and priorities to guide daily planning and decision making by all bodies across the Islands Trust Area:

Trust Council commits to be guided by the following principles in its efforts to advance the Islands Trust Object:

Guiding Principles and Priorities:	
2.1.1	<b>Acknowledge and Respect Indigenous Rights</b> To grow understanding of the history and legacy of colonialism in the Islands Trust Area, to acknowledge and respect the rights of Indigenous Peoples, and to work together with Indigenous Governing Bodies and Indigenous Knowledge Holders to preserve and protect culturally significant areas, sites, and species.
2.1.2	<b>Prioritize Environmental and Indigenous Cultural Heritage Protection</b> To place priority on preserving, protecting and restoring the environment, and preserving, protecting and supporting restoration of Indigenous cultural heritage in all decision making.
2.1.3	<b>Limit the Rate and Scale of Development</b> To define and maintain appropriate limits for the rate and scale of development in order to preserve and protect the Trust Area and its unique amenities and environment.
2.1.4	<b>Foster Sustainable, Inclusive, and Resilient Communities</b> To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.
2.1.5	<b>Take Guidance From the Precautionary Principle</b> To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there may be uncertainty over the threats of serious or irreversible damage from development.
2.1.6	<b>Account for Cumulative Effects</b> To strive to account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies, culturally sensitive areas and cultural heritage sites, and Islands Trust Area species and their habitats.
2.1.7	<b>Foster Informed and Balanced Decision Making</b> To be informed by a broad range of sources in its decision making processes, including the best available science, Indigenous Knowledge, and local community knowledge.

## 2.2 – Cooperation Principles

While Trust Council must provide the necessary leadership to carry out the Islands Trust Object, its mandate requires cooperation with partners who each have unique roles to play in preserving and protecting the region.

Trust Council commits to be guided by the following principles in its cooperation efforts to advance the Islands Trust Object:

### Trust Council's Cooperation Principles:

2.2.1	<p><b>Collaborate with the Islands Trust Conservancy Board</b></p> <p>To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.</p>
2.2.2	<p><b>Work Towards Collaborative Governance with Indigenous Governing Bodies</b></p> <p>To work towards building strong relationships and foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i>.</p>
2.2.3	<p><b>Work Towards Strategic Inter-Agency Coordination</b></p> <p>To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.</p>
2.2.4	<p><b>Work Towards Accessible and Inclusive Public Communications and Engagement</b></p> <p>To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of Islands Trust Area residents, communities, local organizations, and British Columbians.</p>
2.2.5	<p><b>Provide Public Education Opportunities</b></p> <p>To provide education opportunities to Islands Trust Area residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Peoples and Indigenous Governing Bodies.</p>

## 2.3 – Reconciliation Principles

Trust Council has declared its commitment to reconciliation with Indigenous Peoples of the Islands Trust Area, with the understanding that this commitment is a long-term relationship building and healing process.

### Trust Council's Reconciliation Principles:

Trust Council will, to the extent that they engage its mandate to preserve and protect the Trust Area. . .

2.3.1	<p><b>Guidance from Truth and Reconciliation Commission</b></p> <p>Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC) .</p>
2.3.2	<p><b>Guidance from United Nations Declaration on the Rights of Indigenous Peoples</b></p> <p>Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).</p>
2.3.3	<p><b>Guidance from Missing and Murdered Indigenous Women and Girls Calls for Justice</b></p> <p>Be informed by the principles for change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls .</p>

# Part 3: Objectives, ~~and~~ Directives and Advisory -Policies

## Objective 1:

### Advancing Reconciliation

Trust Council is committed to reconciliation and to long-term healing and relationship building with Indigenous Governing Bodies and Indigenous Peoples across the region. The policies in this section aim to acknowledge the history and legacy of Indigenous Peoples in the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision making.

### Directive Policies - Reconciliation

**Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and**

**Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .**

- |       |  |
|-------|--|
| 3.1.1 | <b>Cooperate with Indigenous Governing Bodies</b><br>Engage with Indigenous Governing Bodies and provide a record of the engagement at time of bylaw submission. |
|-------|--|

### Advisory Policies - Reconciliation

**Local trust committees and island municipalities should . . .**

- |       |  |
|-------|--|
| 3.1.2 | <b>Cooperate with Indigenous Governing Bodies</b><br>Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions that may have potential significant impacts on Indigenous Governing Bodies' territories or the ecological health of the Islands Trust Area. |
|-------|--|

# Objective 2:

## Preserving and Protecting Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

This objective advances Guiding Principle 2.1.2 [Prioritize Environmental and Indigenous Cultural Heritage Protection]. Trust Council recognizes Indigenous cultural heritage as a unique amenity in the Islands Trust Area that must be preserved, protected, and where possible, restored. The Islands Trust Area is home to many culturally significant areas, sites, and species of importance to present and future generations of Indigenous Peoples. This section lays out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous governing bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

### Directive Policies - Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.2.1	<p><b>Indigenous Cultural Heritage Sites</b>  <a href="#">Address</a> <a href="#">Minimize</a> potential <a href="#">negative</a> impacts to Indigenous cultural heritage sites including, but not limited to, known village sites, burial sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, <del>and</del> pictographs, and known (registered), unregistered, or newly <del>discovered</del> archaeological sites.</p>
3.2.2	<p><b>Indigenous <a href="#">Marine Harvesting Areas</a></b>  <a href="#">Address</a> <a href="#">Minimize</a> potential <a href="#">negative</a> impacts to <del>known</del> <a href="#">Indigenous marine</a> harvesting areas <a href="#">used by Indigenous Peoples, on land and marine foreshores</a> including, but not limited to, fish weirs and clam gardens.</p>
3.2.3	<p><b><a href="#">Indigenous Harvesting and Hunting Areas</a></b>  <a href="#">Minimize</a> potential negative impacts to land-based harvesting and hunting areas used by Indigenous Peoples.</p>

### Advisory Policies - Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities should . . .

3.2.3	<p><b>Indigenous Cultural Heritage Sites</b>          Through engagement with Indigenous Governing Bodies, identify and protect Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and known (registered), unregistered, or newly discovered archaeological sites.</p>
3.2.4	<p><b>Indigenous Harvesting Areas</b>          Through engagement with Indigenous Governing Bodies, identify and protect Indigenous harvesting areas on land and marine foreshores including, but not limited to, fish weirs, clam gardens, camas meadows, and other areas used for Indigenous hunting, fishing, trapping, and gathering of plants and medicines.</p>
3.2.5	<p><b><a href="#">Indigenous Harvesting and Hunting Area Access</a></b>  <a href="#">Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.</a></p>

3.2.65	<b>Other Culturally Significant Areas for Indigenous Peoples</b> Through engagement with Indigenous Governing Bodies, identify and protect areas of importance for Indigenous cultural, spiritual, medicinal and ceremonial practices and gathering areas
3.2.76	<b>Culturally Significant Species and Medicinal Plants</b> Through engagement with Indigenous Governing Bodies, identify and protect and support restoration of culturally significant species and medicinal plants.

## Objective 3:

### Preserving and Protecting Healthy and Biodiverse Ecosystems

~~This objective advances Principle 2.1.2 [Prioritize Environmental Protection].~~ Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region. The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity (excluding invasive species) and promote resilience to climate change.

#### Directive Policies - Ecosystem Integrity

**Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and**

**Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .**

3.3.1	<b>Protected Area Networks</b> Identify, establish, and <del>maintain</del> -sustain a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.
3.3.2	<b>Sensitive Ecosystems</b> Identify and prioritize the preservation, protection, and restoration of sensitive ecosystems in the Islands Trust Area, classified as the following ecosystem types: cliff; freshwater; herbaceous; old and mature forest; riparian; wetland; and woodland.
3.3.3	<b>Forest Ecosystems</b> Identify forest ecosystems and prioritize the preservation, protection, and restoration of unfragmented forest <del>ecosystems,</del> with a particular focus on <u>the maintenance and restoration of their ecological integrity.</u> <del>Remaining stands of relatively undisturbed Coastal Douglas fir, Western redcedar, Arbutus, Garry oak, and Coastal Western Hemlock and their associated ecosystems.</del>
3.3.4	<b>Coastal Oak and Prairie Ecosystems</b> <u>Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on their maintenance, restoration and management of their ecological integrity.</u>
3.3.5	<b>Watershed Ecosystems</b> Identify and prioritize the preservation, protection, and restoration of watershed ecosystems, freshwater sources, and groundwater recharge areas.
3.3.6	<b>Marine Shorelines and Nearshore Areas</b> Identify and prioritize the preservation, protection, and restoration of eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands.
3.3.7	<b>Critical Habitat for Species at Risk</b> Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk.

<b>3.3.8</b>	<b>Islets and Small Islands</b> Identify and prioritize the preservation, protection, and restoration of relatively undisturbed islets and small islands.
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### Advisory Policies - Ecosystem Integrity

#### Local trust committees and island municipalities should . . .

<b>3.3.9</b>	<b>Indigenous Ecosystem Management</b> Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.
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## Objective 4:

### Fostering Sustainable, Inclusive, and Resilient Communities

This objective advances Principle 2.1.2 [Limit the Rate and Scale of Growth and Development], and Principle 2.1.4 [Foster Sustainable, Inclusive, and Resilient Communities]. Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn have a role in preserving and protecting this region. The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, and resilient island communities.

### Directive Policies - Managing Growth and Development

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

<b>3.4.1</b>	<b>Sustainable Development</b> Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land. Ensure development is compact, energy efficient, and appropriately situated on the island and on the site in order to: reduce dependency on private automobile use, and support increased use of trail systems, public transportation, and active transportation be compatible with preservation and protection of the Trust Area and its unique amenities and environment, and limit impacts on Indigenous cultural heritage, harvesting and hunting areas.
<b>3.4.2</b>	<b>Density Limits</b> Establish appropriate density limits for efficient and sustainable use of the land base that help to safeguard protected area networks, and is compatible with preservation and protection of the Trust Area and its unique amenities and environment. Manage community growth and its associated impacts by directing residential and mixed-use development into appropriate locations, to prevent sprawl and relieve growth pressures in the surrounding rural areas, and to help safeguard protected area networks.
<b>3.4.3</b>	<b>Impacts of Development</b> Consider the aesthetic, environmental, and social impacts of development.
<b>3.4.4</b>	<b>Community Facilities and Services</b> Ensure that each community's current and projected long-term needs for educational, institutional, community, health, cultural, and recreational facilities and services and outdoor recreation are considered and planned for.
<b>3.4.5</b>	<b>Climate Change Mitigation and Adaptation</b> Identify and encourage adoption of planning and land use management strategies, and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.

3.4.6	<p><b>Hazardous Areas</b></p> <p>Identify <u>areas at elevated risk of environmental and climate change-related hazards and manage development related to them including, but not limited to, areas subject to flooding, erosion, fire, and slope instability, with consideration of climate change, areas hazardous to development activities, including, but not limited to, areas subject to flooding, erosion, wildfire, or slope instability, and direct development away from such hazards.</u></p>
3.4.7	<p><b>Economic Activities</b></p> <p>Support <u>sustainable</u> economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, <u>community health</u>, and <u>community character that consider transportation and infrastructure capacity.</u></p>
3.4.8	<p><b>Community Heritage Sites</b></p> <p>Identify, preserve, protect, and support the restoration of community heritage sites.</p>

<b>Directive Policies - Housing</b>	
<b>Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and</b>	
<b>Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .</b>	
3.4.9	<p><b>Appropriate Locations for Densification</b></p> <p>Identify appropriate locations where density increases could support the development of safe, secure, diverse, and affordable housing <del>while reducing dependency on private automobile use, and increasing use of trail systems, public transportation, and active transportation, and without adversely impacting the Trust Area and its unique amenities and environment.</del></p>
3.4.10	<p><b>Short-Term Rentals</b></p> <p>Identify and assess the impacts of short-term rentals of dwellings on the availability of safe, secure, and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.</p>
3.4.11	<p><b>Floor Area and Lot Coverage Limits</b></p> <p>Determine appropriate floor area and lot coverage limits for residential development to minimize greenhouse gas emissions and cumulative impacts to the Trust Area and its unique amenities and environment, including impacts on agricultural land.</p>
3.4.12	<p><b>Housing Diversity</b></p> <p>Support housing agreements for affordable housing, and special needs housing.</p>

<b>Advisory Policies - Housing</b>	
<b>Local trust committees and island municipalities should...</b>	
3.4.13	<p><b>Housing Options</b></p> <p>Support a range of housing types and tenures, including rentals, co-operatives and other alternatives to fee-simple ownership.</p>

<b>Directive Policies - Transportation</b>	
<b>Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and</b>	
<b>Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .</b>	

3.4.14	<b>Public and Active Transportation Networks</b> Identify and establish appropriately situated, safe, comfortable, and equitable transportation networks, both on the islands and to the islands that reduce dependency on private automobile use, encourage electric vehicles, and support increased use of trail systems, public transportation, and active transportation.
3.4.15	<b>Rural Roadways</b> Identify and protect rural roadways, including scenic and/or heritage roads.

## Advisory Policies - Transportation

### Local trust committees and island municipalities should...

3.4.16	<b>Road Systems</b> Ensure that road location, design, construction, and road systems are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
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## Directive Policies - Waste

### Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

### Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.4.17	<b>Disposal of Waste</b> Identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area on islands with vehicle ferry service that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.18	<b>Septic Systems</b> Establish requirements for the location and siting of new septic systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, including Indigenous Peoples' cultural heritage sites and marine harvesting areas.

## Directive Policies - Recreation

### Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

### Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.4.19	<b>Preservation of Natural Heritage</b> Identify, preserve, protect, and support the restoration of natural heritage sites.
3.4.20	<b>Location and Types of Recreational Facilities</b> Identify appropriate locations and types of facilities for low-impact and active recreational activities, and discourage high-impact recreational facilities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.21	<b>Access to Recreational Facilities</b> Identify appropriate locations, types, and safe public access to recreational facilities
3.4.22	<b>Access to Community Marinas, Boat Launches, and Docks.</b> Identify safe public access to community marinas, boat launches, and docks.
3.4.23	<b>Access to Anchorages</b> Identify appropriate and safe small-craft anchorage public-access locations.

3.4.24	<b>Trail Systems</b> Identify appropriate locations, types, and safe public access to public pedestrian, equestrian and bicycle trail systems to support active recreation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.4.25	<b>Public Shoreline Access</b> Identify and protect areas providing safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment.
3.4.26	<b>Destination Gaming Facilities</b> Prohibit destination gaming facilities such as casinos and commercial bingo halls.

## Objective 5:

### Fostering Sustainable Stewardship of Lands and Waters

~~This objective advances Principle 2.1.3 [Limit the Rate and Scale of Growth and Development] and Principle 2.1.2 [Prioritize Environmental and Indigenous Cultural Heritage Protection].~~ Trust Council recognizes that sustainable use of lands and waters in the Islands Trust Area is important to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them. This section lays out policies for sustainable land and water use that support the long-term health of ecosystems and sustainability of freshwater.

#### Directive Policies - Freshwater

**Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and**

**Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .**

3.5.1	<b>Freshwater Sustainability</b> Ensure that neither the density, nor intensity of land use is increased in watersheds where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable.
3.5.2	<b>Freshwater Demand and Supply Projections</b> Ensure that existing, anticipated, and seasonal water demand and water availability are considered.
3.5.3	<b>Freshwater Self-Sufficiency</b> Ensure that islands are self-sufficient in their supply of freshwater.

#### Advisory Policies - Freshwater

**Local trust committees and island municipalities should ...**

3.5.4	<b>Freshwater Quality</b> Ensure that freshwater quality is maintained or remediated.
3.5.5	<b>Freshwater Uses</b> Strive to ensure that freshwater use is not to the detriment of other uses of the waterway such as fish and fish habitat uses, Indigenous cultural and spiritual uses, aesthetic and recreational uses, and the maintenance of water quality in lakes, streams,

	and wetlands.
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### Directive Policies - Forest Lands

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.6	<b>Forest Lands for Sustainable Management</b> Maintain large land holdings and parcel sizes to support sustainable forest management practices that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.5.7	<b>Forest Lands and Road Systems</b> Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.
3.5.8	<b>Forest Lands and Wildfire Risk Management</b> Identify planning and land use management strategies that mitigate wildfire risk and that are appropriate to the unique biogeoclimatic zones and settlement patterns of each local planning area.

### Directive Policies - Agricultural Lands

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.9	<b>Protection of Agricultural Lands</b> Identify and protect agricultural lands for current and future use consistent with the Agricultural Land Commission Act and its regulations for agricultural land within the Agricultural Land Reserve while considering downstream impacts, wildlife habitat, and adjacent properties.
3.5.10	<b>Agriculture and Adjacent Properties</b> Minimize any adverse impacts of land uses from adjacent properties on agricultural lands.
3.5.11	<b>Agriculture and Road Systems</b> Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.
3.5.12	<b>Economic Viability of Farms</b> Consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land or adversely impacting the Trust Area and its unique amenities and environment.

### Advisory Policies - Agricultural Lands

Local trust committees and island municipalities should ...

3.5.13	<b>Sustainable Agriculture</b> Preserve, protect, and encourage sustainable farming and the sustainability of farming.
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## Directive Policies - Soil and Fill

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.14	<b>Soil Removal and Deposit</b> Foster the preservation, protection, and restoration of soils in the Islands Trust Area.
3.5.15	<b>Soil and Fill from Middens and Foreshore Areas of Cultural Significance</b> Prohibit alteration, removal or excavation of soil or fill from middens or foreshore areas identified as culturally significant areas.

## Directive Policies - Marine Shorelands

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.16	<b>Aquaculture Tenures</b> Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas of cultural, spiritual, archaeological, medicinal or recreational significance, or established or designated upland land uses, anchorages or moorages.
3.5.17	<b>Setbacks from the Sea</b> Consider the current and anticipated impacts of sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments.
3.5.18	<b>Soft Shoreline Protections</b> Consider and foster soft shoreline approaches first, such as those identified by the “Green Shores” program, to set requirements for shoreline preservation, and to mitigate erosion of shoreline and foreshore cultural heritage sites.
3.5.19	<b>Marinas</b> Identify requirements for the location, size, and nature of marinas that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.5.20	<b>Sharing of Coastal Facilities</b> Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.
3.5.21	<b>Private Docks</b> Limit or prohibit new private docks in areas identified as culturally significant by Indigenous Governing Bodies and Indigenous Knowledge Holders, in areas that provide critical habitat for species at risk, and in areas of recreational significance; and consider the cumulative effects of docks.

## Directive Policies - Emissions

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.22	<b>Emissions to Air, Land, and Water</b> Regulate land use and development to reduce detrimental emissions, including greenhouse gas emissions, to air, land, and water.
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# Part 4: Implementation

## 4.1 – Policy Statement Implementation

### Statutory Bylaw Approval Process:

The main implementation mechanism to ensure that the Policy Statement is implemented in local planning and land use management decision making is the statutory bylaw referral process, as stipulated in the *Islands Trust Act*.

**Local Trust Committees:** Under Section 27 (1) of the *Islands Trust Act*, a local trust committee must submit its bylaws to Executive Committee for approval before adoption. If Executive Committee returns a bylaw with requested changes or refuses to approve a bylaw, the local trust committee may refer the bylaw to Trust Council for approval. A bylaw has no effect until it is approved by Executive Committee or Trust Council. A bylaw adopting or amending an official community plan has no effect until it is approved by the Minister responsible for Islands Trust.

**Island Municipalities:** Under Section 38 (1) of the *Islands Trust Act*, the council of a municipality, all or part of which is in the Islands Trust Area, must submit official community plan bylaws to Executive Committee for approval before adoption. If Executive Committee returns a bylaw with requested changes or refuses to approve the bylaw, the municipality may refer it to Trust Council for approval. If Trust Council returns or refuses to approve a bylaw, the municipality may submit it to the Minister for approval. Bylaws have no effect until they are approved by Executive Committee, Trust Council, or the Minister responsible for Islands Trust.

**Executive Committee Approval:** Under Section 15(4) of the *Islands Trust Act*, bylaws submitted to the Executive Committee must not be approved by the Executive Committee, or Trust Council, if they are contrary to or at variance with the Islands Trust Policy Statement.

### Organizational Policy Alignment:

All Islands Trust bodies are expected to take general policy direction from the Policy Statement to ensure that all decisions and activities of the organization are centered on carrying out the Islands Trust Object. The Guiding Principles of the Policy Statement should form the basis of Trust Council's strategic planning process. To ensure consistency between the Policy Statement and the activities of Islands Trust bodies, staff should reference the Policy Statement and its relevant sections in meetings, staff reports, work programs, inter-governmental agreements (including protocols, letters of understanding and memoranda of understanding) and responses to referrals from other agencies. All inter-governmental coordination agreements, external communications, and advocacy should be consistent with the principles and policies set out in the Policy Statement.

### Monitoring and Evaluation:

Trust Council will report on its progress in implementing the objectives contained in the Policy Statement each year through the Islands Trust Annual Report.

## 4.2 – Policy Statement Amendments

### Policy Statement Amendment Projects:

At the beginning of each term, in conjunction with its strategic planning process, Trust Council can identify any Policy Statement amendment tasks to be undertaken that term. Newly elected Trust Councils will likely wish to engage with Indigenous Governing Bodies, and may wish to engage with other key partners and interested and affected parties across the Islands Trust Area to define priorities for Policy Statement amendments that term. Any topics that are not able to be addressed in a particular term could be noted on a "Policy Statement Amendment Topic Review Inventory" for consideration by Trust Council at a later date. Once an amendment project is initiated, Trust Council could assign the Executive Committee or a council committee the task of leading and coordinating the Policy Statement review and amendment project, with the support of other committees as appropriate. As part of its annual budget cycle, Trust Council should consider allocating resources required for a Policy Statement amendment project, including for any related communications and engagement.

## **Communications, Engagement, and Referrals:**

As soon as practicable after the initiation of a Policy Statement amendment process, the assigned committee should adopt a communications and engagement plan appropriate to the scope and scale of the amendment project. Proposed Policy Statement amendments must be referred to regional district boards in the Islands Trust Area and should be referred to Indigenous Governing Bodies. While there are no statutory requirements for public engagement or public hearings related to the Policy Statement, in cases where major amendments are being considered, Trust Council should inform and consult members of the public and relevant partner agencies. Engagement and referral partners could include, but would not be limited to: local trust committees and island municipalities; the Islands Trust Conservancy Board; residents and non-resident property owners in the Islands Trust Area; other residents of British Columbia; municipal councils, improvement district boards operating within the Islands Trust Area; relevant provincial government agencies; and other persons and organizations who would be interested and affected by the proposed Policy Statement amendments.

## **Legislative Process:**

Adoption of a Policy Statement amendment bylaw occurs only after Trust Council has undertaken four readings of the proposed Policy Statement bylaw and received approval by the Minister responsible for Islands Trust.

## **Implementation of Policy Statement Amendments:**

Policy Statement amendment bylaws become effective upon date of adoption and are not retroactive. Following the adoption of Policy Statement amendments, Trust Council should in consultation with each local trust committee and island municipality develop a “Policy Statement Implementation Plan”. The Policy Statement Implementation Plan will set a timeline for official community plans and regulatory bylaw amendments to bring them into compliance with the amended Policy Statement. As part of its budget processes, Trust Council may allocate resources to support local trust committees and island municipalities to undertake this work.

# Glossary of Terms

**NOTE:** The source references listed in this draft glossary would be removed prior to first reading and are included here solely for informational purposes during the amendment review process. Citations are not typically included in glossaries.

<p><b>Aboriginal</b>  (see Indigenous Peoples)</p>	<p>This is a collective name for all of the original peoples of Canada and their descendants. The Constitution Act of 1982 specifies that the Aboriginal Peoples in Canada consist of three groups – First Nations, Inuit and Métis – with unique heritages, languages, cultural practices and spiritual beliefs. The term Aboriginal peoples should not be used to describe only one or two of the groups. Because Aboriginal peoples is the term used in Canada’s constitution, it has specific importance within a Canadian legal context. Other terms include Indigenous Peoples, Native Peoples, Original Peoples, or First Peoples. For our purposes, the term “Indigenous Peoples” is currently the preferred and most respectful term to use. (Source: Assembly of First Nations)</p>
<p><b>Archaeological Sites</b></p>	<p>Archaeological sites consist of the physical remains of past human activity.  All archaeological sites in British Columbia are protected under the <i>Heritage Conservation Act</i>. This applies whether sites are located on public or private land, and whether the site is known or unknown. Protected archaeological sites may not be altered or changed in any manner without a permit. There are over 60,000 archaeological sites recorded in BC’s Provincial Heritage Register including the remains of village and other habitation sites, as well as resource procurement activities such as fishing weirs and culturally modified trees. These sites may date anywhere from recent times to 14,000+ years ago, and studies continue to uncover new information. (Source: BC Archaeology Branch)</p>
<p><b>Biodiversity</b></p>	<p>Biodiversity (biological diversity) is the variety of living things, including diversity within species (genetic diversity), diversity between species, and diversity of ecosystems. When biodiversity characteristics are assessed for any location or region, three attributes are considered: 1) composition (describes the parts of each biodiversity component in that area – e.g. habitat types, species present, genetic diversity within species); 2) structure (refers to the physical characteristics supporting that composition – e.g. size of habitats, forest canopy structure, etc.); 3) function (means the ecological and evolutionary processes affective life within that structure – e.g. pollination, natural disturbances, predator-prey relationships). (Source: Biodiversity BC)</p>
<p><b>Colonialism</b></p>	<p>Colonizers are groups of people or countries that come to a new place or country and steal the land and resources from Indigenous peoples, and develop a set of laws and public processes that are designed to violate the human rights of the Indigenous peoples, violently suppress the governance, legal, social, and cultural structures of Indigenous peoples, and force Indigenous peoples to conform with the structures of the colonial state. Historical and ongoing colonialism, including the dispossession of lands, has a deep and devastating impact on Indigenous people and communities. (Source: BC Addressing Racism Working Glossary; BC Office of the Human Rights Commissioner)</p>
<p><b>Community Heritage Site</b></p>	<p>A community heritage site is real property that is considered to be heritage property. (Source: Local Government Act)</p>
<p><b>Conservation</b></p>	<p>Actions, legislation, or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or areas of human heritage value or character.</p>
<p><b>Critical Habitat</b></p>	<p>Under the federal <i>Species at Risk Act</i>, critical habitat is the habitat that is necessary for the survival or recovery of listed extirpated, endangered, or threatened species, and that is identified as critical habitat in a recovery strategy or action plan. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. (Source: <i>Species at Risk Act</i>)</p>

<p><b>Land Use Density and Intensity</b></p>	<p>Density is regulated through zoning. Density may be defined by the number of units per given area of land. Density may also be measured by dividing the built area including all floor area, by the total area of the lot, e.g., floor area ratio (FAR) is an example</p> <p>Intensity of use refers to the impacts of different types of land uses, e.g., certain types of commercial or industrial uses could be more intense with more impacts than residential or vice versa.</p> <p>Of note, density and intensity of use can combine to increase cumulative impacts of the land use.</p>
<p><b>Ecosystem</b></p>	<p>An ecosystem is a collection of communities of both living and non-living things that are connected. The biotic elements in an ecosystem include living things such as plants and animals. The abiotic elements found in an ecosystem include non-living things like land forms or climate. Healthy ecosystems provide important “services,” like clean air and water, healthy forests and farms, and habitat for plants and animals. (Source: Government of BC)</p>
<p><b>Ecosystem Integrity</b></p>	<p>Ecosystems have integrity when their native components, such as native species, biological communities, natural landscapes and ecological functions, are intact and are likely to persist. (Source: Government of Canada)</p>
<p><b>Environment</b></p>	<p>The components of the Earth, including:</p> <ol style="list-style-type: none"> <li>1. land, water and air, including all layers of the atmosphere,</li> <li>2. all organic and inorganic matter and living organisms, and</li> <li>3. the interacting natural systems that include components referred to in paragraphs (a) and (b).</li> </ol> <p>(Source: Impact Assessment Agency of Canada)</p>
<p><b>Equity / Equitable</b></p>	<p>Equity refers to achieving parity in policy, process and outcomes for historically and/or currently underrepresented and/or marginalized people and groups while accounting for diversity. It considers power, access, opportunities, treatment, impacts and outcomes. (Source: Equity &amp; Inclusion Glossary, UBC)</p>
<p><b>First Nations</b></p>	<p>First Nations is not a legal term but came into common use in the 1970s to replace Indian, which some people found offensive. Many communities have also replaced “band” with “First Nation” in their names. Symbolically, the term elevates First Nations to the status of “first among equals” alongside the English and French founding nations of Canada. It also reflects the sovereign nature of many communities, and the ongoing quest for self-determination and self-government. First Nations people may live on or off reserve, they may or may not have legal status under the <i>Indian Act</i>, and they may or may not be registered members of a community or nation. “First Nations” should be used exclusively as a general term as community members are more likely to define themselves as members of specific nations or communities within those nations. (Source: Assembly of First Nations)</p>
<p><b>Groundwater Recharge Areas</b></p>	<p>Groundwater recharge areas are terrain that inherently provide geographical and ecological conditions for the infiltration of water from the land surface to the subsurface through soils, sediments, and fractured bedrock to replenish groundwater sources.</p> <p>Groundwater recharge areas can be <i>diffuse</i> where widespread precipitation on the landscape infiltrates into groundwater sources or <i>localized</i> where discrete surface water sources such as streams, lakes, septic fields, and/or irrigation fields infiltrate into groundwater sources. Groundwater recharge areas that have a significant groundwater recharging effect for drinking water sources or groundwater dependent ecosystems in the Islands Trust Area are defined as <i>Critical Aquifer Recharge Areas</i>.</p>
<p><b>Heritage Site</b></p>	<p>Heritage site means, whether designated or not, land, including land covered by water, that has heritage value to British Columbia, a community or an aboriginal people.</p> <p>(Source: BC Heritage Conservation Act)</p>
<p><b>Inclusive / Inclusion</b></p>	<p>Inclusion is an active, intentional, and continuous process to address inequities in power and privilege, and build a respectful and diverse community that ensures welcoming spaces and opportunities to flourish for all. (Source: Equity &amp; Inclusion Glossary, UBC)</p>

<b>Indigenous Cultural Heritage</b>	Indigenous Peoples understand and describe cultural heritage according to their distinct perspectives, traditions, and languages. For Indigenous Peoples, cultural heritage refers to ideas, experiences, objects, artistic expressions, practices, knowledge, and places that are valued because they are culturally meaningful, connected to shared memory, or linked to collective identity. Indigenous cultural heritage cannot be separated from either Indigenous identity or Indigenous life. Indigenous cultural heritage can be inherited from ancestors or it can be created by people today as a legacy for future generations. Indigenous Peoples have a right to identify their own cultural heritage, interpret its meaning, and safeguard its value. (Source: Indigenous Heritage Circle)
<b>Indigenous Governing Body</b>	Indigenous Governing Body means an entity that is authorized to act on behalf of Indigenous peoples that hold rights recognized and affirmed by section 35 of the <i>Constitution Act, 1982</i> .
<b>Indigenous Knowledge / Knowledge Holders</b>	There is no single definition of Indigenous Knowledge. For our purposes, we understand "Indigenous Knowledge" as a term that refers to a set of complex knowledge systems based on the worldviews of Indigenous peoples. Indigenous Knowledge reflects the unique cultures, languages, values, histories, governance and legal systems of Indigenous peoples. It is place-based, cumulative and dynamic. Indigenous Knowledge systems involve living well with, and being in relationship with, the natural world. Indigenous Knowledge systems build upon the experiences of earlier generations, inform the practice of current generations, and evolve in the context of contemporary society. Different First Nations, Inuit and Métis communities each have distinct ways of describing their knowledge. Knowledge Holders are the only people who can truly define Indigenous Knowledge for their communities. It is important to note that some Indigenous communities are struggling to maintain their Indigenous Knowledge due to ongoing impacts of colonialism. (Source: Impact Assessment Agency of Canada)
<b>Indigenous Peoples</b>  (see Aboriginal Peoples)	Indigenous Peoples has the same meaning as aboriginal peoples in section 35 of the <i>Constitution Act, 1982</i> . The Assembly of First Nations also states: There is no official definition of Indigenous Peoples. In part, Indigenous communities, peoples and nations can be described as those which, having a historical continuity with pre-invasion and pre-colonial societies that developed on their territories, consider themselves distinct from other sectors of the societies now prevailing on those territories. Other terms include Aboriginal Peoples, Native Peoples, Original Peoples, or First Peoples. (Source: Assembly of First Nations)
<b>Indigenous Rights</b>	The term 'Indigenous Rights' is to be interpreted in accordance with the Province of British Columbia's Distinctions-Based Approach Primer, December 2023.
<b>Middens</b>	Midden, or 'shell midden' archaeological sites are indicative of past First Nations settlement activity. Formed by the accumulation of stratified cultural deposits over thousands of years, shell midden sites represent some of the most complex archaeological sites in the world.  Source: McLay et al (2008) <i>A'lhut tu tet Sul'hweentst Respecting the Ancestors</i>  Note: A midden may be an archaeological indicator of village and burial sites, and may contain ancestral remains
<b>Nature-based solutions</b>	Nature-based solutions are actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously benefiting people and nature.  Nature-based Solutions address societal challenges through the protection, sustainable management and restoration of both natural and modified ecosystems, benefiting both biodiversity and human well-being. Nature-based Solutions are underpinned by benefits that flow from healthy ecosystems. They target major challenges like climate change, disaster risk reduction, food and water security, biodiversity loss and human health, and are critical to sustainable economic development.  (Source: International Union for Conservation of Nature (IUCN))

<b>Precautionary Principle</b>	Principle 15 of the Rio Declaration, known as the precautionary principle, states: “In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.” Four central components of the precautionary principle include: taking preventive action in the face of uncertainty; shifting
	the burden of proof to the proponents of an activity; exploring a wide range of alternatives to possibly harmful actions; and increasing public participation in decision making. (Source: <i>The Precautionary Principle in Environmental Science</i> , Kriebel et al., 2001)
<b>Preservation</b>	To maintain in a given condition. Preservation often requires maintaining the processes that generate the desired condition.
<b>Protection</b>	To maintain over the long term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.
<b>Reconciliation</b>	Reconciliation is about establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country. In order for that to happen, there has to be awareness of the past, an acknowledgement of the harm that has been inflicted, atonement for the causes, and action to change behavior. (Source: Truth & Reconciliation Commission)
<b>Restoration</b>	Restoration is the process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed. Ecological restoration seeks to initiate or accelerate ecosystem recovery following damage, degradation, or destruction. (Source: Society for Ecological Restoration)
<b>Sensitive Ecosystems</b>	Sensitive ecosystems are classified as ‘sensitive’ because of their rarity and vulnerability to disturbances such as human impacts and climate change. The BC Sensitive Ecosystems Inventory identifies sensitive ecosystem types, which have been adapted by the Islands Trust Conservancy to identify sensitive ecosystems commonly found in the Islands Trust Area, including: <u>Cliff</u> : Steep slopes, often with exposed bedrock. Very little soil accumulation, and only exceptionally hardy trees and plants. Cliffs are important vegetation refugia because they are often inaccessible to deer browsing or livestock grazing and can be important nesting habitat for birds. <u>Freshwater</u> : all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation <sup>5</sup> . <u>Herbaceous</u> : Shallow soils characteristic of herbaceous ecosystems support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants), wildflowers, mosses and lichens. Few trees and shrubs survive on these sites due to the fast-drying and often shallow nature of the exposed soils. <u>Old and Mature Forest</u> : Dry to moist forests dominated by conifer or deciduous tree species with a canopy cover of over 30%. Old forests have a stand age of over 250 yrs.; Mature forests have a stand age of 80–250 yrs. <u>Riparian</u> : Located adjacent to lakes, streams and rivers and characterized by plant communities and soils dependent on increased moisture. Influenced by erosion, sedimentation, flooding and seepage. <u>Wetland</u> : Feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. Can be bog, fen, marsh, swamp, shallow water, wet meadow or a mixture of these types. <u>Woodland</u> : Dry and open forests dominated by a mix of broadleaf and coniferous tree species with canopy coverage of 10–30%. Generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. (Source: BC Sensitive Ecosystems Inventory, as adapted in Islands Trust Conservancy Regional Conservation Plan 2018-2027)
<b>Species At Risk</b>	An extirpated, endangered, threatened species, or a species of special concern. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. Species of special concern means a wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats. (Source: Federal <i>Species at Risk Act</i> )
<b>Stewardship</b>	Voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities in the Islands Trust Area
<b>Sustainable</b>	Capable of being maintained indefinitely; capable of meeting the environmental, economic, and social needs of current generations without compromising the ability of future generations to meet their needs.

**Treaties /  
Treaty Nations**

Treaties are constitutionally protected, government-to-government agreements that identify, define and implement a range of rights and obligations, creating long-term, mutually binding commitments. Treaties negotiated through the BC treaty negotiations process are tripartite agreements between the governments of Canada, British Columbia, and a First Nation. The goal of treaties is reconciliation. Treaties signed with First Nations in Canada between 1701 and 1923 are commonly referred to as historic treaties. In BC, there are Douglas treaties, signed with First Nations on Vancouver Island, and Treaty 8 covering a portion of northeastern BC. Treaties signed today are called modern treaties, and cover where there are no historic treaties, and can also deal with matters not addressed in historic treaties. (Source: BC Treaty Commission)