



Islands Trust Council

Quarterly Meeting Agenda

Date: Tuesday, June 16, 2026 to Thursday, June 18, 2026

Time: 1:00 p.m. start time on Tuesday

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. **LAND ACKNOWLEDGEMENT/TERRITORIAL ACKNOWLEDGEMENT**
3. **APPROVAL OF AGENDA**
 - 3.1 **Review of the Agenda**
Late items, new items, and re-ordering of the agenda.
 - 3.2 **Approval of the Agenda**
4. **GENERAL BUSINESS ARISING**
 - 4.1 **Consent Agenda Items**
By general consent Islands Trust Council adopt the recommendation as presented in items X.X.X - X.X.X.X.
 - 4.1.1 **Draft March 10-12, 2026 Islands Trust Council Quarterly Meeting Minutes** 7 - 36
THAT Islands Trust Council adopt the minutes as presented.
 - 4.1.2 **Resolution without Meeting Report** 37 - 37
Receive for information.
 - 4.1.3 **Islands Trust Active Priorities Chart**
Late item.
Receive for information.
 - 4.1.3.1 **Executive Committee Work Program Report** 38 - 38
Chair Laura Patrick - verbal update
THAT Islands Trust Council approve the Executive Committee Work Program Report as presented.

4.1.3.2	Governance Committee Work Program Report	39 - 39
	Chair Judi Gedye - verbal update	
	THAT Islands Trust Council approve the Governance Committee Work Program Report as presented.	
4.1.3.3	Financial Planning Committee Work Program Report	40 - 41
	Chair Sue Ellen Fast - verbal update	
	THAT Islands Trust Council approve the Financial Planning Committee Work Program Report as presented.	
4.1.3.4	Regional Planning Committee Work Program Report	42 - 46
	Chair Mairead Boland - verbal update	
	THAT Islands Trust Council approve the Regional Planning Committee Work Program Report as presented.	
4.1.3.5	Trust Programs Committee Work Program Report	47 - 50
	Chair Kristina Evans - verbal update	
	THAT Islands Trust Council approve the Trust Programs Committee Work Program Report as presented.	
4.1.3.6	Islands Trust Conservancy Report	51 - 56
	Chair Lisa Gauvreau - verbal update	
4.1.3.7	Accessibility Committee	57 - 57
	Chair Lisa Gauvreau - verbal update	
	THAT Islands Trust Council approve the Accessibility Committee Work Program Report as presented.	
4.1.3.8	Chief Administrative Officer Performance Evaluation Committee	
	Chair Judi Gedye - verbal update	

5. CORRESPONDENCE

5.1	<u>2026-03-25 BC Geographical Names Office - Name Change NE Point of Tumbo Island</u>	58 - 60
5.2	<u>2026-03-27 My Sea to Sky - Initial comments on FortisBC's application to amend waste discharge permit PE-110163</u>	61 - 94

6. EXECUTIVE

6.1 Consent Agenda Items

By general consent Islands Trust Council adopt the recommendation as presented in items x.x.x and x.x.x.

6.1.1	Chief Administrative Officer's Quarterly Report	
	Receive for information.	
6.1.2	Strategic Plan Quarterly Report	95 - 98
	Receive for information.	
6.1.3	Continuous Learning Plan	99 - 103
	Receive for information.	
6.2	<u>Discussion / Decision Items</u>	
7.	LEGISLATIVE AND INFORMATION SERVICES	
7.1	<u>Consent Agenda Items</u>	
	By general consent Islands Trust Council adopt the recommendation as presented in items x.x.x and x.x.x.	
7.1.1	Director of Legislative & Information Services Quarterly Report	
	Receive for information.	
7.1.2	Legislative Monitoring Report	104 - 120
	Receive for information.	
7.2	<u>Discussion / Decision Items</u>	
7.2.1	Islands Trust Council Public Notification Bylaw - Request for Decision	121 - 124
	<ol style="list-style-type: none"> 1. THAT Islands Trust Council considers that the notification methods in draft Bylaw 206 are reliable, suitable and accessible for the Islands Trust Area. 2. THAT Islands Trust Council Bylaw 206, cited as "Trust Council Public Notification Bylaw" be read a First Time. 3. THAT Islands Trust Council Bylaw 206, cited as "Trust Council Public Notification Bylaw" be read a Second Time. 4. THAT Islands Trust Council Bylaw 206, cited as "Trust Council Public Notification Bylaw" be read a Third Time. 	
7.2.2	Islands Trust Council Policy 2.1.15 Secretariat Services - Update - Request For Decision	125 - 132
	THAT Islands Trust Council replace the current Policy 2.1.15 Secretariat Services with the draft updated Policy 2.1.15 Secretariat Services dated January 23, 2026 for reference.	
8.	ENGAGEMENT / COLLABORATION	
8.1	<u>Delegations</u>	
8.2	<u>Public Comments</u>	

9. CLOSED MEETING

THAT the meeting be closed to the public subject to Sections 90(1)(c) and (i) of the Community Charter in order to consider matters related to labour relations or other employee relations; the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and that staff attend the meeting.

10. RISE AND REPORT

11. LEGISLATIVE AND INFORMATION SERVICES (continued)

12. PLANNING SERVICES

12.1 Consent Agenda Items

By general consent Islands Trust Council adopt the recommendation as presented in items x.x.x and x.x.x.

12.1.1 Director of Planning Services Quarterly Report

Receive for information.

12.2 Discussion / Decision Items

13. TRUST AREA SERVICES

13.1 Consent Agenda Items

By general consent Islands Trust Council adopt the recommendation as presented in items x.x.x and x.x.x.

13.1.1 Director of Trust Area Services Quarterly Report

Receive for information.

13.2 Discussion / Decision Items

14. FINANCE AND EMPLOYEE SERVICES

14.1 Consent Agenda Items

By general consent Islands Trust Council adopt the recommendation as presented in items x.x.x and x.x.x.

14.1.1 Director of Financial and Employee Services Quarterly Report

Receive for information.

14.1.2 Islands Trust March 31, 2026 Financial Results - Briefing

133 - 138

Receive for information.

14.2 Discussion / Decision Items

14.2.1	March 31, 2026 Islands Trust Audited Financial Statements and Audit Report - Request For Decision	139 - 161
	that Islands Trust Council approve the Islands Trust audited financial statements for the year ended March 31, 2026, and forward them to the Minister of Housing and Municipal Affairs.	
14.2.2	Trust Council Request For Decision - Draft 2027/28 Budget Assumptions, Principles, and Guidelines (BAPG)	162 - 172
	that Trust Council approve Financial Planning Committee's recommended draft Budget Assumptions, Principles, and Guidelines (BAPG) as presented.	
15.	BRITISH COLUMBIA COASTAL MARINE STRATEGY PRESENTATION	
16.	NEW BUSINESS	
17.	DISPOSITION OF DELEGATIONS/PUBLIC COMMENT & CORRESPONDENCE	
18.	TRUSTEE ROUNDTABLE	
	If time permits.	
19.	ISLANDS TRUST COUNCIL FOLLOW-UP ACTION LIST	173 - 182
	Receive for information.	
20.	TRUSTEE CONFERENCE AND CONVENTION REPORTING	
	Written updates received for information only.	
20.1	<u>Association of Vancouver Island and Coastal Communities Convention 2026</u>	183 - 211
	Executive Committee Members	
20.2	<u>Saanich Inlet Protection Society Roundtable - May 2026</u>	212 - 217
	Vice-Chair Elliott	
20.3	<u>Cross Border Bio-Regional Forum</u>	218 - 224
	Chair Patrick, Vice-Chairs Elliott and Peterson, Trustees Boland and Falck	
21.	TRUSTEE UPDATES - Community Committee Participation	
	Written updates received for information only.	
21.1	<u>Association of Vancouver Island and Coastal Communities Climate Leadership Steering Committee (AVICC-CL)</u>	
21.2	<u>Atl'ka7tsem/Howe Sound Biosphere Region</u>	
21.3	<u>Baynes Sound/Lambert Channel Ecosystem Forum</u>	
	Trustee Borthwick	
21.4	<u>Freighter Anchorages/Oceans Protection Plan (OPP)</u>	

21.5 Mount Arrowsmith Biosphere Region 225 - 227

Chair Patrick

21.6 Shellfish Aquaculture Management Advisory Committee (SF AMAC)

Trustee Lironi

21.7 Southern Gulf Islands Forum

Trustees Boland, Falck, Maude and Morrison.

21.8 Transportation/Ferry Group 228 - 230

Gabriola Island - Trustee Yates

22. **NEXT MEETING**

The next Islands Trust Council Quarterly meeting is scheduled to be held electronically Wednesday, September 9 - Friday, September 11, 2026.

22.1 Proposed Upcoming Trust Council Program

Receive for information.

23. **ADJOURNMENT**



Islands Trust Council Minutes of a Regular Meeting

Date: March 10 to March 12, 2026
Location: Khowutzun Heritage Centre, Comeakin Hall
200 Cowichan Way, Duncan, BC, V9L 6V2

Executive Members Present:

1. Laura Patrick, Chair, Salt Spring Island Local Trust Area
2. Tobi Elliott, Vice-Chair, Gabriola Island Local Trust Area
3. David Maude, Vice-Chair, Mayne Island Local Trust Area
4. Timothy Peterson, Vice-Chair, Lasqueti Island Local Trust Area

Members Present:

5. Sue Ellen Fast, Bowen Island Municipal Trustee
6. Judith Gedye, Bowen Island Municipal Trustee
7. Sam Borthwick, Denman Island Local Trust Area
8. David Graham, Denman Island Local Trust Area (electronic attendance)
9. Susan Yates, Gabriola Island Local Trust Area
10. Lisa Gauvreau, Galiano Island Local Trust Area
11. Ben Mabberley, Galiano Island Local Trust Area
12. Joe Bernardo, Gambier Island Local Trust Area
13. Kate-Louise Stamford, Gambier Island Local Trust Area
14. Alex Allen, Hornby Island Local Trust Area (electronic attendance)
15. Mikaila Lironi, Lasqueti Island Local Trust Area (electronic attendance)
16. Jeanine Dodds, Mayne Island Local Trust Area (electronic attendance)
17. Aaron Campbell, North Pender Island Local Trust Area (electronic attendance)
18. Jamie Harris, Salt Spring Island Local Trust Area (electronic attendance)
19. Deb Morrison, North Pender Island Local Trust Area (electronic attendance)
20. Mairead Boland, Saturna Island Local Trust Area (electronic attendance)
21. Lee Middleton, Saturna Island Local Trust Area
22. Kristina Evans, South Pender Island Local Trust Area
23. Dag Falck, South Pender Island Local Trust Area
24. Ken Hunter, Thetis Island Local Trust Area
25. Peter Luckham, Thetis Island Local Trust Area

Members Regrets: 26. Grant Scott, Hornby Island Local Trust Area

Staff Present:

Rueben Bronee, Chief Administrative Officer
Stefan Cermak, Director, Planning Services
Clare Frater, Director, Trust Area Services
David Marlor, Director, Legislative and Information Services
Julia Mobbs, Director, Financial and Employee Services
Joshua Bard, Information Systems Specialist
Warren Dingman, Bylaw Compliance and Enforcement Manager
Tedd Drummond, Information Technology Manager
Joe Elliott, Senior Indigenous Relations Advisor
Chris Hutton, Regional Planning Manager
Renée Jamurat, Regional Planning Manager
Lisa Millard, Meeting Administrator/Recorder

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Alexandra Trifonidis, Executive Coordinator
Morgana van Niekerk, Communications Specialist
Erica Wheeler, Species at Risk Program Coordinator
Patricia Woodruff, Biologist
Jason Youmans, Senior Policy Advisor
Sage Dyck, Technician, Pacific Audio

Guests Present: **Risa Smith, Provincially Appointed Islands Trust Conservancy Board Member**
Paul Murray, Brentwood Advisory Group

Others Present: **There were up to 17 members of the public in attendance.**

TUESDAY MARCH 10, 2026

The in-person meeting was recorded, livestreamed, and made available for electronic attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 1:02 p.m.

2. LAND ACKNOWLEDGEMENT/TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged the meeting was being held in the territory of Cowichan Tribes and referenced that in February 2026 Cowichan Valley leaders had issued a [joint statement](#) condemning growing anti-Indigenous racism. Chair Patrick indicated that Islands Trust shares that condemnation. All trustees and staff stood up to signal that they stand with Indigenous Peoples and Cowichan Valley leaders in recognizing that the wellbeing of communities depends on the ability to stand together as humans and neighbours who respect, support, and care for one another.

Chair Patrick introduced Cowichan Tribes Chief Sulsulxumaat Cindy Daniels.

Chief Daniels and Council member Chris Alphonse welcomed Trust Council to the Cowichan Tribes traditional territory and Khowutzun Heritage Cultural Centre.

Trustees introduced themselves and acknowledged the traditional First Nation territory in which area they are elected.

3. APPROVAL OF AGENDA

3.1 Review of the Agenda

The following items were added to the agenda by addendum:

- 5.5 2026-02-27 K Watson - 2025 Bowen Island Requisition
- 5.6 2026-03-03 D Wallinger - A Science-based Call for Decisive Deer Population Reduction to Restore Island Ecosystems
- 5.7 2026-03-05 Salt Spring Island Farmland Trust - Urgent Request – Budget Approval for Potential Reimbursement of Application Fee
- 5.8 2026-03-06 L Gauvreau - Request for Reconsideration of Permanent Biologist Position - Islands Trust Conservancy Board

- 7.1.3 Meeting Streaming and Recording – Briefing
- 7.2.5 Ratification of Accessibility Committee Appointments - Request for Decision
- 12.2.1 Request for Trust Council Sponsorship of Temporary Use Permit Application Fee - Request for Decision. Items 12.2.1 and 12.2.2 were subsequently renumbered to 12.2.2 and 12.2.3.

3.2 Approval of the Agenda

By general consent the agenda and addendum were approved as presented.

4. GENERAL BUSINESS ARISING

4.1 Consent Agenda Items

- 4.1.1 Draft December 2-5, 2025 Islands Trust Council Quarterly Meeting Minutes

THAT Islands Trust Council adopt the minutes as presented.

By general consent Islands Trust Council adopted the recommendation as presented in item 4.1.1.

- 4.1.2 Resolution without Meeting Report

No resolution without meetings have been conducted since the December, 2025 Islands Trust Council Quarterly meeting.

- 4.1.3 Islands Trust Active Priorities Chart

Received for information.

Each Council Committee Chair provided an update on the work program of their respective committees.

- 4.1.3.1 Executive Committee Work Program Report

THAT Islands Trust Council approve the Executive Committee Work Program Report as presented.

- 4.1.3.2 Governance Committee Work Program Report

THAT Islands Trust Council approve the Governance Committee Work Program Report as presented.

- 4.1.3.3 Financial Planning Committee Work Program Report

THAT Islands Trust Council approve the Financial Planning Committee Work Program Report as presented.

- 4.1.3.4 Regional Planning Committee Work Program Report

THAT Islands Trust Council approve the Regional Planning Committee Work Program Report as presented.

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4.1.3.5 Trust Programs Committee Work Program Report

THAT Islands Trust Council approve the Trust Programs Committee Work Program Report as presented.

4.1.3.6 Accessibility Committee

4.1.3.7 Islands Trust Conservancy Quarterly Report

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in items 4.1.3 - 4.1.3.5 and 4.1.3.7.

Trustee Dodds arrived to the meeting at 1:30 p.m.

5. CORRESPONDENCE

5.1 **2026-02-09 B Granger - Proposed Increase in Bowen Island Tariff Islands Trust Budget 2026**

Received for information.

5.2 **2026-02-09 W Quinn - Islands Trust - A Perspective**

Received for information.

5.3 **2026-02-13 MP Elizabeth May - Financial Support for Southern Gulf Islands Forum**

Received for information.

5.4 **2026-02-17 Lidstone & Company - Draft Trust Policy Statement**

Received for information.

5.5 **2026-02-27 K Watson - 2025 Bowen Island Requisition**

Received for information.

5.6 **2026-03-03 D Wallinger - A Science-based Call for Decisive Deer Population Reduction to Restore Island Ecosystems**

Received for information.

5.7 **2026-03-05 Salt Spring Island Farmland Trust - Urgent Request - Budget Approval for Potential Reimbursement of Application Fee**

Received for information.

5.8 **2026-03-06 L Gauvreau - Request for Reconsideration of Permanent Biologist Position - Islands Trust Conservancy Board**

Received for information.

6. EXECUTIVE

6.1 Consent Agenda Items

6.1.1 Chief Administrative Officer Quarterly Report

Receive for information.

6.1.2 Strategic Plan Quarterly Report

Receive for information.

6.1.3 Continuous Learning Plan

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in items 6.1.1, 6.1.2 and 6.1.3.

7. LEGISLATIVE & INFORMATION SERVICES

7.1 Consent Agenda Items

7.1.1 Director of Legislative and Information Services Quarterly Report

Receive for information.

7.1.2 Legislative Monitoring Report

Receive for information.

7.1.3 Meeting Streaming and Recording – Briefing

By general consent Islands Trust Council adopted the recommendation as presented in item 7.1.1, 7.1.2 and 7.1.3.

Trustee Middleton arrived to the meeting at 1:43 p.m.

7.2 Discussion / Decision Items

7.2.1 Trustee Remuneration Policy Amendments and Bylaw Repeal - Request for Decision

The Director of Legislative and Information Services summarized the Request for Decision.

Brentwood Advisory Group consultant Paul Murray undertook a review of trustee remuneration and provided a presentation summarizing the findings.

Trustees participated in a roundtable discussion and the following general comments were noted:

- Increased remuneration can alleviate barriers to entry based on financial considerations and attract more diverse representation;
- The impact to the budget, and consequent tax increase, is substantial and not supported;
- Consideration of phasing in should be taken due to impacts to budget;
- Reductions for missing meetings should take into account the addition of special meetings and the times that meetings are scheduled.

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TC-2026-001

It was MOVED by Trustee Bernardo, and SECONDED by Trustee Fast,

that Islands Trust Council request staff to amend draft amended Policy 7.2.1 Trustee Remuneration second Section 5.2, dated March 10, 2026, by replacing the word “may” with the word “will”.

CARRIED

TC-2026-002

It was MOVED by Trustee Bernardo, and SECONDED by Trustee Borthwick,

that Islands Trust Council request staff to amend draft amended Policy 7.2.1 Trustee Remuneration Section 5.3, dated March 10, 2026, by replacing it in its entirety with “The review will be conducted in accordance with the principles and methodology identified in this Policy.”

CARRIED

TC-2026-003

It was MOVED by Trustee Evans, and SECONDED by Trustee Gauvreau,

that Islands Trust Council request staff to amend policy 7.2.1 Trustee Remuneration by removing the words “or special” from the second Section 6.3.

CARRIED

TC-2026-004

It was MOVED by Trustee Peterson, and SECONDED by Trustee Yates,

that Islands Trust Council request that Policy 7.2.1 Trustee Remuneration 6.3 be amended by changing the values \$375 to \$400, and \$750 to \$800.

CARRIED

TC-2026-005

It was MOVED by Trustee Fast, and SECONDED by Trustee Borthwick,

that Islands Trust Council adopt the amended Policy 7.2.1 Trustee Remuneration dated and amended March 10, 2026.

CARRIED

Trustees Campbell, Dodds, Falck, Harris, Hunter, Mabblerley, and Middleton opposed.

The meeting was recessed for a break at 3:36 p.m. and reconvened at 3:51 p.m.

Trustee Campbell left the meeting at 3:56 p.m.

TC-2026-006

It was MOVED by Trustee Elliott, and SECONDED by Trustee Borthwick,

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that Islands Trust Council requests staff to provide options and implications to Trust Council early in the budget deliberation cycle for 2027-28, on the implications of implementing new Trustee Remuneration rates effective April 1, 2027, using 2026 published remuneration, population and folio data, and of phasing in changes to Trustee Remuneration rates over two or three years.

DEFEATED

Trustee Campbell returned to the meeting at 4:06 p.m.

TC-2026-007

It was MOVED by Trustee Benardo, and SECONDED by Trustee Gauvreau,

that Islands Trust Council request staff to implement new Trustee Remuneration rates effective April 1, 2027, using 2026 published remuneration, population and folio data.

CARRIED

Trustee Campbell, Harris, Hunter, Falck, and Mabblerley opposed.

TC-2026-008

It was MOVED by Trustee Fast, and SECONDED by Trustee Yates, that Islands Trust Council Bylaw 207, cited as the “Islands Trust Council Trustee Remuneration Repeal Bylaw”, be Read a First Time.

CARRIED

Trustees Campbell, Harris, and Falck opposed.

TC-2026-009

It was MOVED by Trustee Gedye, and SECONDED by Trustee Gauvreau,

that Islands Trust Council Bylaw 207, cited as the “Islands Trust Council Trustee Remuneration Repeal Bylaw”, be Read a Second Time.

CARRIED

Trustees Campbell and Harris opposed.

TC-2026-010

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Gauvreau,

that Islands Trust Council Bylaw 207, cited as the “Islands Trust Council Trustee Remuneration Repeal Bylaw”, be Read a Third Time.

CARRIED

Trustees Campbell and Harris opposed.

7.2.2 Enhancing Mental Health Benefits for Trustees - Request for Decision

The Director of Financial and Employee Services summarized the Request for Decision and answered questions for clarification.

Trustee Borthwick left the meeting at 4:20 p.m. and returned at 4:25 p.m.

TC-2026-011

It was MOVED by Trustee Peterson, and SECONDED by Trustee Yates,

that Islands Trust Council approve enhancing the trustee benefit plan to include coverage for Clinical Counsellors, and to increase the health coverage limit to \$1,000 annually, aligning the coverage and annual dollar limit with provisions provided to staff and that the change be implemented April 1, 2027 in alignment with changes to Trustee Remuneration.

CARRIED

The agenda was reordered and item 8 was heard following item 7.2.2.

Trustee Allen left the meeting at 4:28 p.m.

Trustee Dodds left the meeting at 4:36 p.m.

8. ENGAGEMENT / COLLABORATION

8.1 Delegations

8.1.1 Transition Salt Spring Society

Transition Salt Spring Society Director Brian Young spoke to the draft Trust Policy Statement and the following points were noted:

- Climate change is the governing condition under which Islands Trust's mandate to preserve and protect must be interpreted;
- The draft Trust Policy Statement makes progress in the areas of Indigenous rights and reconciliation and growth management; however, climate change is framed as one factor and not an overall guiding principle;
- They recommend a new guiding principle be added which incorporates climate change as a risk considered in all land-use planning and decision making;
- A robust implementation plan for the Trust Policy Statement needs to be put into place to ensure Local Trust Committees interpret and apply the policy consistently and evenly;
- They ask that Trust Council develop and maintain publicly available climate risk information and tools and establish ecosystem health indicators with regular reporting.

8.2 Public Comments

A member of the public spoke to Bylaw 206 Public Notification Bylaw and stated the proposal to post public notices on Facebook instead of newspapers is a set back as social media platforms are divisive and do not meet the public notice guidelines of reliability, suitability, and accessibility. They asked Trust Council to continue to use local newspaper for notifications.

A member of the public stated disappointment that the salary and benefits discussion occurred prior to the public comment period and the resultant level of tax increase will inspire many people to run against current trustees in the

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upcoming election. They indicated Islands Trust has one mandate and suggests that all other activity be ceased with focus put on land use planning only. They asked that Trust Council decrease the budget and not move forward with the draft Trust Policy Statement.

A member of the public noted that a major component of public engagement on the Trust Policy Statement was a survey and the survey did not seek opinion on growth limits, floor area ratio, or densification that introduces housing without a housing agreement. They spoke to a legal opinion that refers to the Trust Policy Statement not complying with the mandate and they asked who designed the survey.

A member of the public spoke in support of the Lidstone legal opinion which indicated Trust Council has strayed from its mandate by including infrastructure, tourism, and livelihoods within the Trust Policy Statement. The letter also asserted that government must use words that are defined in the dictionary of which infrastructure and tourism are not, nor are these areas of responsibility within the jurisdiction of Islands Trust. They urged Trust Council to follow the mandate to protect the islands, ecosystem, and rural character in light of climate change.

A member of the public spoke against the June and September Trust Council meetings being held electronically when changes to the Trust Policy Statement and Official Community Plans will be discussed and noted the only Trust wide Town Hall on the Trust Policy Statement was held online during which only a few dozen people took part. They requested that the false interpretation of the Islands Trust object be withdrawn and the Trust Policy Statement be redone during which time Official Community Plan amendments should not be undertaken.

A member of the public spoke to Trust Council's ability to sponsor fees for rezoning applications made by non-profit organizations, noted there is no budget allocation for the upcoming fiscal year for fee sponsorship, and asked that Trust Council reinstate this funding to enable volunteer organizations to carry out projects that benefit the community.

A member of the public spoke to the Lidstone legal opinion and noted the letter affirms what is meant by unique amenities and environment in relation to the Object of Islands Trust. They stated the draft Trust Policy Statement reflects Trust Council's interpretation of unique amenities as including housing, infrastructure, and tourism which prioritizes development over protecting and preserving the unique natural amenities and environment of the Trust area. They iterated the language in the draft Trust Policy Statement fails to consider ecological limits of the islands, does not account for the dwellings that already exist, and weakens the protection of ecosystems and they asked Trust Council amend the draft Trust Policy Statement.

A member of the public spoke to Galiano Island residents' response to the draft Trust Policy Statement noting most of the surveys and letters residents submitted asked that stronger emphasis be given to environmental protections and to preserve and protect the islands from overdevelopment.

A member of the public spoke in support of capacity funding for First Nations to enable reconciliation and engagement and spoke to the positive changes being

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considered in the Gabriola Official Community Plan review and the draft Trust Policy Statement.

A member of the public stated support for integration of First Nations reconciliation and engagement throughout the draft Trust Policy Statement as the current Policy does not speak to First Nations reconciliation nor does it reflect needed changes that would allow for making room for people to live on the islands. They are in favour of the two new permanent positions being proposed in the budget including the Indigenous Relations Manager and the Engagement and Communications Lead.

A member of the public spoke to the public engagement process for the draft Trust Policy Statement and noted the 2025 revisions largely overlook the 2021 What We Heard Report which called for stronger environmental protections. The stated the survey structure was flawed, there was limited in-person dialogue, and there was a lack of clarity that a side-by-side comparison of the current and proposed policies would have provided.

A member of the public stated that the Galiano Local Trust Committee asked the Galiano Advisory Planning Commission to comment on the draft Trust Policy Statement and a detailed report was submitted; however the Galiano Local Trust Committee declined to submit a Trust Policy Statement referral response which effectively silenced the recommendations of the Galiano Advisory Planning Commission and they believe it is the responsibility of trustees to ensure concerns of their community are reflected in the deliberations of Trust Council.

A member of the public stated appreciation for the assurance of cultural safety stated in the Chair's opening remarks, commended Islands Trust for identifying the cultural heritage of the islands as being significant, noted support for the new position of Indigenous Relations Manager, and stated there remains need for greater inclusivity and genuine input from First Nations governments to ensure commitment to an evolving Trust Council is not just tokenism.

Several of the speakers spoke in support of maintaining the use of local newspapers for public notification purposes.

Discussion on item 7.2.3 continued following item 8.

7.2.3 Trust Council Public Notification Bylaw - Request for Decision

The Director of Information and Legislative Services summarized the Request for Decision.

Discussion ensued.

Further discussion on item 7.2.3 was deferred to the June, 2026 Trust Council meeting.

7.2.4 Trust Council Policy 2.1.15 Secretariat Services - Update - Request For Decision

Discussion on item 7.2.4 was deferred to the June, 2026 Trust Council meeting.

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The agenda was reordered and item 7.2.5 was deferred to Thursday, March 12.

Trustee Morrison left the meeting at 5:45 p.m.

The meeting was recessed for the day at 5:55 p.m.

WEDNESDAY, MARCH 11

Chair Patrick reconvened the meeting at 9:05 a.m.

Trustee Lironi arrived to the meeting at 9:05 a.m.

9. CLOSED MEETING

TC-2026-012

It was MOVED by Trustee Fast, and SECONDED by Trustee Maude, that the meeting be closed to the public subject to Sections 90(1)(c)(f) and (g) of the Community Charter in order to consider matters related to labour relations or other employee relations; law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and litigation or potential litigation affecting the Islands Trust; and that staff attend the meeting.

CARRIED

The meeting was closed to the public 9:07 a.m. and reopened at 10:47 a.m.

The meeting was recessed for a break at 10:47 a.m. and reconvened at 11:00 a.m.

10. RISE AND REPORT

Chair Patrick rose and reported adoption of the December, 2025 in-camera meeting minutes.

11. FINANCIAL AND EMPLOYEE SERVICES

11.1 Consent Agenda Items

11.1.1 Director of Financial and Employee Services Quarterly Report

Receive for information.

11.1.2 December 31, 2025 Financial Report - Request For Decision

THAT Trust Council approve the December 31, 2025 Financial Report.

11.1.3 December 31, 2025 Financial Forecast - Briefing

Receive for information.

11.1.4 Forecasted Overspending by General Ledger Budget Line - Briefing

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in items 11.1.1, 11.1.2, 11.1.3 and 11.1.4.

11.2 Discussion / Decision Items

11.2.1 2026/27 Budget: Draft 2, Version 3

11.2.1.1 Budget Session Outline

11.2.1.2 Budget Discussion Support Materials

For information only.

11.2.1.3 2026/27 Budget Guidelines Assessment

For information only.

11.2.1.4 2026/27 Budget Reduction Options - Briefing

11.2.1.5 Draft 2026/27 Budget Changes Since December 2025

11.2.1.5.1 Islands Trust Conservancy Board Results of Budget Request Review - Briefing

11.2.1.5.2 Committee of the Whole Reductions to Draft 2026/27 Budget - Briefing

11.2.1.5.3 Changes in Draft 2026/27 Budget Since Trust Council's Review - Briefing

11.2.1.6 2026/27 Draft Budget Overview – Briefing

11.2.1.7 Funding Requests

11.2.1.7.1 Strategic Plan Projects

11.2.1.7.1.1 Policy Statement Amendment Project

11.2.1.7.1.2 Policy Review – Continuation from FY26

11.2.1.7.1.3 Freshwater Sustainability Strategy Review and Implementation

11.2.1.7.2 ITC Board Projects

11.2.1.7.2.1 ITC Five-Year Plan: First Nations Engagement Project

11.2.1.7.2.2 Protected Area Management Software Project

11.2.1.7.3 Local Trust Committee Projects

11.2.1.7.3.1 Denman Housing Review (for OCP and LYB Amendments), Stage 2- Phase 2 Project (Year 4 of 4)

Updated since Trust Council's December review.

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11.2.1.7.3.2 Gabriola: OCP and LYB Review, Major Project (Year 4 of 5)

Updated since Trust Council's December review.

11.2.1.7.3.3 Gambier: OCP and LUB Amendments Implementation Project – Final Phase

11.2.1.7.3.4 Hornby: Comprehensive OCP and LUB Review Project

Updated since Trust Council's December review.

11.2.1.7.3.5 Lasqueti: OCP Review, Major Project (Year 1 of 3)

11.2.1.7.3.6 Salt Spring: Major Amendment to OCP and LUB

11.2.1.7.3.7 Planning Services: Projects Feasibility Assessment - Briefing

Updated since Trust Council's December review.

11.2.1.7.4 Operational Projects

11.2.1.7.4.1 TC Onboarding Training – Business Case

11.2.1.7.4.2 Trustee Laptops – Business Case

11.2.1.7.4.3 Accessibility Plan Development – Business Case

11.2.1.7.5 Staffing Requests

11.2.1.7.5.1 Manager of Indigenous Relations - New

11.2.1.7.5.2 Communications and Engagement Lead - New

11.2.1.7.5.3 Temporary Senior Policy Advisor 1.0FTE - Extension

11.2.1.7.5.4 Permanent ITC Indigenous Relations Advisor 0.5FTE - New

11.2.1.7.5.5 Temporary Species at Risk Coordinator - Extension

11.2.1.7.5.6 GIS Co-op Student (Level 1) 0.3FTE

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- 11.2.1.7.5.7 Planning Services Co-op Student 0.3FTE
- 11.2.1.7.6 Other Funding Request Reports
 - 11.2.1.7.6.1 ITC Board Budget Request - Briefing

Updated since Trust Council's December review.
 - 11.2.1.7.6.2 EC Budget Request - Briefing
- 11.2.1.8 Operating Budgets Increase Justifications
 - 11.2.1.8.1 TC Dedicated Chair Travel Budget Justification Form
 - 11.2.1.8.2 EC Operating Increases Justification Form – UBCM/AVICC
 - 11.2.1.8.3 TAS Operating Budget Increase Justification Form
 - 11.2.1.8.4 FES Operating Increases Justification Form
 - 11.2.1.8.5 Information Services Operating Increase Justification Form

Updated since Trust Council's December review.
 - 11.2.1.8.6 Planning Services Operating Budget Training Increase Justification Form
 - 11.2.1.8.7 Planning Services Operating Budget Contractor Increase Justification Form
 - 11.2.1.8.8 ITC Land Securement and Conservation Planning Increase Justification
 - 11.2.1.8.9 ITC Protected Areas Management Operations and Planning Increase Justification

Updated since Trust Council's December review.
- 11.2.1.9 Unfunded Requests
 - 11.2.1.9.1 Secretariat Services - Business Case

Funding for this work removed by Trust Council.
 - 11.2.1.9.2 Climate Education Program - Business Case

Funding for this work removed by Trust Council.
 - 11.2.1.9.3 Salt Spring: Watershed Protection Plan 2022-2032 Coordination (SSIWPA)

Funding for this work removed by Trust Council.

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- 11.2.1.9.4 Salt Spring: Groundwater Sustainability (Well-Monitoring)
Funding for this work removed by Trust Council.
- 11.2.1.9.5 Trust Area Resilience Assessment Initiative - Briefing
Funding for this work removed by Financial Planning Committee. Removal endorsed by Trust Council.
- 11.2.1.9.6 Electronic Document Management Solution - Business Case
Funding for this work removed by Financial Planning Committee. Removal endorsed by Trust Council.
- 11.2.1.9.7 Galiano: Targeted OCP Review Project
Funding for this work removed by Financial Planning Committee. Removal endorsed by Trust Council.
- 11.2.1.9.8 Registered Professional Biologist 1.0FTE - Make Permanent
Funding for this staff position removed by Trust Council.
- 11.2.1.9.9 Permanent GIS Analyst 1.0FTE - New
Funding for this staff position removed by Trust Council.

The Director of Employee and Financial Services introduced the budget session and noted the anticipated tax increased based on current budgeted revenues and expenses.

TC-2026-013
It was MOVED by Trustee Boland, and SECONDED by Trustee Middleton,
that Islands Trust Council not fund the new staff position in the 2026/27 budget, being the permanent Manager of Indigenous Relations.
DEFEATED

The meeting was recessed for a break at 12:02 p.m. and reconvened at 12:36 p.m.

TC-2026-014
It was MOVED by Trustee Boland, and SECONDED by Trustee Falck,
that Islands Trust Council not fund the new staff position in the 2026/27 budget being,

DRAFT

the permanent Engagement and Communications Lead.

DEFEATED

TC-2026-015

It was MOVED by Trustee Boland, and SECONDED by Trustee Middleton,

that Islands Trust Council not fund the new staff position in the 2026/27 budget, being the permanent Islands Trust Conservancy First Nations Advisor.

DEFEATED

TC-2026-016

It was MOVED by Trustee Stamford, and SECONDED by Trustee Peterson,

that Trust Council add \$7,125 to the proposed 2026-27 budget for the purpose of reinstating a portion of the Secretariat funding that supports essential funding for Átl'ka7tsem/Howe Sound Community Forum, the Southern Gulf Islands Forum and the Coastal Communities Climate Action Leadership Plan Steering Committee.

CARRIED

TC-2026-017

It was MOVED by Trustee Middleton, and SECONDED by Trustee Borthwick,

that Islands Trust Council reduce the Contracted Temporary Staffing services line item in the draft 2026/27 budget by \$5,000.

CARRIED

TC-2026-018

It was MOVED by Trustee Evans, and SECONDED by Trustee Luckham,

that Islands Trust Council request a roll call.

CARRIED

The Chair requested each trustee state how they voted on the previous motion.

12 trustees in favour: Trustees Allen, Boland, Borthwick, Campbell, Falck, Graham, Harris, Hunter, Lironi, Mabblerley, Middleton, and Morrison.

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12 trustees opposed: Trustees Dodds, Elliott, Evans, Fast, Gauvreau, Gedye, Luckham, Maude, Patrick, Peterson, Stamford, and Yates.

1 trustee abstained: Trustee Bernardo

1 trustee absent: Trustee Scott

In response to a council member question, the Director of Legislative and Information Services clarified the rules of a roll call vote.

Trustees Bernardo and Luckham left the meeting at 2:08 p.m. and returned at 2:10 p.m.

Trustee Yates left the meeting at 2:09 p.m. and returned at 2:13 p.m.

TC-2026-019

It was MOVED by Trustee Boland, and SECONDED by Trustee Campbell,

that Islands Trust Council reduce the total 2026/27 Islands Trust Conservancy budget by \$130,000.

Discussion on the motion ensued.

TC-2026-020

It was MOVED by Trustee Evans, and SECONDED by Trustee Luckham,

that the vote be conducted as a roll call.

CARRIED

Discussion on the motion continued.

The question on the following motion was then called by roll call.

6 trustees in favour: Trustees Allen, Boland, Campbell, Harris, Hunter, and Middleton.

15 trustees opposed: Trustees Borthwick, Dodds, Elliott, Evans, Fast, Gauvreau, Gedye, Graham, Lironi, Luckham, Maude, Patrick, Peterson, Stamford, and Yates.

5 trustees abstained: Trustees Bernardo, Falck, Maberley, and Morrison.

1 trustee absent: Trustee Scott

that Islands Trust Council reduce the total 2026/27 Islands Trust Conservancy budget by \$130,000.

DEFEATED

DRAFT

Trustee Harris left the meeting at 2:49 p.m.

Discussion continued on the budget to determine if there were further considerations to put forward.

Trustee Luckham and Middleton left the meeting at 3:01 p.m.

The meeting was recessed for a break at 3:01 p.m. and reconvened at 3:15 p.m.

Trustee Luckham returned to the meeting at 3:19 p.m.

Trustee Middleton returned to the meeting at 3:21 p.m.

The Chief Administrative Officer confirmed that under the *Islands Trust Act*, Trust Council is required, by law, to pass a budget by March 31 of each year and it is incumbent on Trust Council to reach a point of negotiation where a majority of members can support and approve the budget by deadline.

Trustees spoke to issues of concern and challenges of passing a budget relative to the absence of provincial funding.

Trustee Graham left the meeting at 3:50 p.m. and returned at 3:53 p.m.

The Chair requested several times if Trust Council had further motions or discussion on the budget, and there were none.

Trustee Morrison left the meeting at 3:53 p.m.

11.2.2 Allocation of First Nations Engagement Grant - Request for Decision

The Director of Trust Area Services summarized the Request for Decision.

Discussion ensued.

TC-2026-021

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Yates,

that Islands Trust Council approve allocation of the First Nation engagement grant as presented in the March 10, 2026 “Allocation of provincial grant for engagement with First Nations” briefing.

CARRIED

12. PLANNING SERVICES

12.1 Consent Agenda Items

12.1.1 Director of Planning Services Quarterly Report

Receive for information.

Trustee Boland left the meeting at 4:04 p.m.

DRAFT

12.1.2 Bylaw Compliance and Enforcement Statistical Reports - Briefing

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in item 12.1.1 and 12.1.2.

Trustee Boland returned to the meeting at 4:09 p.m.

TC-2026-022

It was MOVED by Trustee Elliott, and SECONDED by Trustee Gauvreau,

that Islands Trust Council requests Planning Services provide a report on the evaluation and changes of the referral process to consult with First Nations, to both improve communication and further reconciliation, and report back at a future Trust Council meeting.

CARRIED

12.2 Discussion / Decision Items

The agenda was reordered and item 12.2.1 was deferred to Thursday March 12.

12.2.2 Bylaw Compliance & Enforcement Policy Review - Draft Policy 5.5.1 and Manual - Request for Decision

The Director of Planning Services summarized the Request for Decision and answered questions put forth by trustees.

Trustee Dodds left the meeting at 4:27 p.m.

TC-2026-023

It was MOVED by Trustee Evans, and SECONDED by Trustee Falck,

that Islands Trust Council request staff to amend Policy 5.5.1 Bylaw Compliance and Enforcement Section 6.1.6 by replacing the word "involves" with "poses a significant risk to" so that it reads:

6.1.6 If the Officer has facilitated a mediated solution between the parties that satisfactorily addresses the concerns, even if a contravention may remain, except in cases where the contravention poses a significant risk to health, safety, or the environment.

CARRIED

The agenda was reordered and discussion on item 12.2.2 was paused for item 12.2.3 to be heard.

Trustee Allen left the meeting at 4:32 p.m. and did not return on March 12.

Trustee Morrison left the meeting at 4:33 p.m.

12.2.3 Species at Risk Presentations and Discussion - Session Outline

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Patricia Woodruff, Planning Services Biologist provided a presentation summarizing work done during their grant term at Islands Trust and highlighted the following:

- Details of the *Species at Risk Act* of Canada;
- Identification of 16 species at risk with disappearing populations within the Trust area that have not been protected;
- Identification of species at risk with stable populations;
- Information that can be missing from qualified professional reports that are used to guide land planning;
- The need to develop terms of reference and checklists for information required in qualified professional reports.

Erica Wheeler, Islands Trust Conservancy Species at Risk Program Coordinator provided a presentation on work of the Islands Trust Conservancy which featured the following:

- Documentation of occurrences of species at risk sightings using various methods;
- Habitat restoration and enhancement that is being undertaken,
- Educational outreach program update;
- Ongoing collaborative partnership building.

Trustee Boland, Falck and Fast left the meeting at 5:26 p.m.

Trustee Boland and Fast returned to the meeting at 5:27 p.m.

Trustee Dodds left the meeting at 5:28 p.m. and returned at 5:30 p.m.

Discussion on item 12.2.2 continued following item 12.2.3.

TC-2026-024

It was MOVED by Trustee Evans, and SECONDED by Trustee Bernardo,

that Islands Trust Council request staff to amend Bylaw Compliance and Enforcement Best Practices Manual, page 7, by updating the reference and replacing bullet 2 as shown below so it reads:

As listed in Trust Council Policy 5.5.1, Section 7, this system gives priority to those bylaw infractions of greatest concern to island communities:

1. When directed by a local trust committee
2. Significant health and safety issues...
3. ...
4. ...

CARRIED

TC-2026-025

It was MOVED by Trustee Evans, and SECONDED by Trustee Bernardo,

that Islands Trust Council request staff to amend Bylaw Compliance and Enforcement Best Practices Manual, page 7, by adding the word

DRAFT

"significant: to the first bullet concerning starting an investigation without a compliant so it reads:

- Contraventions may cause significant health or safety risks.

CARRIED

TC-2026-026

It was MOVED by Trustee Evans, and SECONDED by Trustee Falck,

that Islands Trust Council request staff to amend Policy 5.5.1 Bylaw Compliance and Enforcement by:

- adding “or” to the end of the sentences contained in bulleted sections: 3.13.2, 3.15.3, and 6.1.6
- removing “or” from Policy 6.1.3".

CARRIED

TC-2026-027

It was MOVED by Trustee Evans, and SECONDED by Trustee Mabberley,

that Islands Trust Council request staff to amend Policy 5.5.1 Bylaw Compliance and Enforcement by:

- moving Policy 6.1.6 to follow 6.1.4 and
- moving Policy 6.1.5 to 6.2 and renumbering Policy 6.2 and 6.3 accordingly.

CARRIED

TC-2026-028

It was MOVED by Trustee Borthwick, and SECONDED by Trustee Yates,

that Islands Trust Council approve the:

- a. Revised Bylaw Compliance and Enforcement Policy 5.5.1;
- b. Revised Bylaw Compliance and Enforcement Best Practices Manual; and
- c. The Bylaw Compliance & Enforcement Policy Review and Portal Implementation Plan,

As attached to the Request for Decision dated February 13, 2026 as amended.

CARRIED

The meeting was recessed for the day at 5:49 p.m.

THURSDAY, MARCH 12

Chair Patrick reconvened the meeting at 9:00 a.m.

The agenda was reordered and items 7.2.5 and 12.2.1 were discussed prior to item 13.

7.2.5 Ratification of Accessibility Committee Appointments - Request for Decision

The Director of Legislative and Information Services summarized the Request for Decision.

DRAFT

TC-2026-029

It was **MOVED** by Trustee Gauvreau, and **SECONDED** by Trustee Yates,

that Islands Trust Council ratify the February 25, 2026 Executive Committee appointments to the Accessibility Committee.

CARRIED

12.2.1. Request for Trust Council Sponsorship of Temporary Use Permit Application Fee - Request for Decision

The Director of Planning Services summarized the Request for Decision.

TC-2026-030

It was **MOVED** by Trustee Mabberley, and **SECONDED** by Trustee Elliott,

that Islands Trust Council approve financial sponsorship of \$2,282.00 for Temporary Use Permit application MA-PL-TUP-2026-0035.

CARRIED

Trustees Borthwick and Gedye arrived to the meeting at 9:07 a.m.

13. TRUST AREA SERVICES

13.1 Consent Agenda Items

13.1.1 Director of Trust Area Services Quarterly Report

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in item 13.1.1.

13.2 Discussion / Decision Items

13.2.1 Indigenous Relations Action Plan 2026-2028 - Request for Decision

The Director of Trust Area Services introduced the draft Indigenous Relations Action Plan and noted that it is a living document / workplan being presented for discussion and input.

The Senior Indigenous Relations Advisor indicated the Indigenous Relations Action Plan is the effort of teamwork and stated the priority moving forward will be building a respectful relationship and working with First Nations and Indigenous Governing Bodies to define what reconciliation means to the Nations.

Trustee Harris arrived to the meeting at 9:18 a.m.

Discussion ensued and the following comments and clarifications were noted:

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- Internal coordination of information, better retention of what is being shared, and providing referral information in a way in which a Nation prefers to receive it have been identified as areas needing improvement;
- There is responsibility for all levels of government to advance reconciliation, the Minister has indicated a need for deeper levels of engagement, and Islands Trust made a Declaration of Reconciliation in March, 2019 which all point to jurisdictional appropriateness of the work;
- The goal is to define reconciliation in partnership with First Nations;
- The role of trustees is not defined, leadership to leadership opportunities need to be a larger part of the relationship going forward, and trustees would like to be an active strategic element in engagement;
- It is important that trustees, as leaders, receive feedback on communications and the work being done by staff;
- The document is about institutional coherence in government-to-government relationship and if Trustees want direction on how to engage with First Nations leaders that should be captured in a separate document;
- Trustee onboarding should include information about the First Nations in their Local Trust area and the work that has done with them;

Trustee Morrison left the meeting at 10:05 a.m.

- It is important to communicate clearly to the public what the Reconciliation Action Plan is about to facilitate public understanding.

TC-2026-031

It was MOVED by Trustee Fast, and SECONDED by Trustee Gedye, that Islands Trust Council endorse the draft Islands Trust Indigenous Relations Action Plan 2026-2028 and request that staff undertake more internal engagement and return a revised version to Trust Council for approval in June 2026.

CARRIED

13.2.2 Project Update - Policy Statement Amendment Project (PSAP) - Briefing

The Director of Trust Area Services provided an update on the status of the project and noted a large amount of feedback will be compiled and brought back to Trust Council along with next steps in terms of amendments and work with Indigenous Governing Bodies on referral responses and feedback continues.

Discussion ensued and the following comments were noted:

- It will be necessary for Trust Council to attend a series of special meetings and invest time to continue to work through the document to advance it;

The meeting was recessed for a break at 10:34 a.m. and reconvened at 10:50 a.m.

DRAFT

- The document is complex and it might be necessary to rethink public strategy to ensure understanding;
- Assessment of whether the document requires amendments or a rewrite needs to be determined;
- Stakeholders do not feel like they have been engaged sufficiently and means of engagement were not adequate;
- A What We Heard report will summarize feedback from the recent round of engagement and be posted on the project website.

Trustee Morrison returned to the meeting at 11:00 a.m.

The agenda was reordered and item 14 was heard following item 13.2.2.

14. FINANCIAL AND EMPLOYEE SERVICES

14.1 Discussion/Decision Items

14.1.1 2026/27 Islands Trust Budget Adoption

14.1.1.1 Financial Plan Bylaw 204 - Request for Decision

The Director of Financial and Employee Services summarized amendments made to the budget during the previous days discussion which result in a general tax increase in the Local Trust Area of 8.1% and a Bowen Island tax levy of 13.2%.

Discussion ensued regarding budgeting challenges related to limited Provincial funding.

TC-2026-032

It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,

that Islands Trust Council Bylaw 204, cited as the “Islands Trust Council Financial Plan Bylaw 2026-2027”, be Read a First Time.

TC-2026-033

It was MOVED by Trustee Morrison, and SECONDED by Trustee Falck,

that a roll call vote be taken.

CARRIED

Discussion ensued about consequences should the budget not be adopted and the Director of Legislative and Information Services noted the *Islands Trust Act* states Trust Council must pass a budget and if a budget were not passed today a special meeting would be called prior to the end of March to consider a different budget.

The question on the motion as follows was then called by roll call.

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16 trustees in favour: Trustees Bernardo, Borthwick, Dodds, Elliott, Evans, Fast, Gauvreau, Gedye, Graham, Lironi, Luckham, Maude, Patrick, Peterson, Stamford, and Yates.

8 trustees opposed: Trustees Boland, Campbell, Falck, Harris, Hunter, Mabblerley, Middleton, and Morrison.

2 trustees absent: Trustees Allen and Scott.

that Islands Trust Council Bylaw 204, cited as the “Islands Trust Council Financial Plan Bylaw 2026-2027”, be Read a First Time.

CARRIED

TC-2026-034

It was MOVED by Trustee Fast, and SECONDED by Trustee Gauvreau,

that Islands Trust Council Bylaw 204, cited as the “Islands Trust Council Financial Plan Bylaw 2026-2027”, be Read a Second Time.

CARRIED

TC-2026-035

It was MOVED by Trustee Fast, and SECONDED by Trustee Gedye,

that Islands Trust Council Bylaw 204, cited as the “Islands Trust Council Financial Plan Bylaw 2026-2027”, be Read a Third Time.

CARRIED

TC-2026-036

It was MOVED by Trustee Fast, and SECONDED by Trustee Evans,

that Islands Trust Council Bylaw 204, cited as the “Islands Trust Council Financial Plan Bylaw 2026-2027”, be forwarded to the Minister of Municipal Affairs for approval consideration.

CARRIED

- 14.1.1.1.1 Trust Council 2026/27 Budget Amendments Summary
- 14.1.1.1.2 5-Year Plan - Detailed Table to Inform Bylaw Schedule A
- 14.1.1.1.3 Revised Bylaw 204 Schedule A

The meeting was recessed for a break at 12:22 p.m. and reconvened at 12:55 p.m.

Trustees Morrison and Dodds left the meeting at 12:22 p.m.

- 14.1.1.2 Revenue Anticipation Borrowing Bylaw 205 - Request For Decision

DRAFT

The Director of Financial and Employee Services summarized the Request for Decision.

TC-2026-037

It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,

that Islands Trust Council Bylaw 205, cited as “Islands Trust Council Revenue Anticipation Borrowing Bylaw 2026-27”, be Read a First Time.

CARRIED

TC-2026-038

It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,

that Islands Trust Council Bylaw 205, cited as “Islands Trust Council Revenue Anticipation Borrowing Bylaw 2026-27”, be Read a Second Time.

CARRIED

TC-2026-039

It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,

that Islands Trust Council Bylaw 205, cited as “Islands Trust Council Revenue Anticipation Borrowing Bylaw 2026-27”, be Read a Third Time.

CARRIED

TC-2026-040

It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,

that Islands Trust Council Bylaw 205, cited as “Islands Trust Council Revenue Anticipation Borrowing Bylaw 2026-27”, be forwarded to the Minister of Municipal Affairs for approval consideration.

CARRIED

The agenda was reordered and items 13.2.3 to 13.2.6 were heard following item 14.

13.2.3 Pre-Budget Public Engagement - Request for Decision

The Director of Trust Area Services summarized the Request for Decision.

Discussion ensued and there was preference to seek engagement from the public on the strategic direction which drives budget decisions.

Trustee Stamford left the meeting at 1:20 p.m.

Trustee Bernardo left the meeting for the day at 1:20 p.m.

TC-2026-041

It was MOVED by Trustee Evans, and SECONDED by Trustee Yates,

DRAFT

that Islands Trust Council direct Executive Committee to undertake a strategic planning public engagement prior to development of the draft 2027/28 budget.

CARRIED

13.2.4 Budget Process Policy Amendment - Request for Decision

Item 13.2.4 was deferred to a future meeting.

13.2.5 Natural Area Protection Tax Exemption Program (NAPTEP) – Hypothetical Tax Shift Analysis – Request for Decision

The Director of Trust Area Services summarized the Request for Decision.

TC-2026-042

It was MOVED by Trustee Evans, and SECONDED by Trustee Borthwick,

that Islands Trust Council refer the report “Hypothetical Tax Shift Analysis: Projected Impacts of an Increased Property Tax Exemption Through the Natural Area Protection Tax Exemption Program (NAPTEP)” to the Islands Trust Conservancy Board to consider recommendations to Trust Council.

CARRIED

13.2.6 Secretariat Services to Coordination Groups in the Trust Area - Request for Decision

The Director of Trust Area Services summarized the Request for Decision.

Trustee Stamford returned to the meeting at 1:31 p.m.

TC-2026-043

It was MOVED by Trustee Evans, and SECONDED by Trustee Yates,

that Islands Trust Council allocate for fiscal year 2026/27:

1. \$4000 to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum,
2. \$3000 to support the coordination of the Southern Gulf Islands Forum, and
3. \$125 to Southern Gulf Islands Forum and the Coastal Communities Climate Action Leadership Plan Steering Committee.

CARRIED

15. NEW BUSINESS

15.1 Reporting Out on the Islands Trust 2026/27 Budget Adoption to the Minister – Discussion

Discussion ensued.

TC-2026-044

It was MOVED by Trustee Boland, and SECONDED by Trustee Campbell,

that that the roll call vote, listing names and affiliations, and the numbers of votes in favor and opposed to the budget, are both sent to the Minister with the budget.

DEFEATED

Trustee Campbell left the meeting at 1:42 p.m.

15.2 Potential for Partnership with UBC's Conservation Decisions Lab – Discussion

TC-2026-045

It was MOVED by Trustee Elliott, and SECONDED by Trustee Yates, that Islands Trust Council request staff to establish a partnership with UBC's Conservation Decisions Lab and explore opportunities for addressing priority needs in incorporating biology into decision making in land use planning and with the Conservancy.

Discussion on the motion was undertaken and the Director of Trust Area Services noted more information would be required before determining if work could be undertaken while the Director of Planning Services indicated the item is not on the current Planning Workplan and would be considered new work.

TC-2026-046

It was MOVED by Trustee Luckham, and SECONDED by Trustee Gauvreau,

that the motion be amended by removing words “and explore opportunities” and add the words on second line “staff to explore opportunities to establish” to read:

“That Islands Trust Council request staff to explore opportunities to establish a partnership with UBC's Conservation Lab for addressing priority needs in incorporating biology into decision making in land use planning and with the Conservancy.”

CARRIED

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

that Islands Trust Council request staff to explore opportunities to establish a partnership with UBC's Conservation Lab for addressing priority needs in incorporating biology into decision making in land use planning and with the Conservancy.

CARRIED

15.3 Joint Call: BC must recommit to meaningful implementation of the UN Declaration on the Rights of Indigenous Peoples and the Declaration on the Rights of Indigenous Peoples Act- Discussion

TC-2026-047

It was MOVED by Trustee Peterson, and SECONDED by Trustee Luckham, that Islands Trust Council request the Chair to sign the Joint Call: BC must recommit to meaningful implementation of the UN Declaration on the Rights of Indigenous People and the Declaration on the Rights of Indigenous

DRAFT

Peoples Act, led by West Coast Environmental Law, on behalf of Island Trust Council.

CARRIED

16. DISPOSITION OF DELEGATIONS/PUBLIC COMMENT & CORRESPONDENCE

TC-2026-048

It was **MOVED** by Trustee Peterson, and **SECONDED** by Trustee Borthwick, that Islands Trust Council approve reimbursement of application fees associated with PLRZ20260093 for registered charity Salt Spring Island Farmland Trust Society in the amount of \$4882.00.

CARRIED

TC-2026-049

It was **MOVED** by Trustee Elliott, and **SECONDED** by Trustee Borthwick, that Islands Trust Council requests staff invite Dr. Tara Martin be invited to attend a future Trust Council or Conservancy board meeting to present research on the impacts of hyperabundant deer, and strategies for managing hyperabundant deer to restore keystone places in the Gulf Islands.

CARRIED

17. TRUSTEE ROUNDTABLE

Due to time constraints the trustee roundtable did not occur.

18. TRUST COUNCIL FOLLOW-UP ACTION LIST

Received for information.

19. TRUSTEE UPDATES - Community Committee Participation

Written updates received for information only.

19.1 Association of Vancouver Island and Coastal Communities Climate Leadership Steering Committee (AVICC-CL)

19.2 Atl'ka7tsem/Howe Sound Biosphere Region

19.3 Baynes Sound/Lambert Channel Ecosystem Forum

19.4 Freighter Anchorages/Oceans Protection Plan (OPP)

19.5 Mount Arrowsmith Biosphere Region

19.6 Shellfish Aquaculture Management Advisory Committee (SF AMAC)

19.7 Southern Gulf Islands Forum

19.8 Transportation/Ferry Group

19.8.1 2026-01-19 Gabriola Ferry Committee and Gabriola Island Transportation Society - Keeping Experience Cards Affordable

19.8.2 2026-02-23 S Yates - BC Ferries Electric Vehicle Transport Policy

20. NEXT MEETING

The next Islands Trust Council Quarterly meeting is scheduled to be held electronically June 16-18, 2026.

20.1 Proposed Upcoming Trust Council Program

Received for information.

21. ADJOURNMENT

By general consent Chair Patrick adjourned the meeting at 2:24 p.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

Minutes are not official until adopted at a subsequent meeting.



Resolutions Without Meetings Log

Trust Council

Resolution Number	Action	Date
<p>2026-004</p> <p>Adopt TC Bylaw 205 (Revenue Anticipation Borrowing)</p> <p>It was Moved by Trustee Elliott and Seconded by Trustee Maude: That Islands Trust Council Bylaw 205, cited as "Islands Trust Council Revenue Anticipation Borrowing Bylaw 2026-2027", be adopted.</p>	Carried	22-May-2026
<p>2026-003</p> <p>Adopt TC Bylaw 204 (Financial Plan)</p> <p>It was Moved by Trustee Peterson and Seconded by Trustee Yates: That Islands Trust Council Bylaw 204, cited as "Islands Trust Council Financial Plan Bylaw 2026-2027", be adopted.</p>	Carried	15-May-2026
<p>2026-002</p> <p>Change June Islands Trust Council Meeting Location</p> <p>It was Moved by Trustee Maude, and Seconded by Trustee Peterson, that Islands Trust Council request staff change the location of the June Islands Trust Council Quarterly Meeting from in-person in the Southern Gulf Islands to electronic.</p>	Carried	21-Apr-2026
<p>2026-001</p> <p>Adopt TC Bylaw 207 (Trustee Remuneration Repeal Bylaw)</p> <p>It was Moved by Trustee Maude and Seconded by Trustee Peterson: That Islands Trust Council Bylaw 207, cited as "Islands Trust Council Trustee Remuneration Repeal Bylaw", be adopted.</p>	Carried	15-Apr-2026

Active Projects Report

Executive Committee

1. *Finish and adopt Islands Trust Policy Statement in accordance with project work plans (Strategic Plan key initiative 1.1.1)*

Responsible

Dates

Activity:

Clare Frater

Rec'd: 26-Feb-2020

Project underway guided by Trust Council project charter. Anticipated project completion by November 2026.

Target: 01-Nov-2026

2. *Update and implement Reconciliation Action Plan (Strategic Plan 5.1.1)*

Responsible

Dates

Activity:

Clare Frater

Rec'd: 02-Sep-2020

Initiation timeline: Staff drafting underway

Target: 31-Mar-2026

3. *Guide the development and implementation of the Islands Trust Strategic Plan. New Strategic Plan approved by Trust Council March 2025.*

Responsible

Dates

Activity:

Rueben Bronee

Rec'd: 03-May-2023

Implementation ongoing for active projects. Initiation of new work on hold per the accepted recommendation of the Operational Review Report

Target: 31-Mar-2025

Active Projects Report

Governance Committee

1. Corporate Planning

Responsible

Dates

Activity:

Rueben Bronee

Rec'd: 17-Apr-2023

Continue implementation of enhanced corporate planning processes:

Target: 15-Jul-2026

Visioning - complete; Values - skipped; SWOT - complete; Strategic Plan - in progress;

Departmental work plans - upcoming; incorporating work plans into the financial plan - upcoming.

2. Meeting process (Bylaw 101 and policies)

Responsible

Dates

Activity:

David Marlor

Rec'd: 17-Apr-2023

Review and recommend amendments to the Trust Council Meeting Procedure Bylaws

Target: 30-Sep-2026

101 and related policies to address the concerns raised by Great Northern Management

Consultants in the 2022 Governance Review Report of the Islands Trust.

Active Projects Report

Financial Planning Committee

1. Annual Financial Statements & Audit: Islands Trust and Islands Trust Conservancy

Responsible

Dates

Activity:

Derek Cockburn

Rec'd: 10-Mar-2026

Completed:

Target: 27-May-2026

- Audit planning with the appointed auditors, KPMG LLP.
- Annual Audit Committee meeting with KPMG in February, 2026.
- Preparation of Islands Trust and Islands Trust Conservancy financial statements and audit packages.
- Audit fieldwork scheduled for May 2026.
- Annual Audit Committee meeting with KPMG in May, 2026.

Upcoming:

- ITC Board meeting in June, 2026 with KPMG LLP to present audit findings.

2. Recommendations for Increasing Application Fees

Responsible

Dates

Activity:

Derek Cockburn

Rec'd: 18-Sep-2025

Trust Council Direction: that Financial Planning Committee return to Trust Council with recommendations on how to increase the application fees

Stefan Cermak

Target: 31-Dec-2026

Future Projects Report

Financial Planning Committee

1. <i>Review of TC Policy 6.5.2 Budget Control and Adjustment Authority (EC directed)</i>	Responsible	Date Received
<p>Review Islands Trust Policy 6.5.2 Budget Control and Adjustment as a whole and specifically make recommendations to amend the policy to ensure the policy is clear in regards to the process and decision making authority related to proposed 'overspends' for any particular budget item.</p>	Derek Cockburn	12-Mar-2024
2. <i>Evaluating Potential New Specific Reserve Funds</i>	Responsible	Date Received
<p>Staff to prepare a report analyzing the value of creating new specific reserve funds that may serve to fund large future initiatives such as elections, information technology, data acquisitions, and capital projects.</p>	Derek Cockburn	20-Aug-2025
3. <i>Review of TC Policy 6.5.1 Reserves and Surplus</i>	Responsible	Date Received
<p>That Financial Planning Committee request staff to investigate possible language changes to Policy 6.5.1 to ensure that it does not violate best practices related to use of surplus funds to fund operating expenses.</p>	Derek Cockburn	12-Oct-2022

Active Projects Report

Regional Planning Committee

1. <i>Implement the Housing Strategic Action Plan (Strategic Plan Key Initiative 2.3.2)</i>	Responsible	Dates
Activity: ·Convert Briefing to RPC into a RFD for Trust Council regarding Housing Option Tool 4: LIST	Stefan Cermak	Rec'd: 01-May-2026 Target: 31-Mar-2027
2. <i>Update and Implement Freshwater Sustainability Strategy (2022-2032) (Strategic Plan Initiative 2.1.3)</i>	Responsible	Dates
Activity: a. Independent review and update b. Draft an Implementation Plan c. Freshwater Atlas Update	Stefan Cermak William Shulba	Rec'd: 12-Feb-2020 Target: 31-Mar-2027
3. <i>Monitor progress of protection of ecosystem health in all land use planning decisions (Strategic Plan Initiative 3.2.4)</i>	Responsible	Dates
Activity: a. Research and data collection b. Data analysis and integration c. Collaboration d. Apply/implement pilot monitoring e. Build capacity and training	Patricia Woodruff Stefan Cermak	Rec'd: 31-Mar-2025 Target: 31-Mar-2026



Active Projects Report

Regional Planning Committee

Staff Biologist drafting recommendations of how to integrate biological information into planning related decisions - emphasis on species at risk as per grant funding

Future Projects Report

Regional Planning Committee

1. <i>Review all Trust Council policies, and where appropriate, amend, combine, or rescind (all committees) (Strategic Plan Initiative 1.2.5)</i>	Responsible	Date Received
<p>Review and report to RPC.</p> <p>All Trust Council policies held by the Director of Planning Services:</p> <ul style="list-style-type: none"> ·Policy 4.1.4; 4.1.9; 4.1.13; 4.1.14; 4.1.15 (General LTC policies) ·Policy 4.2.2 (APC Operating Policy)* ·Policy 5.3.1; 5.3.2; 5.3.3; 5.3.5 (Community Planning) ·Policy 5.4.1; 5.4.2; 5.4.3; 5.4.4 (Land Use Regulation) ·Policy 5.5.1 (Bylaw Compliance and Enforcement) ·Policy 5.6.1 (Application Processing) ·Policy 5.7.1 (Policy Statement Checklist) ·Policy 5.9.1; 5.9.2 (Best Management Practices and Outer Islands) ·Policy 6.1.1 (First Nations Engagement Principles) <p>* Being lead by Director of Legislative and Information Services while reporting to Governance Committee</p>	Stefan Cermak	31-Mar-2025
2. <i>Improve processes for prioritizing funding for ongoing OCP reviews (Strategic Plan Initiative 2.2.1)</i>	Responsible	Date Received
<p>RPC continue to refine prioritization matrix.</p> <p>Matrix reviewed numerous times. Minor project prioritization criteria reviewed by RPC Jan. & May 2026.</p>	Stefan Cermak	31-Mar-2025

Future Projects Report

Regional Planning Committee

3. <i>Map Eelgrass and kelp forests (Strategic Plan Initiative 3.3.1)</i>	Responsible	Date Received
<p>Partner with First Nations' marine divisions and other relevant organizations in the Trust Area toward completing the work.</p> <p>Maintain contact and retrieve data from with consultants (Hatfield) funded by the Canada Space Agency Hatfield to lead the design and development of the Eelgrass Explorer (E2) system for mapping eelgrass in the intertidal areas across the entire British Columbia coast. Expected 10m resolution data available target date: May 2027.</p>	Stefan Cermak	03-Feb-2020
4. <i>Update OCPs and LUBs to incorporate new Policy Statement polices (Strategic Plan Initiative 2.2.2)</i>	Responsible	Date Received
	Stefan Cermak	31-Mar-2025
5. <i>Develop a growth management planning framework that includes data on growth trends and projections, geological and hydrological capacities, infrastructure, and development rates (Strategic Plan Initiative</i>	Responsible	Date Received
<ul style="list-style-type: none"> ·Draft a business case, for phase 1 (initial development), of a multi-year project. Co develop with partners. Develop with a funding strategy (grants, reserve funds, partnerships, etc). ·Developed a business case with TAS and TPC: <i>Trust Area Resilience Assessment Initiative</i>. ·March 2026: Trust council does not support Business Case as per approved Operational Review (September 2025). 	Stefan Cermak	31-Mar-2025

Future Projects Report

Regional Planning Committee

6. *Update OCPs and LUBs to foster climate change resilience (considering topics such as Coastal Douglas-fir protection, foreshore and nearshore environments, and groundwater) (Strategic Plan Initiative 4.2.3)*

Responsible

Date Received

Strategic Plan assigned key initiative to: LTCs
Biologist drafting materials in relation to issue.

Stefan Cermak

31-Mar-2025

Active Projects Report

Trust Programs Committee

1. *Recommend updates to Crown land agreements*

Responsible

Dates

Activity:

Implement Crown Land Protocol project charter V2 and engage Bowen Island Municipality and the Province of B.C. in updating and consolidating existing agreements about Crown land into one agreement.

Strategic Plan Initiative 1.2.6: Review all Trust Council and local trust committee agreements and where appropriate, amend, combine or rescind is assigned to EC. On April 23, 2025, Executive Committee requested staff forward April 23, 2025 and February 26th, 2025 briefings on Crown tenure application referrals to Trust Programs Committee for consideration for updating protocols and letters of understanding with the Crown. April 2026: Work initiated by staff.

Clare Frater
Jill Marrack

Rec'd: 07-May-2026
Target: 26-Aug-2026

2. *Implement Community Stewardship Awards Program*

Responsible

Dates

Activity:

Administration of Community Stewardship Awards Program per policy

Chloe Straw
Clare Frater

Rec'd: 11-Feb-2026
Target: 16-Jun-2026

Future Projects Report

Trust Programs Committee

1. <i>Consider Community Benefit Land Trust concept for Islands Trust (Strategic Plan initiative 2.3.1)</i>	Responsible	Date Received
<p>Initiation timeline: To be determined. (Should include further consideration of the Community Benefit Land Trust Concept briefing presented to TPC on February 5, 2021.)</p>	Clare Frater	12-Mar-2025
2. <i>Implement Community Stewardship Awards Program</i>	Responsible	Date Received
<p>Staff will initiate in last year of each term.</p> <p>2.1.11 Administration of Community Stewardship Awards Program Policy states: Islands Trust Programs Committee of Trust Council is responsible for initiating Islands Trust Community Stewardship Awards Program in February in the final year of each term.</p>	Clare Frater	02-Dec-2021
3. <i>Review all Trust Council policies, and where appropriate, amend, combine or rescind (Strategic Plan initiative 1.2.5)</i>	Responsible	Date Received
<p>TPC related policies to be reviewed this term of office (by October 2026):</p> <ul style="list-style-type: none"> 1.2.1 Policy Statement Amendment Policy 2.1.11 Administration of the Community Stewardship Awards Program Policy 2.1.15 Secretariat Services Policy <p>Initiation timeline: TPC has already requested amendments to policy 1.2.1. and staff have initiated limited changes to 2.1.1 and 2.1.15</p>	Clare Frater	12-Mar-2025
4. <i>Work with other agencies to facilitate data gathering / share in the development of environmental indicators (Strategic Plan initiative 2.1.1)</i>	Responsible	Date Received
<p>Initiation timeline: To be determined.</p>	Clare Frater	12-Mar-2025

Future Projects Report

Trust Programs Committee

5. <i>Identify indicators of ecosystem health and integrity (Strategic Plan initiative 3.2.1)</i>	Responsible	Date Received
Business case for funding due by September 2026. Project plan required for implementation in 2027/28.	Clare Frater	12-Mar-2025
6. <i>Update the State of the Islands Report (Strategic Plan initiative 3.2.2)</i>	Responsible	Date Received
Business case for funding due by September 2026. Project plan required for implementation in 2027/28.	Clare Frater	12-Mar-2025
7. <i>Develop a shared inter-agency ecosystem health indicator toolkit for citizen groups, conservancies, and other agencies (Strategic Plan initiative 3.2.3)</i>	Responsible	Date Received
Initiation timeline: To be determined	Clare Frater	12-Mar-2025
8. <i>Develop a climate action strategy, set baseline data and targets (Strategic Plan initiative 4.1.1)</i>	Responsible	Date Received
Initiation timeline: To be determined	Clare Frater	12-Mar-2025
9. <i>Partner with agencies and others to share climate data (Strategic Plan initiative 4.1.2)</i>	Responsible	Date Received
Project plan required for implementation in 2027/28. No anticipated funding request.	Clare Frater	12-Mar-2025

Future Projects Report

Trust Programs Committee

<p>10. <i>Design and implement a climate action education plan (Strategic Plan initiative 4.2.1)</i></p>	<p>Responsible</p>	<p>Date Received</p>
<p>Business case for funding due by September 2026. Project plan required for implementation in 2027/28.</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p>11. <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></p>	<p>Responsible</p>	<p>Date Received</p>
<p>To be determined. Staff is drafting new Reconciliation Action Plan and associated implementation plan for Trust Council approval.</p>	<p>Clare Frater</p>	
<p>12. <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></p>	<p>Responsible</p>	<p>Date Received</p>
<p>To be determined. Regional Planning Committee is developing a Freshwater Sustainability Strategy Implementation Plan for Trust Council approval.</p>	<p>Clare Frater</p>	



**ISLANDS TRUST CONSERVANCY
REPORT TO TRUST COUNCIL
2026-2027 – 1st Quarter Update**

COMPLETED IN FIRST QUARTER OF 2026-27 (April - June 2026)	PLANNED FOR SECOND QUARTER OF 2026-27 (July – Sept 2026)
1. STRATEGIC PLANNING/ADMINISTRATION/OPERATIONS	
<p>Personnel/Staffing: Onboarded new staff:</p> <ul style="list-style-type: none"> • Acting Administrative Assistant <p>Continued recruitment for:</p> <ul style="list-style-type: none"> • Administrative Assistant • Fund Development Specialist • Indigenous Relations Advisor (.5 FTE) • Covenant Management Specialist • Communications Specialist <p>Provided orientation for five new Islands Trust staff</p> <p>Begin performance management and development plan process for ITC staff</p>	<p>Personnel/Staffing: Onboard new staff:</p> <ul style="list-style-type: none"> • Administrative Assistant • Fund Development Specialist • Indigenous Relations Advisor • Covenant Management Specialist • Communications Specialist <p>Provide orientation to new Islands Trust staff</p> <p>Continue and complete performance management and development plan process for ITC staff</p>
<p>ITC Five-Year Plan development: Established cooperative engagement framework and commenced engagement with First Nations interested in involvement with development of Five-year Plan</p> <p>Met with interested Nations to discuss Five-year Plan objectives and ITC policies</p> <p>Participated in meetings with Tsawout First Nation and Tla'amin Nation</p>	<p>ITC Five-year Plan development: Continue implementing engagement framework and engagement with First Nations interested in the development of Five-year Plan</p> <p>Facilitate, with the Senior Indigenous Relations Advisor, a second meeting with interested Nations to discuss Five-year Plan objectives and ITC policies</p>
<p>ITC Board support: Coordinated and facilitated March and May Board meetings</p> <p>Coordinated and facilitated special ITC Board meeting for ITC audit report findings</p>	<p>ITC Board support: Coordinate and facilitate July ITC Board meeting and ITC/EC liaison meeting and host September Board meetings</p> <p>Complete re-appointment request process for Ministerially-appointed board members</p>



ISLANDS TRUST CONSERVANCY

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2026-2027 – 1st Quarter Update**

<p>Financial Management Completed the financial statement process and supported the annual audit process</p> <p>Presented financial statement and audit to ITC Board, and briefings to the Audit Committee</p> <p>Continued budget planning for 2027/28</p> <p>Reviewed options to invest ITC funds with the Municipal Financial Authority of BC</p>	<p>Financial Management Present 2027-28 Budget request, business case(s) and justification forms to ITC Board at July meeting</p> <p>Facilitate the delivery of the ITC 2027/27 budget request through the budget process</p> <p>Confirm investment options for ITC funds and transfer funds to high-yield, environmentally sustainable investment pools</p> <p>Develop business cases and complete justification forms for 2027/28 budget request</p>
<p>ITC Policies: Draft policies were in review process</p>	<p>ITC Policies: Continue working on policy updating</p>
<p>Species at Risk (SAR) Program: Completion and signing of a s.11 Conservation Agreement between Environment and Climate Change Canada (ECCC)</p> <p>Completed a Species at Risk Program evaluation</p> <p>Completed final report for ECCC Priority Places Species at Risk Program funding</p> <p>Investigated and implemented SAR monitoring research proposals for 26/27 fiscal year</p> <p>SAR Program administration wrapped-up</p> <p>Assessed prioritization of SAR work post ECCC funding</p>	<p>SAR Program: Submit payment request to ECCC for final payment of 2025-26 Priority Places SAR funding</p> <p>Continue to investigate, implement and contract species at risk monitoring and surveying project</p> <p>Look for grant funding opportunities to support species at risk work.</p>
<p>Programs/Software Updates:</p> <p>Data Management System/GIS: Initiated planning for the formation of a cross-departmental Data Management Working Group and plan for Islands Trust-wide data procurement, analysis, and management, that informs work and planning for all departments</p> <p>Investigating options with IS/GIS team for the ITC Protected Areas Management Program data management system</p> <p>Field Technology Tools and Applications:</p>	<p>Programs/Software Updates:</p> <p>Data Management System/GIS: Participate in a cross-departmental Data Management Working Group and Strategic Plan for Islands Trust-wide data acquisition, analysis, and management</p> <p>With IS/GIS, initiate procurement to design an ITC Protected Areas Management Program data management system</p>

As of March 2026, the Islands Trust Conservancy protects 115 conservation properties, 34 nature reserves and 81 covenants (29 of which have NAPTEP certificates)



ISLANDS TRUST CONSERVANCY

**ISLANDS TRUST CONSERVANCY
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<p>Assessed new tools and features and provided feedback to GIS team</p> <p>Securement Applications Portal: Ongoing revisions, staff training, and procedure development for Islands Trust Applications Portal</p> <p>Contact Relations Management Database Began training and data migration for transition to new contact management database. Complete data migration and begin using new database as new customer relations management tool</p>	<p>Field Technology Tools and Applications: Ensured field tools are ready for monitoring season</p> <p>Securement Applications Portal: Participate in the revisions, updates, and procedure development for IT Applications portal</p> <p>Contact Relations Management Database Train new staff on new contact management database</p>
<p>Other: Continued participation in Coastal Douglas-fir Conservation Partnership (CDFCP), WSANEC Land Trust Society community of practice, and other conservation partnerships</p>	<p>Other: Continued participation in Coastal Douglas-fir Conservation Partnership (CDFCP), WSANEC Land Trust Society community of practice, and other conservation partnerships</p>
<p>2. COVENANT AND PROPERTY SECUREMENT PROJECTS</p>	
<p>Conservation Planning Began developing a project plan for Regional Conservation Plan evaluation and update</p> <p>Collaborated with Planning Services to identify priority needs in ecological data and analyses</p> <p>Drafted revised conservation proposal forms with revised waiver of confidentiality, and information about First Nations referrals</p> <p>Continued securement negotiations on ~37 ha of land for ITC nature reserves (Galiano, Salt Spring, Lasqueti, Denman)</p> <p>Continued negotiations on ~6 ha of land on three NAPTEP covenants (1 North Pender, 2 Salt Spring)</p> <p>Responded to enquiries and continued discussions about conservation options for six properties (Galiano, Salt Spring, Saturna, North Pender, Bowen)</p> <p>Submitted Ecological Gifts Program Application for one NAPTEP covenant (Gabriola)</p> <p>Reviewed and updated securement related policies now in internal review process</p>	<p>Conservation Planning Prepare project charter for multi-year Regional Conservation Plan evaluation and update</p> <p>Continue work with Planning Services to itemize current databases and identify needs and gaps in ecological data and analyses</p> <p>Board review and approval of revised conservation proposal forms</p> <p>Continue negotiations on existing conservation projects</p> <p>Continue responded to enquiries and continued discussions about conservation options</p> <p>Support securement policy review and updates</p>

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3. COVENANT AND PROPERTY MANAGEMENT	
<p>Protected Area Monitoring: Initiated and completed procurement process for a new protected areas monitoring contractor</p> <p>Updated management contracts with some local conservancies to add annual monitoring deliverable</p> <p>Provided training to contractors/local conservancy partners on compliance monitoring procedures and use of field tools</p> <p>Reviewed annual monitoring program and implemented improvements for 2026 season</p> <p>Launched 2026 monitoring season with contractors and local conservancies</p> <p>Issued monitoring reports with notice of compliance/non-compliance and stewardship recommendations to covenant landholders</p> <p>Collaborated with covenant co-holders and landholders to address compliance concerns and priority management needs in conservation covenants</p>	<p>Protected Area Monitoring: Complete in-house monitoring site visits on high management priority nature reserves and covenants</p> <p>Continue working with local conservancies and contractors who are implementing monitoring</p> <p>Continue addressing concerns observed on nature reserves</p> <p>Continue to collaborate with covenant co-holders and landholders to address compliance concerns and priority management needs in conservation covenants</p>
<p>Protected Area Management Projects: Reviewed annual reports from management groups and contractors implementing management projects in ITC protected areas</p> <p>Finalized list of priority projects for 2026-27</p> <p>Continued work with Comox Valley Regional District on Denman Island Cross Island Trail along Lindsay Dickson Nature Reserve</p> <p>Implemented service contracts with local conservancies and contractors for management activities in ITC nature reserves.</p> <p>Commenced procurement processes for priority projects for environmental monitoring, species-at-risk conservation, ecosystem stewardship, infrastructure maintenance, and other management needs</p> <p>Continued service contracts processes required for management activities for the 2026-27 fiscal year.</p>	<p>Protected Area Management Projects: Work with BC Hydro for design of new pole network by protected areas on Thetis Island</p> <p>Trail management activities required on Salt Spring Island nature reserve to discourage dirt bike use</p> <p>Continue working with all the contractors to complete service contract deliverables for the 2026-2027 fiscal year</p> <p>Continue work on additional service contracts for priority projects for environmental monitoring, species-at-risk conservation, ecosystem stewardship, infrastructure maintenance, and other management needs</p>

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Determined management priority projects for the 2027-28 fiscal year budget	
<p>Protected Area Management Planning Continued policy development for management planning, risk management, and signage</p> <p>Monitored archeology assessment contracts in progress for two nature reserves</p>	<p>Protected Area Management Planning Continue monitoring archeology assessment contracts in progress for two nature reserves</p> <p>Continue supporting protected areas policy review and updates</p>
<p>Technology Improvements: Worked with GIS staff on updates and improvements to FieldMaps app based on user feedback during 2025 field season</p> <p>Continued to work with GIS team to ensure all spatial data collected for ITC protected areas can be incorporated and viewed in available mapping applications</p> <p>Trialed Survey123 as a replacement for paper monitoring forms</p> <p>Rolled out Survey123 for 2026-27 Monitoring Program</p> <p>Continue to explore remote monitoring solutions and related policy development</p>	<p>Technology Improvements: Evaluate monitoring tools for effectiveness and useability</p> <p>Continue to work with GIS team to ensure protected areas monitoring process flows smoothly and field tools are working efficiently, make adaptations as needed</p>
4. COMMUNICATIONS AND OUTREACH	
<p>NOTE: Support on priority communications projects this quarter was provided by a contractor while the Communications Specialist position is vacant. Many communication-related activities are pending until a new Communications Specialist is onboarded.</p>	
<p>Social Media: Weekly social media posts & engagement across all ITC platforms</p> <p>Gathered information, interviews photos and stories for Summer Heron</p> <p>Gathered data and information for 2025/26 Impact Report</p> <p>Create content for ITC eNews summer edition</p> <p>Ongoing strategic giving Will Power campaign posts</p>	<p>Social Media: Reflections from the Field to highlight field work</p> <p>Publication and promotion of 2025/26 ITC Annual Report</p> <p>Promotion of 2025/26 ITC Impact Report</p> <p>Ongoing promotion of species at risk in the ITA</p> <p>Promotion of summer Heron Newsletter</p> <p>Ongoing strategic giving Will Power campaign posts</p>
<p>News Releases: None</p>	<p>News Releases: TBD</p>



ISLANDS TRUST CONSERVANCY

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<p>Publications: Issued <i>Caring for Your Conservation Covenant</i> newsletter to covenant landholders</p>	<p>Publications: Publish 2025/26 ITC Annual Report Publish summer Heron Newsletter Publish summer ITC eNews Place advertising in FOLKLIFE magazine</p>
<p>Outreach: None</p>	<p>Outreach: None</p>
<p>Events: None</p>	<p>Events: Host celebration for one new nature reserve and one new NAPTEP covenant on Salt Spring Island</p>
<p>Reports: Completed ITC 2025/26 Annual Report</p>	<p>Reports: TBD</p>
5. FUNDRAISING AND CONSERVANCY SUPPORT	
<p>Donor Relations: Stewardship of donors and advisors (ongoing) Reviewed and updated donor members in contact relationship database</p>	<p>Donor Relations: Stewardship of donors and advisors (ongoing) Receive and process donations – send thank you letters and issue charity tax receipts Follow up with potential donors interested in legacy giving</p>
<p>Strategic Giving: Continued WillPower Campaign seeking bequests of conservation lands or conservation funds Reviewed effectiveness of WillPower Campaign Met with a professional strategic giving advisor</p>	<p>Strategic Giving: Continue WillPower Campaign seeking bequests of conservation lands or conservation funds</p>
<p>Fund Management: Launched review of ITC Fund Guidelines – Opportunity Fund and Property Management Fund Launched research on fund management policies Launched review of Donations Policy</p>	<p>Fund Management: Continue review of Donation Policy and other fund guidelines Continue exploration of Fund Management Policy development</p>
<p>Other: Researched external grant opportunities (ongoing) Provided input and participation in transfer of donor information to new contact database</p>	<p>Other: Research external grant opportunities (ongoing) Book fall advertisement for Driftwood</p>

Accessibility Committee

1. *Develop an Accessibility Plan*

Responsible

Dates

Activity:

David Marlor

Rec'd: 07-Nov-2024

Target: 31-Mar-2027

- Assess Islands Trust operations and identify gaps in accessibility, and develop means to mitigate those gaps
 - Draft an Accessibility Plan for the Islands Trust operations
 - Obtain feedback on the draft from the public, and develop a final version of the Accessibility Plan for consideration by the Accessibility Committee
 - Develop a plain language version of the Accessibility Plan
 - Include in the Accessibility Plan a section on implementation of the Accessibility Plan
-



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,

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'luminus 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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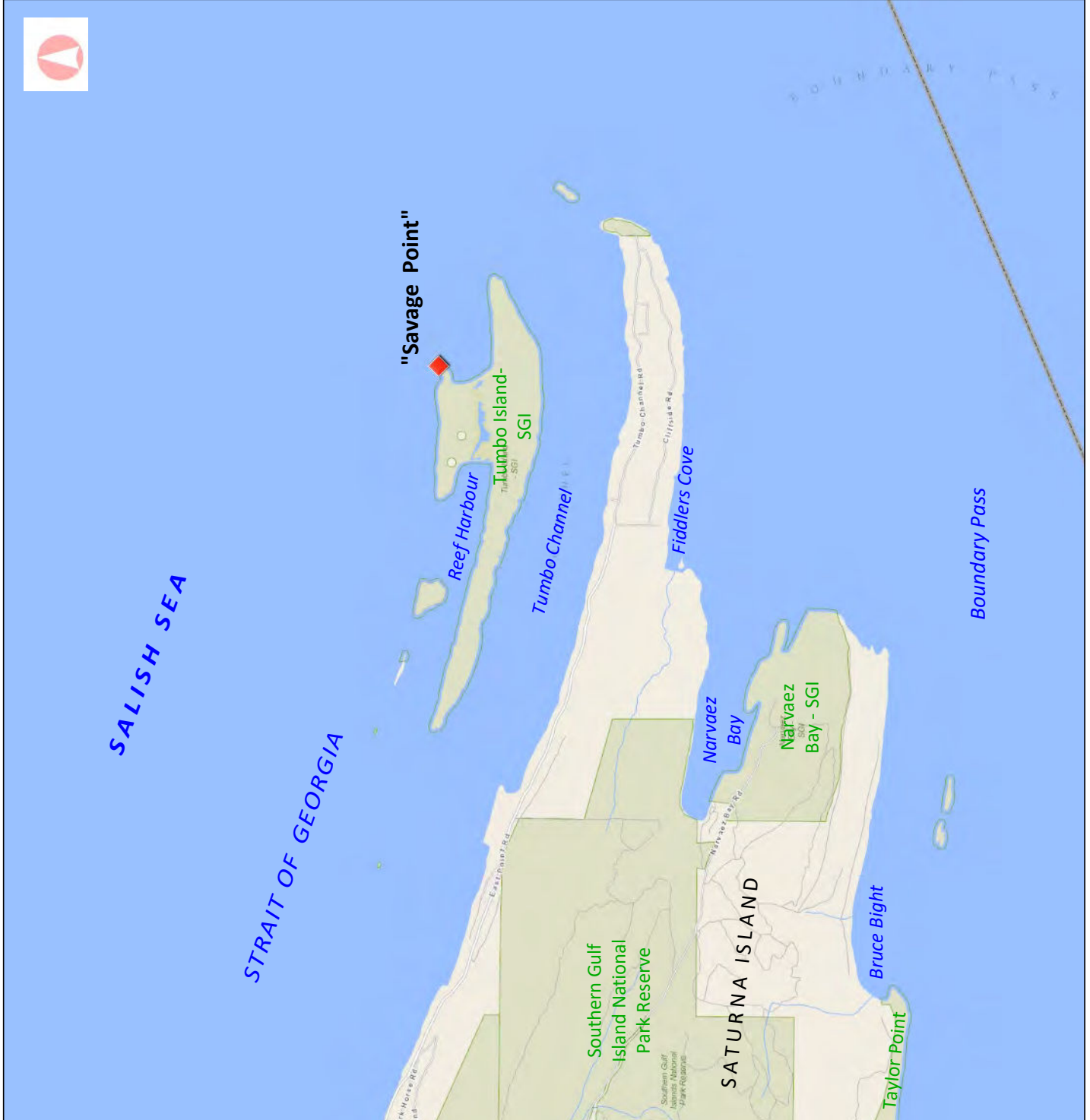
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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia



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 (Tseil-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.

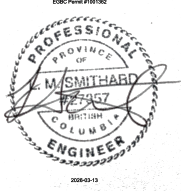
Please let me know if you have any questions or if further information becomes available from FortisBC.



BROWNFIELDS TO GOLD MINES

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.

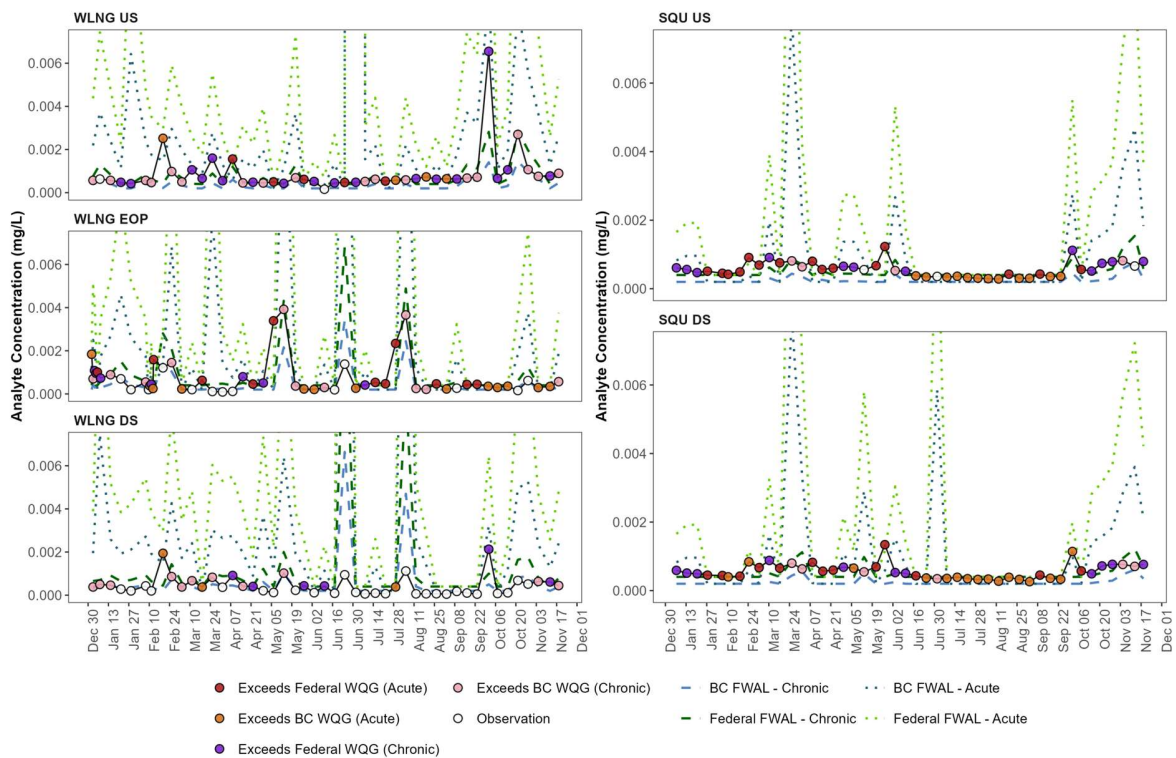
2024 FortisBC Statement: ***“Discharge to the environment will be halted if the water treatment is not meeting the requirements of BC Water Quality Guidelines”***.

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 BCWQAL). 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 BCWQGAL 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 BCWQGAL. 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 BCWQGAL.

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

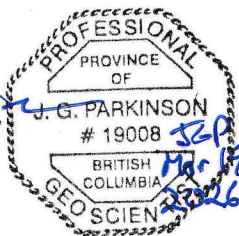
Many of the concerns raised upon review of the original permit application in previous letters forwarded to FortisBC and the BC Energy Regulator have been proven to be correct:

- 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 Valeriotte, 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



ISLANDS TRUST COUNCIL STRATEGIC PLAN PRIORITIES

(Reporting on Key Initiatives identified as priorities for the current Trust Council term)

1. Governance & Organizational Excellence				
STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	Responsible Committee
1.1 Updates and adopt a new policy statement	1.1.1 Finish and adopt Islands Trust Policy Statement in accordance with project work plans *	<ul style="list-style-type: none"> In June 2025 Trust Council passed first reading of the Bylaw 183. Staff are implementing the communications and engagement plan. Staff have issued 100+ referrals post-First Reading with concordance tables to agencies/First Nations who have already provided content in order to explain how their comments were addressed. Public engagement results: 2000 surveys and 180 letters received prior to Feb 2, 2026 which staff are working with contractors to analyze. Engagement results provided to Committee of the Whole on May 13, 2026. Referral responses continue to arrive. 	80% complete	EC/TPC
	1.1.2 Work with Indigenous Governing Bodies to co-design and implement future Policy Statement amendment review processes that ensure ongoing and more regular review and amendment of the Policy Statement	<ul style="list-style-type: none"> In June 2026 Trust Council will consider revising its Policy Statement Amendment Policy to incorporate this key initiative. If Trust Council agrees, this policy amendment may be viewed as an alternate deliverable as it is not expected that Indigenous Governing Bodies will want to engage on design of the next Policy Statement amendment process while the current bylaw under consideration is still a few years from adoption. The processes learned through the current process will inform conversations about the design of the next one. 	50% complete	EC/TPC

(* Denotes initiatives identified by Trust Council as their top priorities for the balance of the current council term)



1.2 Strengthen governance, decision-making and workflow processes	1.2.1 Develop a corporate planning process to enable decision-making, workflow efficiency, resource tracking and relevant policy consolidation *	<ul style="list-style-type: none"> • Draft corporate planning process approved by Trust Council. • Strategic Plan approved in March 2025. • CAO working with senior staff to develop and implement departmental work plans by end of fiscal 25/26. • Planning process being revised per the related recommendation in the Operational Review. 	33% complete	GC
	1.2.3 Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence *	<ul style="list-style-type: none"> • September 17, 2025, Trust Council endorsed draft policies with minor amendments. • Trust Council Adopted March 2026. 	100% complete	RPC
	1.2.4 Prioritise, analyse, and where appropriate, implement the 15 recommendations of the 2022 Governance Report *	<ul style="list-style-type: none"> • May 13, 2025 Committee of the Whole discussion. • Governance Committee Recommendations RFD to September 2025 Trust Council. 	40% complete	GC
	1.2.5 Review all Trust Council policies, and where appropriate, amend, combine or rescind	<ul style="list-style-type: none"> • Governance Committee prioritised review and consolidation of policies related to operations of Trust Council, with review of other policies to follow over the remainder of the term. 	10% complete	GC
1.3 Advocate to the Province for legislative changes to Islands Trust Act	1.3.1 Advance the following requests to the Province and develop advocacy and education strategies to support these: a) the Provincial review of the governance structure to enable reconciliation and better support Islands Trust's mandate; and b) request for increased Provincial funding	<ul style="list-style-type: none"> • April 28 letter from Minister Kahlon confirms no Provincial action this council term. • At its December 2025 meeting, Trust Council directed staff to undertake no further work on this item (Resolution TC-2025-120). 	25% complete	EC
2. Growth Management & Community Resiliency				
STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	

(* Denotes initiatives identified by Trust Council as their top priorities for the balance of the current council term)



2.1 Support proactive land use planning and establish limits to growth using evidence-based data	2.1.3 Update and implement Freshwater Sustainability Strategy (2022-2032)	<ul style="list-style-type: none"> July 18th, 2025 RPC forwarded a business case for an independent review of the FWSS to FPC for funding consideration in the 2026/27 budget. 	25%	RPC
2.3 Explore innovative approaches to supporting diverse housing options and tenures	2.3.2 Implement the Housing Strategic Action Plan	<ul style="list-style-type: none"> September 17, 2025, Trust Council replaced “Design a plan to advocate to enhance community access to funding for housing in the Trust Area” with: “Implement the Housing Strategic Action Plan.” 	40%	EC RPC
3. Ecosystem Health & Integrity				
STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	
3.1 Improve control of invasive species	3.1.1 Advocate for the development and implementation of a fallow deer strategy, including advocacy for deer harvesting	<ul style="list-style-type: none"> Not started Related: In July 2025 Trust Programs Committee approved the Working Towards a Fallow Deer Strategy on the Southern Gulf Islands webinar project charter for delivery March 4, 2026. 	0%	EC
3.2 Improve understanding and monitoring of ecosystem health	3.2.4 Monitor progress of protection of ecosystem health in all land use planning decisions	<ul style="list-style-type: none"> May 9th, 2025 – RPC received presentation from Biologist on progress of implementing biological information into land use decisions. May 15th, 2025 – PS Pro-D Day, Workshop assessing research and tools to implement biological information. February 2nd, 2026 - RPC received presentation summarizing progress of implementing biological information into land use decisions March 2026 – Trust Council RPC received presentation summarizing progress of implementing biological information into land use decisions (emphasis on species at risk) Current work progressing. Future work being proposed to merge indicator/monitoring with several other key initiatives. 	50%	RPC
4. Climate Change				

(* Denotes initiatives identified by Trust Council as their top priorities for the balance of the current council term)



STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	
4.2 Improve community understanding about climate change mitigation and adaptation	4.2.4 Amend legislation to increase the percentage of the Natural Area Protection Tax Exemption Program (NAPTEP) to act as an incentive for the protection of forest cover for climate change mitigation and adaptation	<ul style="list-style-type: none"> Staff secured a \$8,200 grant to produce a report on the implications of higher exemption amounts. Staff provided consultant report on the implications of higher exemption amounts to Trust Council in March 2026 and Trust Council referred it to Conservancy Board. Conservancy Board has asked for staff advice 	60%	EC
5. First Nations Relations & Reconciliation				
STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	
5.1 Enhance proactive planning and intentionality of reconciliation initiatives	5.1.1 Update and implement Reconciliation Action Plan	<ul style="list-style-type: none"> Staff provided a draft Indigenous Relations Action Plan to Trust Council in March 2026 and have subsequently sought internal feedback to inform development of a final plan for Trust Council consideration. 	90%	EC
	5.1.2 Clarify opportunities for co-governance and co-management of the Trust Area	<ul style="list-style-type: none"> Staff have had initial conversations with Ministry staff. 	10%	GC
5.2 Engage with Indigenous Governing Bodies and Indigenous Peoples on governance, growth management, heritage and ecosystem protection, and climate change	5.2.2 Develop tailored public engagement processes that acknowledge preferred engagement methods of Indigenous Peoples	<ul style="list-style-type: none"> Not started 	0%	EC

(* Denotes initiatives identified by Trust Council as their top priorities for the balance of the current council term)



Islands Trust

Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date	Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
October 25	New Term Orientation: Meeting the Trustees: Trust Council, Executive Committee and Council Committees overview			
November 8	New Term Orientation: Trustee Roundtable - Getting to know each other and staff			
TRUST COUNCIL MEETING November 17	New Term Orientation: Computer/HR Orientation, Trustee Tool kit and badges, Victoria staff greetings	New Term Orientation: Oath of Office / Swearing In		
TRUST COUNCIL MEETING November 18-19	New Term Orientation: Overview of Islands Trust; Islands Trust Conservancy; Governance; Planning Services; Finance and Budgeting	New Term Orientation: Election of Chair, Executive Committee and Conservancy members		
November 22	New Term Orientation: Trustee administration: remuneration, expenses, computer training			
TRUST COUNCIL MEETING December 6-8	New Term Orientation: Islands 2050 Policy Statement Amendment Project Overview	New Term Orientation: Introduction to Standards of Conduct/Conflict of Interest/FOI Robert's Rules & Responsible Governance Presenter: Eli Mina, Registered Parliamentarian	New Term Orientation: Local Trust Committees Orientation	New Term Orientation: Reconciliation and First Nations Engagement Presenter: Reece Harding, Barrister & Solicitor, Young Anderson

2022



Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date	Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
2023	January 12		A Closer Look: Open meetings, Conflict of Interest, Freedom of Information	
	January 19			Local Trust Committees, Land Use Planning, Bylaw Enforcement
	January 26	Website and Mapping		
	February 2	Species at Risk (SAR) and Critical Habitat Protection on non-federal lands***		
	February 9	Growing Native Plant Species for People and Places***		
	March 30	GINPR - Monitoring and Restoration of Rare Ecosystems***		
	April 5	BC Conservation Data Centre - BC CDC 101: Providing Information about Biodiversity in BC Presentation***		
	May 4	P'hwulhp (Garry Oak) Meadows: Understanding a Living Cultural Landscape***		
	May 19		Chair Training: Facilitated day-long session. Part 1 and Part 2 Presenter: Lisa Zwarn, Registered	



Islands Trust

Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date	Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
		Parliamentarian & Public Administration Instructor		
June 19	Forest classification and forest health of the Coastal Douglas-fir zone Presenters: Andy MacKinnon, RPBio (ret.), RPF (ret.) Forest Ecologist and Del Meidinger, M.Sc., RPBio, Research Ecologist			
2023	TRUST COUNCIL MEETING June 27 - 29 Recording	Local Governments in Reconciliation Presenters: Brent Mueller, Director, Governance Relations (MUNI) and Lisa Bhopalsingh, Manager of Community & Cultural Planning, City of Nanaimo #1PowerPoint #2PowerPoint		Gabriola Island field trips to Museum, Recycling Centre, Elder Cedar Forest
	TRUST COUNCIL MEETING September 26 – 28 Recording			Guided Visit to KELA_EKE Kingfisher Forest or Tour of Magic Lake Estates
	November 29			Cityview Bylaw Enforcement Extension
	TRUST COUNCIL MEETING			San Juan County Council Session



Islands Trust

Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date		Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
	December 5 – 7 Recording				
2024	TRUST COUNCIL MEETING March 12-14	Media and Social Media Training - Jan Enns, Communications Consultant			
	TRUST COUNCIL MEETING June 18 – 20 Recording				
	TRUST COUNCIL MEETING September 24 – 26				
	November 26				Xwe’et tay/Lasqueti Archeology Project
	TRUST COUNCIL MEETING December 3 – 4				San Juan County Council Session
2025	TRUST COUNCIL MEETING March 11-13				
	TRUST COUNCIL MEETING June 17-19		Conduct Training Session with Facilitator Allison Habkirk		
	TRUST COUNCIL MEETING September 16-17		DRIPA Implementation Update by Presenter Doug S. White		Gabriola Island field trip to the Makerspace and Recycling Centre.
	October 10 & 28		Chair and Meeting Management Training		



Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date	Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
		with Facilitator Allison Habkirk		
TRUST COUNCIL MEETING December 2-4		First Nations Relationship Building Presentation by Brodie Guy (ICET)	Short Term Rental Act Presentation with Hannah Rabinovitch (Director, BC Housing Policy Branch)	San Juan County Council Session
TRUST COUNCIL MEETING March 10-12	Species at Risk Presentation by Patricia Woodruff (Biologist) & Erica Wheeler (Species at Risk Program Coordinator)			
TRUST COUNCIL MEETING June 16-18	BC Coastal Marine Strategy Presentation			
TRUST COUNCIL MEETING September 9-11				
**NEW TERM TRUST COUNCIL MEETING November 12-14	New Term Orientation	New Term Orientation	New Term Orientation	New Term Orientation
TRUST COUNCIL MEETING December 8-10	New Term Orientation	New Term Orientation	New Term Orientation	New Term Orientation

**General Local Election October 17, 2026. Trust Council Bylaw No. 101 (2.1). *The first regular meeting of the Council shall be held on the first Wednesday of November following a general local election.*

*** Webinars offered for both public and trustee benefit.

++ Outstanding Continuous Learning Item from 2018-2022 Trust Council term on FUAL report – TC-2022-103 “*Coordinate the provision of expert advice and training to the incoming Trust Council, early in the new term, on the theme of public engagement and consultation, building on lessons learned from the first three phases of Islands 2050 public engagement from 2019 - 2022.*”



LEGISLATIVE MONITORING REPORT

Updated April 2026

This document is intended to advise Trust Council about past or proposed external regulatory changes that could directly affect Islands Trust operations, local trust committee/island municipality bylaws or regulations, or Strategic Plan projects. The chart captures changes made in the last six months and is organized according to the following categories:

- **PLANNED LEGISLATION** – the intention to draft and pass new legislation is being developed and may be in a consultation or draft stage. No bill has been introduced to legislature/parliament yet.
- **LEGISLATION IN PROCESS** – a bill has been introduced to legislature/parliament and has 1st reading or is awaiting Royal Assent, or Royal Assent has been issued but the new law or regulation has not come into force yet.
- **NEW LEGISLATION IN EFFECT** – legislation has received Royal Assent and any specified timeline for it to come in effect has occurred.
- **COURT DECISIONS** – a ruling from any level of court that affects the Islands Trust.
- **NEW RESOURCES** – publicly available reports or websites that provide information relevant to Islands Trust work.
- **DISCUSSION, PLANNING, CONSERVANCY, and ADVOCACY TOPICS** – information related to topics of interest to Islands Trust.

Note: Bold text in the charts below indicate an update since the last report.

TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
Provincial Planned Legislation				
Heritage Conservation Act Transformation Project	Postponed indefinitely.	<p>The purpose of the Heritage Conservation Act (HCA) is to encourage and facilitate the protection and conservation of B.C.’s unique cultural heritage.</p> <p>The Province recognizes the need to transform the HCA to better meet the needs of all British Columbians. Transforming the HCA will provide for alignment with the UN Declaration and will support the provincial mandate of lasting and meaningful reconciliation. It will also aim to increase certainty and stability for First Nations, landowners, proponents, developers, and government, while supporting sound decision making.</p> <p>Drafting of legislative, policy and program reforms are targeted for Spring 2024.</p> <p>UPDATE: The Joint Working Group on First Nations Heritage Conservation invited stakeholders to participate in virtual engagement sessions on the Heritage Conservation Act Transformation Project. These sessions introduced a proposed suite of near-term legislative, regulatory, policy, and program changes being proposed for Cabinet consideration, and ultimately, legislative introduction in Spring 2024. Two sessions were held on September 26 and September 28, 2023</p> <p>January 2024 Given recent feedback, rather than introducing a near-term package of legislative amendments this mandate, the HCATP will instead work towards the development of a more comprehensive package. This means that changes will not be introduced this legislative session, but will be developed for future legislative sessions, which will allow time to ensure the proposed legislative amendments are more responsive to First Nations and stakeholder feedback.</p>	<p>Local trust committees and Bowen Island Municipality can designate Heritage Conservation Areas in their OCPs. To date, only Salt Spring Island Local Trust Committee has done so with the Ganges Village Core Heritage Conservation Area to recognize and protect the identifiable heritage features and character of the village. Heritage Conservation Areas may require a heritage alteration permit for: alteration of land, feature, building, or structure, subdivision (Bowen), additions, or new construction.</p>	<p>Staff will continue to monitor.</p> <p>Capital Regional District staff are also monitoring.</p>

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
Provincial Planned Legislation				
		<p>UPDATE: Current Status (January 2026)</p> <p>The provincial government has announced the postponement of proposed amendments to the <i>Heritage Conservation Act</i> (HCA). Concerns expressed to the provincial government included potential scope creep of the proposed expanded definition of “heritage” to include specified intangible cultural values and the need for local governments to have the ability to choose among archeological firms when compliance work is undertaken. For additional background: Province delays HCA legislation</p>		
Declaration on the Rights of Indigenous Peoples Act	Suspended	<p>In early 2026, the B.C. government announced plans to amend the Declaration on the Rights of Indigenous Peoples Act (DRIPA) to limit the judiciary's role in interpreting the legislation</p> <p>On April 20, the Province announced planned amendments would not be introduced in the spring legislative session and that it would undertake further work with First Nations leadership.</p>	Awaiting more information	Awaiting more information

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
<h1>Federal Planned Legislation</h1>				
<p>Update to the Canada Water Act</p>	<p>Ongoing</p>	<p>By the end of 2023, the government will introduce the legislation that will fully establish the Canada Water Agency as a standalone entity, outside of Environment and Climate Change Canada with regional offices. This has long been a priority for water champions and leaders across the country and signals a deeper cross-government and collaborative approach to water.</p> <p>February 2024 This is included in An Act to implement certain provisions of the fall economic statement tabled in Parliament on November 21, 2023, and certain provisions of the budget tabled in Parliament on March 28, 2023 tabled on November 28, 2023 – See Legislation in Progress section</p> <p>UPDATE: Current Status (January 2026) The 2023 Federal Budget included provision for the creation of the Canada Water Agency, it was established in 2024 and aims to improve freshwater management by effective collaboration with all levels of government. Engagement with partners and parties interested in participating in the updating of the <i>Canada Water Act</i> were scheduled to begin in 2025. Engagement is ongoing: Canada Water Act Engagement</p>		

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
<h2>Provincial Legislation in Progress</h2>				
Bill 20-2026 K'omoks Treaty Act	First Reading April 14, 2026	<p>This Bill approves the K'omoks Treaty, establishing rights and land to the K'omoks First Nation. The Treaty includes land on Denman and Hornby Islands, and these lands are not part of the Islands Trust Area.</p> <p><i>Islands Trust Act</i> is amended to exclude the Treaty lands, and to allow Islands Trust Council to enter into agreements with treaty nations under the terms of the treaty.</p> <p>The Treaty also allows K'omoks to enter into agreements with the Province over authorisations on the foreshore. It is not clear at present how this will intersect with local trust committee land use considerations.</p>		Staff are reviewing to assess potential impacts on Islands Trust's work.
Bill 18-2026 Housing and Municipal Affairs Statutes (Parental Leave)	First Reading April 2, 2026	<p>This Bill establishes that elected officials in British Columbia, including Islands Trust trustees are entitled to 26 weeks of paid parental leave. The Bill amends the <i>Community Charter</i>, <i>Local Government Act</i>, <i>Vancouver Charter</i> and <i>Islands Trust Act</i> among others, and includes provision for how to deal with quorum in the event the leave reduces the body to below quorum, such as a Ministerial order to allow council to continue with less than quorum to ordering appointment of a replacement for the duration of the leave.</p>	Trustees historically, not covered for parental leave will now be covered.	Once legislation passes, will need to reflect in Trustee Remuneration policy. Potential financial implications would be considered during budget development annually.
Bill 17-2026 Housing and Municipal Affairs Statutes (Codes of Conduct)	First Reading April 2, 2026	<p>This Bill establishes a mandatory code of conduct for all local governments, regional districts and Islands Trust in British Columbia. The Bill establishes the process for making a complaint, for investigating the complaint, and for considering sanctions. The Bill adds ability to go in-camera to allow council to consider an investigator's report. The actual Code of Conduct will be established by regulation, and the Bill will come into effect on adoption of that regulation.</p>	Islands Trust has had a Standards of Conduct policy since the early 1990s.	None required. Once the Bill is in force, the Islands Trust policies on code of conduct and dealing with code of conduct complaints will have no effect. Staff will remove them

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
		<p>The Bill transitional provision make it clear that once the Bill is in-force (on adoption of the regulation) the pre-existing codes of conducts for all local governments, including the Islands Trust, will have no effect.</p> <p>The Bill amends several Acts, such as the <i>Local Government Act</i>, <i>Community Charter</i>, <i>Vancouver Charter</i> and <i>Islands Trust Act</i>.</p>		<p>from the website, and follow the legislated process as required.</p> <p>A budget line will need to be introduced to cover potential cost of investigation of a complaint.</p>
<p>Bill 9 – 2026 Freedom of Information and Protection of Privacy (FOIPPA) Act</p>	<p>Second Reading March 12, 2026</p>	<p>A Bill intended to streamline FOIPPA applications, allow release of personal information to an individual without an application, strengthens requirements around specificity of the asks, all applicant to consent to extension of timeline without need for OIPC approval, expanding process for public body asking OIPC to disregard certain application, and changes to OIPC roles, allowing more cooperation between public bodies to share personal information, and other amendments.</p>	<p>Requests under the FOIPPA are numerous, and put a lot of demand on staff.</p>	<p>To review the amendments and adjust processes accordingly once the legislation is in force.</p>
<p>Bill 15-2025 Infrastructure Projects Act</p>	<p>Royal Assent May 29, 2025</p> <p>Comes in force by regulation.</p>	<p>A Bill intended to designate different types of infrastructure projects and to use specified streamlining options in relation to designated projects.</p> <p>The Islands Trust is a specified authority in relation to a trust area under the <i>Islands Trust Act</i>, the local trust committee as defined in section 1 of that Act.</p>	<p>None to Date.</p>	<p>No action planned.</p>
<p>Bill M 208-2025 Emergency and Disaster Management Amendment Act</p>	<p>1st Reading</p> <p>No progress since April 2025.</p>	<p>Intent of this Bill is to establish the BC Volunteer Corps. This provincial organization will encourage volunteerism and create a centralized platform for individuals to access volunteer opportunities and training programs.</p> <p>There may be an opportunity for local Trust Conservancies to leverage volunteers for nature reserve management through the centralized platform.</p>	<p>None to date.</p>	<p>Staff will continue to monitor.</p>

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
		Legislation may stem from the previously monitored Emergency Management Regulations		
BILL M 216 – 2025 Professional Reliance Act	2 nd Reading November 17, 2025 Bill is in committee for debate and comment. The bill will not proceed.	This Bill provides for the streamlining of development projects and reduction of administrative costs in the approval of development projects by local governments. Written input on the bill was received until early January 2026. Given the volume of input (approx. 500 submissions), additional time to complete the review was requested. Further consideration of the bill will be delayed until the review is completed. The Minister of Housing and Municipal Affairs received a request to discontinue consideration of Bill M216. In response, Minister Christine Boyle stated that “our government has already taken important steps to streamline housing approvals through the Development Approval Process Review and the new Building Permit Hub. Bill M216 has made a meaningful contribution to that work...”. The bill will not proceed.	Islands Trust Council Chair sent a letter Letter to Minister of Housing and Municipal Affairs	Planning team is monitoring movement of bill.

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
Federal Legislation in Progress				
Recognition of the Canada Jay as the National Bird of Canada S-221 An Act to provide recognition of the Canada jay at the national bird of Canada	In progress 1st reading May 28, 2025. 2nd reading is complete.	For those interested in the debate around the National Bird of Canada Bill....perisoreus canadensis		
Clean Coasts Act Private Members' Business C-244 An Act to amend the Canadian Environmental Protection Act, 1999 and the Wrecked, Abandoned or Hazardous Vessels Act (Clean Coasts Act) Bill C-64	In progress 2nd reading in the House of Commons	Introduced by the MP for West Vancouver-Sunshine Coast-Sea to Sky Country, the proposed legislation is intended to strengthen Canada’s ability to prevent and respond to marine pollution by closing gaps in Canadian law (marine dumping and amending the Wrecked, Abandoned or Hazardous Vessels Act). This is subsequent to the Private Members Bill introduced June 15, 2023 by the MP for Nanaimo-Ladysmith.	When this Bill was introduced in 2023, Islands Trust Council indicated an interest and made significant efforts to advocate for better federal management of wrecked, abandoned or hazardous vessels.	Direction to be confirmed

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
(Senate Bill) BILL S-237 An Act Respecting a Cities and Municipalities Day	1 st Reading October 2, 2025 2nd Reading in the Senate	Recognizing municipalities’ increasing responsibility for water distribution, road maintenance, waste management, land-use planning and etc, the 31 October is proposed to be known as “Cities and Municipalities Day”. Intent is to emphasize the crucial role cities and municipalities have in building fairer, more inclusive and more resilient communities. By extension, this includes the Islands Trust Area.		Confirm with planning that this day conforms with Trust Area values.

Provincial Legislation in Effect

Ministry of Water, Land and Resource Stewardship Provincial General Permission for the Use of Crown Land for Private Moorage	Land Act, version May 9, 2024 In Force	The prohibition restricting the submission of private moorage applications in the Southern Gulf Island and Southeast Vancouver Island ended unexpectedly on March 31, 2026. The BC government is developing a Strategic Management Plan with interested parties. The plan will guide how private moorage applications are reviewed following the expiration of the prohibition. Private Moorage in the Southern Gulf Islands and Southeast Vancouver Islands	Islands Trust’s Director of Planning Services is actively engaged with the BC government on this issue.	As the Province develops the Strategic Management Plan, the Planning Team will continue to see updates.
Bill 3-2025 Protected Areas	Royal Assent March 31, 2025 In Force.	Amendment to protected areas, including the protection of a park supporting Rhododendron macrophyllum which is found only in the vicinity of Southern Vancouver Island and the southwest Coast of British Columbia. Rhododendron macrophyllum was important to Indigenous nations and early settlers as it leaves were used to make a tea rich in Vitamin C.	None to date	Staff will seek to identify nature reserves where rhododendron macrophyllum grows and share the knowledge with First Nations.
Bill 25-2025 Housing and Municipal Affairs	Royal Assent November 27, 2025	A comprehensive bill which defines manufactured home zone and lays out the conditions for restricted zones. In Part 2 of the Bill amendments are made to Short-term Rental Accommodations.	Short Term Vacation Rentals (STVR) have been a	Article in Discussion Topic section below from Young Anderson

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
Provincial Legislation in Effect				
Statutes Amendment Act	In Force.	<p>Proposed changes will impact Islands’ residents and Official Community Plans.</p> <p>Short-term Rentals Communities with consistently high vacancy rates will have an earlier effective date to opt out of provincial rules that limit short-term rentals to principal residences. Minister Boyle stated, 17 Apr 26, “short-term rental rules are focused on returning homes to the long-term market for people and giving communities with healthy rental markets the flexibility to provide additional tourist accommodation”.</p>	<p>long-standing concern for Islands Trust</p> <p>In 2012, the Salt Spring Island Local Trust Committee was unsuccessful at seeking an injunction via the Supreme Court of British Columbia to restrain a company from using or offering residentially-zoned properties for commercial guest accommodation rather than on individual property owners.</p> <p>Most LTCs have considered whether to opt-in to the principal residence requirement.</p>	should be reviewed in conjunction with this Bill.
BILL M 202 – 2025 Eligibility to Hold Public Office Act	<p>Royal Assent May 29, 2025</p> <p>In Force.</p>	<p>This Bill provides that a person who is a member of the Legislative Assembly is disqualified from holding a local elected office.</p> <p>In this Act, local elected office includes at 1(a) (v) a local trust area trustee, within the meaning of the <i>Islands Trust Act</i>.</p>		For awareness as the Trust Area prepares for fall 2026 elections.

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
<h2>Federal Legislation in Effect</h2>				
Musqueam and Canada Sign Agreement Recognizing Rights, Stewardship and Fisheries	Signing date February 2026	<p>The Musqueam Indian Band and the Government of Canada signed three landmark agreements that recognize Musqueam’s Aboriginal rights and strengthen Musqueam’s roles in fisheries, stewardship and marine emergency management. These agreements represent a major step forward towards reconciliation and incremental implementation of Musqueam’s Aboriginal rights as affirmed under Section 35 of the Constitution Act, 1982.</p> <p>In the Rights Recognition Agreement (Rights Recognition), “It is Musqueam’s view that through its kinship ties, Musqueam accessed and utilized the Salish Sea and adjacent lands and waterways, extending up the Fraser River to the Fraser Canyon and adjacent lands and waterways.”</p>	<p>Musqueam First Nation is a referral Nation for the Islands Trust.</p>	<p>Alignment with the landmark agreements will be sought based on Musqueam’s expressed interest in the Salish Sea.</p>
		<p>Seven Bills have received Royal assent in this sitting of Parliament; however, none are directly relevant to the work of the Islands Trust.</p>		

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
Court Decisions				
Aboriginal Title Declared Over Fee Simple Lands	Under appeal	<p>In a landmark decision, already the subject of an appeal by the Province, the British Columbia Supreme Court has granted the Cowichan Tribes Aboriginal title over a large swathe of land in the southeastern portion of the City of Richmond. <i>Cowichan Tribes v. Canada (Attorney General)</i>, 2025 BCSC 1490 is not only important because it represents a rare instance of a successful claim for Aboriginal title, but also because it is the first time that a Canadian court has granted remedies that include the invalidation of certain fee simple titles within the claim area.</p> <p>Of particular relevance and concern to local governments in British Columbia, the Court invalidated the title of certain lands held by the City of Richmond in fee simple. Notably, the claim area also included lands held by other fee simple owners. While the Court did not invalidate those titles, as the Cowichan Tribes did not seek such a remedy, it did declare that Cowichan Tribes has Aboriginal title over those lands.</p> <p>In a statement released March 2, 2026, the Cowichan Nation and Province of BC announced that they would proceed with appeals to the British Columbia Court of Appeal.</p>	No Action	No Action Planned

Note: Bold text in the charts below indicate an update since the last report.

TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
New Resources				
National Freshwater Science Agenda	Released March 2026	The National Freshwater Science Agenda is intended to serve as a tool to support and guide planning, collaboration, and coordination in freshwater science and research across Canada. It outlines interconnected themes including bridging, braiding, and weaving Indigenous science and knowledge; water availability; land use stressors and water pollution; ecosystem resilience and biodiversity; socio ecological considerations; and economic research.		May be a source of funding for future projects.
How Climate Proofing Public Infrastructure Pays Off	Updated April 2026	Released by the Canadian Climate Institute, the report provides an assessment of how climate change will affect the costs of maintaining, renewing and repairing public infrastructure and how acting early can significantly reduce costs.	The Islands Trust was a signatory to the BC Climate Action Charter in 2007.	TBD
Wildfire Resilience and a Cross-Government Approach in BC	Ember Insights Series released March 2026	From the University of Victoria’s POLIS Wildfire Resilience Project-Ember Insights Series. BC-and the world-has entered a period of wildfire crisis with increasing economic, environmental, and social impacts. There is a shift in emphasis from wildfire suppression to wildfire resilience. The need to evolve supporting policies and the provincial approach, e.g. existing arrangements and management approach are highlighted along with the opportunity for more dedicated coordination. This map provides an overview of fire risk in the Gulf Islands, https://www.for.gov.bc.ca/ftp/HPR/external!/publish/WUI_Risk_Class/Maps/BC_Overview_By_RegionalDistrict_Coast_KeyMap.pdf		Reviewing fire risk in the Trust Area may be an area for renewed dialogue with the Province.
Voices of Youth Indigenous Leaders	Published December 2025	An interim report of the Standing Senate Committee on Indigenous Peoples, focusing on Indigenous identity, languages and cultures. Crystal Starr Lewis, a member of the Squamish Nation was chosen to participate in the Senate discussion. She stressed that sustainability		Recommended staff reading.

Note: Bold text in the charts below indicate an update since the last report.

TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
<h2>New Resources</h2>				
		was a central issue for youth. It interconnects with land, wellness and identity.		
<h2>DISCUSSION, PLANNING, CONSERVANCY, ADVOCACY TOPICS</h2>				
Cowichan Tribes and Province to Develop BC's first Water Sustainability Plan	ongoing	<p>In 2020, Cowichan Tribes and the Province of BC entered into an interim agreement to manage the Xwulqw’selu - Koksilah Watershed and to scope a long-term agreement with respect to ongoing collaborative management and governance of the Watershed. Steering Committee Summary and Recommendation</p> <p>Ongoing community engagement regarding the plan most recently took place in March 2026. A ‘what we heard’ report will subsequently be made available. The feedback will help to inform the recommendations to be included in the draft plan.</p>	N/A	Development of the plan will be tracked to ensure the final agreement is available for consideration.
Value of Ocean and Coastal Ecosystem services, 2023	Statistics Canada release Jan 21, 2026	<p>In 2023, ocean and coastal ecosystems provided services such as carbon sequestration valued at \$5.5 billion, harvested wild fish and seafood valued at \$1.2 billion, and nature-based tourism valued at \$458 million.</p> <p>Coastal ecosystems such as seagrass meadows, salt marshes and kelp forests sequestered 858 kilotonnes of carbon in 2023, out of which 497 kilotonnes were sequestered in the Arctic, 222 kilotonnes in the Pacific and 139 kilotonnes in the Atlantic oceans.</p> <p>For reference, this illustration is informative: How Oceans</p>	Past projects have focused on mapping eelgrass beds and the impact of aquatic structures on the marine environment.	The statistics in the report could be used in the Trust Area by planners and conservancy staff.

Note: Bold text in the charts below indicate an update since the last report.

TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
New Resources				
		Benefit Canadians		
A Force of Nature: Canada's Strategy to Protect Nature	Launched March 2026	<p>Document reaffirms Canada's commitment to 30x30 (30% of lands and waters by 2030) and states the Government's vision, "a Canada that protects, restores, and values nature as a foundation of our economy, sovereignty, and well-being, leading at home and globally, to ensure healthy ecosystems, resilient communities, and prosperity for present and future generations."</p> <p>Funding includes more than \$410 million for the Pacific Salmon Strategy Initiative and a commitment to strengthen the protection and recovery of species at risk, supporting the recovery and conservation of wildlife. Salt Spring Island's Natural Cemetery also gets a nod as Canada's first entirely green burial cemetery.</p>		Opportunities to work in conjunction with the Federal strategy will continue.
Next Agricultural Policy Framework: Share Ideas	ongoing	Canada's Next Policy Framework will succeed the current Sustainable Canadian Agricultural Partnership (Sustainable CAP). Consultation period is open until 30 Jun 26. Comments may be submitted at: Agriculture and Agri-Food Canada's Consultation on the 2026 Next Policy Framework		Islands Trust farmers, leaders and planners may wish to contribute on the future of agriculture in the Trust Area//BC.
Conservation Challenges for Seaside Juniper	ongoing	Seaside juniper was and is still culturally important to local First Nations. It was planted as a medicinal plant. Branches were used to safeguard houses from illness, e.g. they were hung in the house, or placed under mattresses. Branches have a strong pleasant aroma and continue to be used in ritual ceremonies connected with sweat lodges. Indeed, the type specimen for the species is to be found on Tsartlip First Nation's land along Brentwood Bay.	NA	Islands Trust Conservancy will note nature reserves which have seaside juniper and share the information with First Nations.

Note: Bold text in the charts below indicate an update since the last report.

TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
New Resources				
		Link to the Tstartlip nation is important. Additionally, trees were looked at on Saturna, Galiano and Pender Islands.		
Regulating Short-Term Rentals: A Novel Constructive Taking Claim (pg 11-13)	September 2025 opinion (Ramon Dabiryan)	Discussed in the Young Anderson opinion piece is a hypothetical case brought forward to the courts by the Westcoast Association for Property Rights regarding Short-term Rental Accommodations Act (STRAA). The Association argued that the effect of the Act forbids owners from offering short-term rentals in units that were not principal residences, thereby eliminating the members’ rights to use their additional properties for lawful business activities.		Planning staff will bear this hypothetical argument in mind.
Georgia Strait Alliance Resilient Coastal Communities	2025 Mini-Newsletter	The Alliance is re-strategizing and joining forces with local groups to restore waterways and to launch a new campaign to reduce harmful anchorages near the Gulf Islands. They are also exploring what a conservation economy may look like. The issue of increased anchorage usage during the FIFA soccer games may be at direct odds with the Alliance’s position on reducing available moorings.	NA	Monitor indications of increased yacht presence and potential mitigation strategies to reduce environmental damage.
Local Government Integrity Commissioners	Ombudsperson letter to Minister of Municipal Affairs 26 Mar 25	In a letter to the Minister of Municipal Affairs, the Ombudsperson underscores an urgent need for legislation to ensure oversight of, and integrity by, municipal councils and their members. The letter is an important benchmark underscoring the importance of public trust and confidence in local government.	NA	A reminder of the importance of ethical behaviour.
BC Ferries Project	Ongoing	Key issues in BC Ferries Performance Term 7 are: <ul style="list-style-type: none"> • Recognition that ferries are an “essential public service” • Calibrating growing demand, system capacity and future service levels 		Trust Council is actively monitoring renewal initiatives and will

Note: Bold text in the charts below indicate an update since the last report.

TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
<h1>New Resources</h1>				
		<ul style="list-style-type: none"> • Operating costs are rising faster than revenues • Renewal of critical infrastructure is long overdue • Aging assets impact reliability • Affordability is central to setting regulated price caps • Long-term debt load is a concern <p>Note: BC Ferries is predicting increasing affordability tension as costs (labour, maintenance and borrowing) outpace established fare caps. One-time supports (fare relief) will be required to maintain fares.</p>		continue to follow the affordability issue

When adopting a Public Notice Bylaw, the Trust Council is required to consider the principles of effective public notice (reliable, suitable, and accessible) described by the [Public Notice Regulation](#).

Principles of Effective Public Notice

The Public Notice Regulation establishes the principles that must be considered before a public notice bylaw is adopted; these are:

- Reliable – the publication methods are dependable and trustworthy;
- Suitable – the publication methods work for the purpose for which the public notice is intended; and
- Accessible – the publication methods are easy to access and have broad reach.

In considering the adoption of a Public Notification Bylaw, Trust Council must consider and record, either by a resolution recorded in the minutes, or by preamble whereas clauses in the bylaw, that these principles have been considered.

Considering the three principles (reliable, suitable and accessible) possible methods to publish public notices that are available to Trust Council include:

- Online or print newspaper;
- Islands Trust website;
- Community website or newsletter;
- Islands Trust social media page, such as Facebook; and
- Direct email or mail out.

Each of the above meet the principles set out in the Public Notice Regulation. The on-line or print newspaper option still has the problem of being published infrequently, or not circulated through the entire local trust area. Use of a community website or newsletter is outside the control of Islands Trust and each could be shut-down or modified without Islands Trust input; this could compromise the accessibility and reliability principles. Direct mail or a mail-out would reach all owners and residents; however, it could be expensive and time consuming to undertake.

The two best options with the lowest costs and that meet the principles outlined in the Public Notice Regulation are publishing on the Islands Trust website and publishing on an Islands Trust social media page.

At its September 2025 meeting, Trust Council adopted Policy 4.1.16 Model Public Notice Bylaw. This contains the format for such a bylaw and recommends the use of the Islands Trust website and a social media account to post the notices.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications

FINANCIAL:

Reduction of cost of advertising for bylaw amendments that require public notification.

POLICY:

There are no policy implications.

IMPLEMENTATION/COMMUNICATIONS:

Staff would use a Resolution Without Meeting to have Trust Council formally adopt Bylaw 206, and then this would be posted on the Islands Trust website.

FIRST NATIONS RELATIONS:

There are no First Nations Relations implications.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):
N/A

5 ATTACHMENT(S):
Draft Trust Council Bylaw 206

RESPONSE Options

Recommendation:

- 1. That Trust Council considers that the notification methods in draft Bylaw 206 are reliable, suitable and accessible for the Islands Trust Area.**
- 2. That Trust Council Bylaw 206, cited as “Trust Council Public Notification Bylaw” be read a First Time.**
- 3. That Trust Council Bylaw 206, cited as “Trust Council Public Notification Bylaw” be read a Second Time.**
- 4. That Trust Council Bylaw 206, cited as “Trust Council Public Notification Bylaw” be read a Third Time.**

Alternative:

Trust Council could decide to add or alter the items recommended by the Executive Committee to be considered in draft bylaw 206. This could be done by a resolution to amend the bylaw before considering the readings.

Prepared By: David Marlors, Director, Legislative and Information Services

Reviewed By/Date: Chief Administrative Officer/
Executive Committee/

DRAFT

TRUST COUNCIL

PUBLIC NOTIFICATION BYLAW

BYLAW NO. 206

A Bylaw to provide for an alternative means of publishing a public notice.

WHEREAS pursuant to section 94.2 of the Community Charter, Trust Council may adopt a Bylaw to provide an alternative means of publishing a public notice;

AND WHEREAS, pursuant to section 94.2(3) of the *Community Charter* and section 2 of the Public Notice Regulation, B.C. Reg. 52/2022, the Trust Council considers the means of publication set by this Bylaw to be reliable, suitable for providing notices, and accessible;

NOW THEREFORE, Trust Council in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Trust Council Public Notification Bylaw".
2. THAT the means of publication for public notice requirements under the *Community Charter, Local Government Act*, or any other enactment may be given by the following methods:
 - (i) electronically by posting the notice on the Islands Trust website; and
 - (ii) electronically by posting the notice on Islands Trust's social media platform.

READ A FIRST TIME THIS _____ DAY OF _____, 20____

READ A SECOND TIME THIS _____ DAY OF _____, 20____

READ A THIRD TIME THIS _____ DAY OF _____, 20____

ADOPTED THIS _____ DAY OF _____, 20____

CHAIRPERSON

SECRETARY

4 RELEVANT POLICY(S):

n/a

5 ATTACHMENTS:

- 1. Draft Updated Policy 2.1.15 Secretariat Services**
- 2. Current Policy 2.1.15 Secretariat Services**

RESPONSE OPTIONS

Recommendation:

THAT Trust Council replace the current Policy 2.1.15 Secretariat Services with the draft updated Policy 2.1.15 Secretariat Services dated January 23, 2026 for reference.

Alternative:

As determined by Trust Council.

Options include to request changes to the draft policy, and in this case, staff would bring those back to a future Trust Council meeting.

Prepared By: David Marlor, Director, Legislative and Information Services

**Reviewed By/Date: Chief Administrative Officer/January 28, 2026
Governance Committee/ January 28, 2026**



Islands Trust

Policy:	2.1.15
Approved By:	Islands Trust Council
Approval Date:	September 15, 2020
Amendment Date:	March xx, 2026
Policy Holder:	Director Trust Area Services

SECRETARIAT SERVICES

Purpose

To support non-profit organizations and Indigenous Governing Bodies in the coordination, determination, and implementation of regional, improvement district, and government of British Columbia policies that increase public awareness, understanding, and appreciation of the history and heritage of the Islands Trust Area and the unique amenities and environment of the Island Trust Area.

To define a Trust Council process for allocating funding to support administrative functions undertaken by coordinating groups within the Islands Trust Area in support of the Islands Trust object.

A. Definitions

Coordinating Group means a group comprised of Indigenous Governing Bodies, organizations, and/or interested parties that convene regularly to share information and collaborate or to determine, implement or carry out Indigenous Governing Body, regional district, improvement district, or government of British Columbia policies in the Trust Area.

Secretariat Services means the provision of administrative support including, but not limited to, meeting organization, meeting administration, public notices, recording and distribution of meeting notes or minutes, and website hosting and updating.

Secretariat Services Budget refers to annual funding granted by the Islands Trust Council for the provision of secretariat services.

Trust Object means the Object of Islands Trust as set out in section 3 of the *Islands Trust Act*.

B. Policy

In accordance with Section 8(2) of the *Islands Trust Act*, the Islands Trust Council has discretionary powers for the purposes of carrying out the Trust Object. Section 8(2)(b) particularly allows for the allocation of funds for the coordination and assistance in the determination, implementation and carrying out of municipal, regional and improvement district, and government of British Columbia policies for the preservation and protection of the Islands Trust Area and its unique amenities and environment.

1. Requests for financial assistance may be submitted throughout the year.
2. In September of each year the Executive Committee will recommend to the Islands Trust Council an allocation for the Secretariat Services budget for the following fiscal year.
3. In March, Islands Trust Council will allocate Secretariat Services funds based on the submissions received.
4. If unallocated funds remain following the March meeting, Islands Trust Council may disperse the funds at subsequent meetings during the fiscal year.

5. Islands Trust Council may only allocate funding to or undertake Secretariat Services for Coordination Groups that:
 - 5.1 have an appointed representative of Islands Trust Council, Bowen Island Municipality, a local trust committee, or the Islands Trust Conservancy Board as a member or regular participant; and,
 - 5.2 invite and encourage Indigenous Governing Bodies' involvement and leadership in a manner that is consistent with the Islands Trust Council's First Nations Engagement Principles Policy and Reconciliation Declaration; and,
 - 5.3 undertake work that coordinates and assists in the determination, implementation, and carrying out of municipal, regional and improvement district, and government of British Columbia policies that carry out the Trust Object.
6. When Islands Trust Council allocates funding from the Secretariat Services budget for Secretariat Services to a Coordination Group, the amount may not exceed the direct award commitment spending level in Islands Trust Council's Policy 6.5.3 (Procurement).
7. Where Islands Trust Council commits to undertaking Secretariat Services directly, the Council will seek staff advice regarding staff availability.
8. Coordinating groups seeking Secretariat Services shall submit the attached Secretariat Services form outlining the requirement including the following information:
 - 8.1 name of and contact information for coordinating entity;
 - 8.2 information regarding the requirement for secretariat services;
 - 8.3 funds requested.

C. Legislated References

[*Islands Trust Act*](#)

[Islands Trust Council Policy 6.5.3 \(Procurement\)](#)

[Islands Trust Council Policy 6.1.1 \(First Nations Engagement Principles\)](#)

D. Attachment

- 1 - Secretariat Services application form



ISLANDS TRUST
SECRETARIAT SERVICES

Name of Co-ordinating Entity:	
Email Address:	
Phone Number:	
Contact Name:	
How does a Local Trustee or Municipality Elected Office participate in the organization or the First Nation?	
What is the linkage between the requesting organization, policy direction and Trust Object?	
What type of support is requested? If financial support is requested, please specify the amount and how the funds will be used.	
What will be the impact if the requested support is provided or not provided?	
Applicant Signature	
Date of Submission	
Approved/Not Approved Date:	Funds Approved:

Collection Notice: Personal information contained on this form is collected under the authority of the *Local Government Act* and is subject to the *Freedom of Information and Protection of Privacy Act*. The personal information will be used for purposes associated with the Secretariat Services program. Enquiries about the collection or use of information in this form can be directed to the Director, Legislative and Information Services at 250-405-5169, or send an email to FOI@islandstrust.bc.ca.



Policy:	2.1.15
Approved By:	Trust Council
Approval Date:	September 15, 2020
Amendment Date(s):	
Policy Holder:	Director of Trust Area Services

SECRETARIAT SERVICES

Purpose

1. To define a process for allocating funding and staff time with respect to administrative support for Coordination Groups in the Trust Area, in accordance with Trust Council’s authority to coordinate and assist in the determination, implementation and carrying out of municipal, regional and improvement district and government of British Columbia policies.
2. To reinforce that Trust Council, its committees and the Executive Committee are not permitted to provide grants-in-aid in support of other organizations, unless consistent with the Procurement Policy (6.5.3) and the History, Heritage and Conservation Grants-In-Aid Policy (2.1.14), but may support coordination and assistance in the determination, implementation and/or carrying out of First Nation, regional, improvement district, and government of British Columbia policies.

Background

Section 8(2) of the *Islands Trust Act* establishes the discretionary powers of Trust Council for the purpose of carrying out the Trust Object. In accordance with section 8(2)(b), the Trust Council may “coordinate and assist in the determination, implementation and carrying out of municipal, regional and improvement district and government of British Columbia policies for the preservation and protection of the Trust Area and its unique amenities and environment.” Part II of the Islands Trust Policy Statement further provides that:

“To achieve its object, the Islands Trust must be an educator, coordinator, and initiator, guiding individuals, organizations and other agencies in support of the object. While the Islands Trust can provide the necessary leadership, responsibility for stewardship of the Trust Area rests with many. Individuals, other government agencies, organizations, and the Province itself all have important roles to play. Cooperative actions are required of other agencies, organizations and individuals to ensure that activities are carried out in a manner that is sensitive to the needs of Trust Area ecosystems and island communities.”

A. Definitions

“Coordination Group” means a group comprised of First Nations, organizations and/or stakeholders that convene to share information and collaborate or to determine, implement or carry out First Nation, regional district, improvement district, or government of British Columbia policies in the Trust Area.

“Secretariat Services” means the provision of administrative support including, but not limited to, meeting organization, meeting administration, public notices, recording and distribution of meeting notes or minutes, and website hosting and updating.

“Secretariat Services Budget” has the meaning set out in section 1.1 hereof.

“Trust Object” means the object of the trust as set out in section 3 of the *Islands Trust Act*.

B. Policy

1. Funding Source

- 1.1 By September of each year, the Trust Programs Committee will recommend to the Financial Planning Committee an allocation for the Secretariat Services budget for the following fiscal year (the “Secretariat Services Budget”).

2. Policy for Providing Secretariat Services

- 2.1 Trust Programs Committee will assess opportunities to provide Secretariat Services at its first meeting of the fiscal year. If staff resources or funding remain unallocated after this meeting, the Trust Programs Committee may consider additional opportunities at future meetings.
- 2.2 Trust Programs Committee may only allocate funding to or undertake Secretariat Services for Coordination Groups that:
 - 2.2.1 have an appointed representative of the Trust Council, Bowen Island Municipality, a local trust committee, or the Islands Trust Conservancy as a member or regular participant;
 - 2.2.2 invite and encourage First Nations involvement and leadership in a manner that is consistent with the Islands Trust Council’s First Nations Engagement Principles Policy and Reconciliation Declaration; and
 - 2.2.3 undertake work that coordinates and assists in the determination, implementation and carrying out of municipal, regional and improvement district and government of British Columbia policies that carry out the Trust Object.
- 2.3 Trust Programs Committee is encouraged to prioritize support for Coordination Groups that work collaboratively and respectfully with First Nations governments and Indigenous Peoples within the Trust Area.
- 2.4 When Trust Programs Committee allocates funding from the Secretariat Services budget for Secretariat Services for a Coordination Group, the amount may not exceed the direct award commitment spending level in Trust Council’s Procurement Policy 6.5.3.
- 2.5 Where Trust Programs Committee commits to undertaking Secretariat Services directly, the Committee will seek staff advice regarding availability of staff.

C. Legislated References

Islands Trust Act, Section 3

Islands Trust Act – Subsections 8(2)(b) & (f)-(h)

Islands Trust Policy Statement, Part II - The Islands Trust Object and its Meaning

Policy Manual: History, Heritage and Conservation Grants-In-Aid (2.1.14)

Policy Manual: Procurement (6.5.3)

Policy Manual: First Nations Engagement Principles (6.1.1)

D. Other References

Islands Trust Council's Reconciliation Declaration, March 14, 2019

E. Attachments

N/A

To: Trust Council **For the Meeting of:** June 18, 2026
From: Financial and Employee Services **Date Prepared:** May 28, 2026
SUBJECT: March 31, 2026 Financial Results (Q4)

PURPOSE:

To provide high-level explanations of the variances in key financial statement accounts for the fiscal year ending March 31, 2026.

BACKGROUND:

The **Statement of Financial Position** presents a snap shot in time of the financial state, reflecting values of assets, liabilities and accumulated surplus as at the fiscal year-end date, March 31, 2026. Overall, the Accumulated Surplus account increased by \$431,000 this year. Significant year over year changes are as follows:

- **Cash & Cash Equivalents - \$1,436,000 increase** – due mainly to the low interest rates being offered on longer term investments, management made the decision to leave temporary excess funds in short term arrangements. These investments are earning similar interest rates, and this approach allows management more discretion over the short term.
- **Investments - \$1,353,000 decreases** – due mainly to less funds invested in GICs during fiscal 2026.
- **Tangible Capital Assets - \$203,000 increase** – due mainly to:
 - \$147,000 increase related to Salt Spring Island office tenant improvements
 - \$ 59,000 increase related to a new server (\$11,000) and new computers for staff
- **Accounts Receivable - \$196,000 increase** – due mainly to:
 - \$131,000 due from legal costs awarded (Thetis Island)
 - \$ 56,000 primarily due from Environment Climate Change Canada
- **Wages and Benefits Payable - \$98,000 increase** – prior year required no salaries and benefits accrual whereas fiscal 2026 required an accrual of 7 days.
- **Development Application Deposits - \$91,000 increase** – due to larger amounts received for the SSI landscaping security deposit this year
- **Employee Benefit Obligations - \$83,000 increase** – increase in staff unused vacation and CTO/ETO leave, and fluctuation in leave liability payout for long term employees.
- **Accounts Payable and Accrued Liabilities - \$82,000 decrease** – prior year had two large projects completed at year end but only paid after year end (timing difference).

- **Deferred Revenue - \$51,000 decrease – due to the completion of grant work related to grant agreements entered into last year**
- **The variance for all other balance sheet accounts was each less than \$10,000**

The Islands Trust **Statement of Financial Operations** represents financial activities that have taken place over the course of the fiscal year. Financial operations for the fiscal year ending March 31, 2026 resulted in an increase of \$431,000 to the Accumulated Surplus account over budget. Significant changes in actuals versus the budget are as follows:

- **Other Income - \$177,000 higher – due to recognition of legal fees cost recoveries**
- **Interest Income - \$47,000 lower – due to lower than forecasted interest rates**
- All other actual revenue accounts were each within \$9,000 of budget
- **Trust Council Services expenses underspent by \$137,000 – due mainly to:**
 - \$ 63,000 underspent on Trust Area Services where salaries and benefits were lower due to partial year vacancies in the Senior Policy Advisor and Grants Manager positions as well as BCGEU strike savings
 - \$ 35,000 underspent on general admin allocation – see underspending explanation in General Administrative services section below
 - \$ 25,000 underspent on Trust Council underspending on Trust Council meeting and reconciliation action plan expenditures
 - All other line-item variances under \$16,000
- **Local Trust Committee Services expenses underspent by \$239,000 – due mainly to:**
 - \$348,000 overspent on Local Trust Committees where litigation costs for cases on Gabriola and Salt Spring Islands were substantially higher than budget. And where legal cost recoveries went to other income rather than reducing the legal expense
 - \$283,000 underspent on projects for Salt Spring Island OCP and SSIWPA Plan Coordination as well as major projects for Denman Housing Review, Gambier OCP, Hornby OCP and Lasqueti OCP
 - \$214,000 underspent on planning staff where salaries and benefits were lower due to partial year vacancies in the Salt Spring Island Office for the Legislative Services Clerk and Island Planners positions, in the Gabriola Island Office for the Office Administrative Assistant and BCGEU strike savings across all three planning offices
 - \$ 80,000 underspent on general admin allocation – see underspending explanation in General Administrative services section below
 - \$ 40,000 underspent on Bylaw Enforcement where salaries and benefits were lower due to BCGEU strike savings and underspending on the Cityview Bylaw project
 - All other line-item variances each under \$30,000
- **Trust Conservancy Services expenses underspent by \$337,000 – due mainly to:**
 - \$197,000 underspent on Conservancy staff and associated costs where salaries and benefits were lower due to partial year vacancies in the ITC Secretary, Communications Specialist and Covenant Management Outreach Specialist positions and BCGEU strike savings
 - \$ 77,000 underspent on general admin allocation – see underspending explanation in General Administrative services section below.
 - \$ 54,000 underspent on property management where work was delayed due to BCGEU strike action
 - All other line-item variances each under \$7,000

- **General Administrative Services underspent by \$192,000** due mainly to:
 - \$103,000 underspent on Financial and Employee Services where salaries and benefits were lower due to full year vacancy in the Manager of Finance and Accounting position and BCGEU strike savings
 - \$ 69,000 underspent on Legislative and Information Services where salaries and benefits were lower due to partial year vacancies in the Senior Technical Analyst and IS Specialist positions as well as BCGEU strike savings
 - \$ 55,000 underspent on amortization – mainly due to the delay in the completion of the SSI tenant improvement project
 - All other line-item variances were each under \$18,000

ATTACHMENTS:

- March 31, 2026 Statement of Financial Position (Sage B/S)
- March 31, 2026 Statement of Financial Operations (Sage I/S)

FOLLOW-UP: As directed

Prepared By: Nancy Roggers, Finance Officer
Reviewed By: Derek Cockburn, Director, Financial and Employee Services/May 26, 2026
Reviewed By: Financial Planning Committee/May 27, 2026

Islands Trust
Statement of Financial Position
For The Year Ending March 31, 2026

Description	At March 31, 2026	At March 31, 2025	<i>Year over Year Difference</i>
Financial Assets			
Cash & Short-term Investments	4,642,156	4,558,567	83,589
Accounts Receivable	426,024	230,331	195,694
Total Financial Assets	<u>5,068,180</u>	<u>4,788,898</u>	<u>279,282</u>
Liabilities			
Wages & benefits payable	1,274,077	1,176,175	97,902
Accounts payable & accrued liabilities	412,867	586,073	(173,205)
Development Application Deposits	482,039	391,159	90,880
Deferred Revenue	227,163	277,952	(50,789)
Employee Benefit Obligations	352,669	269,328	83,341
Capital Lease Obligations	34,418	44,442	(10,024)
Cost Recovery Deposits	516	190	326
Total Liabilities	<u>2,783,749</u>	<u>2,745,319</u>	<u>38,430</u>
Net Financial Assets	<u>2,284,433</u>	<u>2,043,579</u>	<u>240,854</u>
Non Financial Assets			
Tangible Capital Assets	542,445	338,975	203,470
Prepaid Expenses	349,183	362,727	(13,544)
Total Non Financial Assets	<u>891,628</u>	<u>701,702</u>	<u>189,926</u>
Surplus	<u>3,176,061</u>	<u>2,745,281</u>	<u>430,780</u>

Islands Trust
Detailed Statement of Operations
For The 12 Months Ending March 31, 2026

Description	2025/26 Approved Annual Budget	At March 31, 2026	At March 31, 2025	% of Budget Received Spent	Over (Under) budget \$	% over (under) budget
REVENUE:						
Fees & Sales	198,100	207,219	174,745	105%	9,119	5%
Provincial Grant - Unrestricted	180,000	180,000	199,000	100%	-	0%
Federal and Provincial Grants - Restricted	415,931	415,836	567,158	100%	(95)	0%
General Property Tax Levy - All LTAs	9,262,200	9,262,200	8,555,040	100%	-	0%
Special Property Tax Requisition - SSI LTA	-	-	-	0%	-	0%
Municipal Property Tax Levy - Bowen Island Municipality	460,000	460,000	391,260	100%	-	0%
Investment Income	211,000	164,274	257,129	78%	(46,726)	-22%
Other Income	-	176,974	-	0%	176,974	-100%
Total Revenue	10,727,231	10,866,503	10,144,333	101%	139,272	1%
EXPENSES:						
Trust Council Services						
Trust Council	495,108	469,672	434,134	95%	(25,436)	-5%
Executive Committee	138,400	122,941	137,513	89%	(15,459)	-11%
Trust Area Services	804,128	740,763	581,830	92%	(63,365)	-8%
General Admin Allocation - 16.8%	454,385	419,029	366,951	92%	(35,356)	-8%
Total Council Expenses	1,892,021	1,752,405	1,520,428	93%	(139,616)	-7%
Local Trust Committee Services						
Local Trust Committees	975,053	1,323,535	1,190,738	136%	348,482	36%
Projects (Note 1)	448,000	164,973	395,064	37%	(283,027)	-63%
Planning Staff	3,416,860	3,203,258	3,233,129	94%	(213,602)	-6%
LPS Facilities	380,130	408,952	374,898	108%	28,822	8%
Salt Spring Island Office Move/Renovation	-	-	-	0%	-	0%
Bylaw Enforcement	549,281	509,849	467,407	93%	(39,432)	-7%
General Admin Allocation - 70.7%	1,843,389	1,763,184	1,801,014	96%	(80,205)	-4%
Total Local Trust Committee Services	7,612,713	7,373,751	7,462,249	97%	(238,962)	-3%
Trust Conservancy Services						
Board	10,350	10,713	9,876	104%	363	4%
Conservancy Staff and Associated Costs	959,945	763,396	804,242	80%	(196,549)	-20%
Property Management	264,460	210,109	204,979	79%	(54,351)	-21%
Programs	19,200	12,210	10,724	64%	(6,990)	-36%
General Admin Allocation - 12.5%	389,942	313,139	327,615	80%	(76,803)	-20%
Total Trust Conservancy Expenses	1,643,897	1,309,567	1,357,436	80%	(334,330)	-20%
General Administration Services						
Office of the CAO	459,371	470,992	677,424	103%	11,621	3%
Financial and Employee Services	676,199	573,082	476,331	85%	(103,117)	-15%
Legislative and Information Services	987,166	918,457	846,885	93%	(68,709)	-7%
Office Operations	353,980	359,996	362,721	102%	6,016	2%
Computer/Furniture & Equipment	-	17,093	14,272	0%	17,093	100%
Amortization Expense	211,000	155,732	117,945	74%	(55,268)	-26%
General Admin Recovery	(2,687,716)	(2,495,352)	(2,495,579)	93%	192,364	-7%
Net General Administration Services Expenses	-	0	(0)	0%	0	0%
Total Expenses	11,148,631	10,435,723	10,340,113	94%	(712,908)	-6%
Surplus (Deficit) to date	(421,400)	430,780	(195,780)			
(Increase) decrease in amounts Invested in Capital Assets	261,100	(213,495)	(133,762)			
Transfer from (to) General Revenue Surplus Fund	160,300	(176,138)	329,542			
Transfer from (to) LTC Reserve Fund	-	(41,147)	-			
Transfer from (to) Special Tax Requisition Fund	-	(0)	-			
Unallocated Annual Surplus (Deficit)	-	0	(0)			

Description	2025/26 Approved Annual Budget	At March 31, 2026	At March 31, 2025	% of Budget Received Spent	Over (Under) budget \$	% over (under) budget
Note 1: LTC & Planning Services Project Spending						
LTC Projects						
LTC Projects funded by Reserve Fund	9,000	-	-	0%	(9,000)	-100%
Denman Housing Review	15,750	5,471	4,627	35%	(10,279)	-65%
Denman TUP Review	-	-	47	0%	-	0%
Denman Amend OCP for technical + First Nations updates	4,000	-	-	0%	(4,000)	-100%
Gabriola OCP/LUB	48,000	39,119	37,225	81%	(8,881)	-19%
Galiano Groundwater Strategy Implementation	-	-	1,241	0%	-	0%
Galiano Small Islands LUB update	4,000	228	-	6%	(3,772)	-94%
Gambier OCP/LUB	10,000	75	-	1%	(9,925)	-99%
Gambier Keats Island Shoreline Protection Review	-	-	4,976	0%	-	0%
Hornby OCP/LUB	18,750	11,886	3,961	63%	(6,864)	-37%
Lasqueti OCP/LUB	15,500	-	-	0%	(15,500)	-100%
Mayne Island Housing	8,000	743	1,836	9%	(7,257)	-91%
Mayne LUB Minor Amendments	-	-	1,241	0%	-	0%
North Pender Raptor Nest DPA update	5,000	751	90	15%	(4,249)	-85%
North Pender Housing Access & Affordability	8,000	2,223	2,173	28%	(5,777)	-72%
Salt Spring OCP/LUB	204,000	65,908	134,084	32%	(138,092)	-68%
Salt Spring Housing Action Program	5,000	-	-	0%	(5,000)	-100%
SSIWPA Plan Coordination	55,000	-	-	0%	(55,000)	-100%
Salt Spring Groundwater Sustainability Strategy	16,500	-	-	0%	(16,500)	-100%
Saturna Minor Housing Review	2,000	-	250	0%	(2,000)	-100%
South Pender LUB Minor Amendments	3,000	1,450	1,121	48%	(1,550)	-52%
Thetis Targeted LUB Amendment	4,500	-	-	0%	(4,500)	-100%
Total All LTC Projects	436,000	127,853	192,873	29%	(308,147)	-71%
Regional Freshwater Management	12,000	12,000	23,900	100%	-	0%
Housing Strategy	-	-	19,946	0%	-	0%
Cityview Planning Portal (LGDAP)	-	-	56,943	0%	-	0%
Housing Needs Assessments	-	25,120	101,402	0%	25,120	100%
Total all Project Spending	448,000	164,973	395,064	37%	(283,027)	-63%

4 RELEVANT POLICIES:

- Islands Trust Council Bylaw No. 201, the “Financial Plan Bylaw 2025-2026”.
- [Islands Trust Act S. 18](#) requires Islands Trust to appoint an auditor to audit the accounts and transactions of Islands Trust Council and local trust committees, and requires that the auditor report to Islands Trust Council and to the Minister.

5 ATTACHMENTS:

- Islands Trust March 31, 2026 Audited Financial Statements and Audit Report
-

RESPONSE OPTIONS

Recommendation:

That Islands Trust Council approve the Islands Trust audited financial statements for the year ended March 31, 2026 and forward them to the Minister of Housing and Municipal Affairs.

Alternative:

None.

Prepared By: Derek Cockburn, Director, Financial and Employee Services

Reviewed By: Rueben Bronee, Chief Administrative Officer/May 27, 2026

Financial Statements of

ISLANDS TRUST

Year ended March 31, 2026

ISLANDS TRUST

Financial Statements

Year ended March 31, 2026

Financial Statements

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MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The accompanying financial statements of Islands Trust (the "Trust") are the responsibility of the Trust's management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting standards for local governments as established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in Note 1 to the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Trust's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are monitored and evaluated by management.

The Trust, acting through its Audit Committee, meets with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The financial statements have been audited by KPMG LLP, independent external auditors appointed by Trust Council. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Trust's financial statements.

Chief Administrative Officer

Director, Financial and Employee Services

INDEPENDENT AUDITOR'S REPORT

To the Trustees of Islands Trust and the Minister of Housing and Municipal Affairs

Opinion

We have audited the financial statements of Islands Trust which comprise:

- the statement of financial position as at March 31, 2026
- the statement of operations for the year then ended
- the statement of change in net financial assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the “financial statements”).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Islands Trust as at March 31, 2026, and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the “**Auditor’s Responsibilities for the Audit of the Financial Statements**” section of our auditor’s report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing Island Trust’s ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate Islands Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing Island Trust’s financial reporting process.



Islands Trust

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Islands Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Island Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause Islands Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Victoria, Canada

_____, 2026

DRAFT - May 28, 2026

ISLANDS TRUST

Statement of Financial Position

March 31, 2026, with comparative information for 2025

	2026	2025
Financial assets:		
Cash and cash equivalents	\$ 4,392,063	\$ 2,955,860
Accounts receivable	426,024	230,331
Investments (note 2)	250,093	1,602,707
	<u>5,068,180</u>	<u>4,788,898</u>
Liabilities:		
Accounts payable and accrued liabilities	894,906	977,232
Wages and benefits payable	1,274,077	1,176,175
Deferred revenue	227,163	277,952
Employee benefit obligations (note 3)	352,669	269,328
Obligations under capital leases (note 4)	34,418	44,442
Cost recovery deposits (note 12(b))	516	190
	<u>2,783,749</u>	<u>2,745,319</u>
Net financial assets	2,284,433	2,043,579
Non-financial assets:		
Tangible capital assets (note 5)	542,445	338,975
Prepaid expenses	349,183	362,727
	<u>891,628</u>	<u>701,702</u>
Commitments (note 10)		
Contingent liabilities (note 11)		
Accumulated surplus (note 6)	<u>\$ 3,176,061</u>	<u>\$ 2,745,281</u>

The accompanying notes are an integral part of these financial statements.

Approved by the Trust Council:

Laura Patrick, Trust Council Chair

Sue Ellen Fast, Audit Committee Chair

ISLANDS TRUST

Statement of Operations

Year ended March 31, 2026, with comparative information for 2025

	Budget (note 8)	2026	2025
Revenue:			
Property tax - general	\$ 9,262,200	\$ 9,262,200	\$ 8,555,040
Property tax levy - Bowen Island municipality	460,000	460,000	391,260
Government transfers (note 7)	595,931	595,836	766,158
Fees and sales	198,100	207,219	174,747
Interest income	211,000	164,274	257,129
Other income	-	176,974	-
Total revenue	10,727,231	10,866,503	10,144,334
Expenses (note 9):			
Council services	1,888,759	1,752,405	1,520,429
Local trust committee services	7,612,713	7,373,751	7,462,249
Trust conservancy services (note 12)	1,647,159	1,309,567	1,357,436
Total expenses	11,148,631	10,435,723	10,340,114
Annual surplus (deficit)	(421,400)	430,780	(195,780)
Accumulated surplus, beginning of year	2,745,281	2,745,281	2,941,061
Accumulated surplus, end of year	\$ 2,323,881	\$ 3,176,061	\$ 2,745,281

The accompanying notes are an integral part of these financial statements.

ISLANDS TRUST

Statement of Change in Net Financial Assets

Year ended March 31, 2026, with comparative information for 2025

	Budget (note 8)	2026	2025
Annual surplus (deficit)	\$ (421,400)	\$ 430,780	\$ (195,780)
Acquisition of tangible capital assets	(261,100)	(356,169)	(238,817)
Acquisition of leased tangible capital assets	-	(3,033)	(16,040)
Amortization of tangible capital assets	211,000	155,732	117,944
	(471,500)	227,310	(332,693)
Acquisition (use of) of prepaid expenses	-	13,544	(111,278)
Change in net financial assets	(471,500)	240,854	(443,971)
Net financial assets, beginning of year	2,043,579	2,043,579	2,487,550
Net financial assets, end of year	\$ 1,572,079	\$ 2,284,433	\$ 2,043,579

The accompanying notes are an integral part of these financial statements.

ISLANDS TRUST

Statement of Cash Flows

Year ended March 31, 2026, with comparative information for 2025

	2026	2025
Cash provided by (used in):		
Operating activities:		
Annual surplus (deficit)	\$ 430,780	\$ (195,780)
Items not involving cash:		
Amortization of tangible capital assets	155,732	117,944
Changes in non-cash operating assets and liabilities:		
Accounts receivable	(195,693)	47,391
Wages and benefits payable	97,902	(367,596)
Accounts payable and accrued liabilities	(82,328)	108,600
Deferred revenue	(50,789)	(145,736)
Employee benefit obligations	83,341	(29,179)
Cost recovery deposits	326	(3,685)
Prepaid expenses	13,544	(111,278)
Net change in cash from operating activities	452,815	(579,319)
Capital activities:		
Acquisition of tangible capital assets	(356,169)	(238,817)
Investing activities:		
Maturity (purchase) of investments	1,352,614	(1,602,707)
Financing activities:		
Principal payments on obligations under capital leases	(13,057)	(12,889)
Change in cash and cash equivalents	1,436,203	(2,433,732)
Cash and cash equivalents, beginning of year	2,955,860	5,389,592
Cash and cash equivalents, end of year	\$ 4,392,063	\$ 2,955,860
Supplemental cash flow information:		
Assets acquired under capital lease	\$ (3,033)	\$ (16,040)

The accompanying notes are an integral part of these financial statements.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

Islands Trust (the “Trust”) is incorporated under the Islands Trust Act of British Columbia (as amended). The objectives of the Trust are 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 the Province generally.

1. Significant accounting policies:

The financial statements of Islands Trust are prepared by management in accordance with Canadian public sector accounting principles for local governments as recommended by the Public Sector Accounting Board (“PSAB”) of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the Trust are as follows:

(a) Reporting entity:

The financial statements include a combination of all the assets, liabilities, revenues, expenses, and changes in fund balances and in financial position of the trust council and the local trust committees.

The Trust occasionally conducts work on behalf of development applicants on a cost-recovery basis. These trust activities are not included in the financial statements.

(i) Consolidated entities:

The Trust does not control any significant external entities and accordingly no entities have been consolidated with the financial statements.

(ii) Funds held in trust:

The Trust administers operations of The Islands Trust Conservancy. The annual expenses of The Islands Trust Conservancy are reported by the Trust in accordance with The Islands Trust Act (note 12).

(b) Basis of accounting:

The Trust follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

1. Significant accounting policies (continued):

(c) Revenue recognition:

Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability under section PS 3200 of public sector accounting standards.

Revenue from unilateral transactions is recognized when the Trust has the ability to claim or retain an inflow of economic resources and a past transaction or event giving rise to the asset has occurred. Revenue from exchange transactions is recognized when or as the Trust has satisfied performance obligations.

Revenue unearned in the current period is recorded as deposits or deferred revenue until related performance obligations have been achieved.

Tax revenue is recognized on an accrual basis.

(d) Financial instruments:

A contract establishing a financial instrument creates, at its inception, rights and obligations to receive or deliver economic benefits. The financial assets and financial liabilities portray these rights and obligations in the financial statements. The Trust recognizes a financial instrument when it becomes a party to a financial instrument contract.

Financial instruments consist of cash and cash equivalents, accounts receivable, investments, accounts payable and accrued liabilities and wages and benefits payable.

Financial instruments are recorded at fair value on initial recognition. Derivative instruments and equity instruments that are quoted in an active market are reported at fair value. All other financial instruments are subsequently recorded at cost or amortized cost unless management has elected to carry the instruments at fair value.

Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses until they are realized, when they are transferred to the statement of operations. In the years presented, there are no unrealized gains or losses and as a result no statement of remeasurement gains or losses has been included.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

1. Significant accounting policies (continued):

(e) Cash and cash equivalents:

Cash and cash equivalents include short-term highly liquid investments with a term to maturity of 90 days or less at acquisition.

(f) Investment income:

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on restricted funds is added to the investment and forms part of the deferred revenue balance.

(g) Employee future benefits:

The Trust and its employees make contributions to the Public Service Pension Plan, which provides benefits directly to employees upon retirement. These contributions are expensed as incurred.

A gratuity is also available to employees upon retirement. The cost of this benefit is paid by the Public Service Pension Plan.

(h) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- (i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- (ii) The past transaction or event giving rise to the liability has occurred;
- (iii) It is expected that future economic benefits will be given up; and
- (iv) A reasonable estimate of the amount can be made.

In the years presented, no asset retirement obligations have been identified for the Trust and as such no liability has been recognized.

(i) Liability for contaminated sites:

A liability for contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) an environmental standard exists;
- (ii) contamination exceeds the environmental standard;
- (iii) the Trust is directly responsible or accepts responsibility;
- (iv) it is expected that future economic benefits will be given up; and
- (v) a reasonable estimate of the amount can be made.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

1. Significant accounting policies (continued):

(i) Liability for contaminated sites (continued):

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(j) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets:

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Furniture and equipment	5
Computers	3
Leasehold improvements	lesser of remaining term of the lease and useful life

Amortization is charged annually, including in the year of acquisition and disposal. Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Trust's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

The Islands Trust is fortunate to have, and to be mandated to protect, many natural assets in the Trust Area that reduce the need for engineered infrastructure that might otherwise be required by other government agencies to provide various services to the islands. This includes island aquifers (water storage and filtration); streams, ditches and wetlands (rainwater management); forests (carbon sequestration); and foreshore areas (natural seawalls). Canadian public sector accounting standards do not provide for the valuation and recording of such assets in the financial statements. As such, these natural assets are not reported in these financial statements. Nevertheless, the Trust acknowledges the importance of these assets and the need to manage them in conjunction with engineered infrastructure that is managed by other government agencies.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

1. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Works of art and historical treasures:

Works of art and historical treasures are not recorded as assets in these financial statements.

(iv) Interest capitalization:

The Trust does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

(v) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(k) Use of estimates:

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Estimates include assumptions used in estimating provisions for accrued liabilities, revenue recognition based on performance obligations achieved, fair value of financial instruments and asset retirement obligations. Actual results could differ from these estimates.

2. Investments:

At March 31, 2026, investments consisted of guaranteed investment certificates with a cost plus accrued interest that approximated market value. The stated interest rate is 3.40% and the maturity date is March 29, 2027.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

3. Employee benefit obligations:

	2026	2025
Vacation pay	\$ 251,335	\$ 191,646
Compensatory time off	101,334	77,682
	<u>\$ 352,669</u>	<u>\$ 269,328</u>

Vacation pay and compensatory time off represent the liability for accumulated banks for draw down at future dates and/or for payout on approved retirement, or upon termination or death.

Other pension plans:

The Trust and its employees contribute to the Public Service Pension Plan (a jointly trustee pension plan). The Public Service Pension Board of Trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As per the latest available BC Pension Corp annual report (2024/25), the plan has 163,789 active Public Service members and overall, approximately 780,000 active members.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

The latest actuarial valuation as at March 31, 2023, indicated a funding surplus of \$4,491 million for basic pension benefits on a going concern basis. The next valuation will be as at March 31, 2026 with results available later in 2026. Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

The Trust paid \$449,400 (2025 - \$459,061) for employer contributions to the plan in fiscal 2026.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

4. Obligations under capital leases:

The amounts due for obligations under capital leases are as follows:

2027	\$ 16,391
2028	16,391
2029	7,313
2030	1,696
2031	356
<hr/>	
Total minimum lease payments	42,147
Less amounts representing interest (at rates ranging from 6.70% to 8.70%)	(7,730)
<hr/>	
Present value of net minimum capital lease payments	\$ 34,418

Interest of \$2,978 (2025 - \$2,312) relating to capital lease obligations has been included in expenses on the statement of operations.

5. Tangible capital assets:

	Denman Island Site	Furniture and equipment	Computers	Leasehold improvements	Total 2026	Total 2025
Cost:						
Balance, beginning of year	\$ 10,000	\$ 148,667	\$ 597,426	\$ 431,783	\$1,187,876	\$ 1,024,771
Additions	-	13,513	166,813	178,876	359,202	254,857
Disposals	-	(4,687)	-	(7,800)	(12,487)	(91,752)
Balance, end of year	10,000	157,493	764,239	602,859	1,534,591	1,187,876
Accumulated amortization:						
Balance, beginning of year	10,000	91,096	360,827	386,978	848,901	822,709
Additions	-	16,379	107,398	31,955	155,732	117,944
Disposals	-	(4,687)	-	(7,800)	(12,487)	(91,752)
Balance, end of year	10,000	102,788	468,225	411,133	992,146	848,901
Net book value, end of year	\$ -	\$ 54,705	\$ 296,014	\$ 191,726	\$ 542,445	\$ 338,975

Included in tangible capital assets is assets under capital leases with a net book value of \$34,418 (2025 - \$44,442). There were no contributed assets received during 2026 or 2025.

In fiscal 1994, the Denman Island Ratepayers' Association donated \$10,000 which was used by the Trust to purchase the Denman Island Old School Site from School District #71. The Trust agreed to facilitate the sale of the school site between School District #71 and the Ratepayers' Association and to hold title to the property on behalf of the community. The Denman Island Ratepayers' Association has leased the building on the site from the Trust for 99 years for a total fee of \$10.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

6. Accumulated surplus:

Accumulated surplus consists of:

	2026	2025
Invested in tangible capital assets	\$ 508,027	\$ 294,533
General Revenue Fund	2,332,626	2,156,487
Local Trust Committee Project Specific Reserve Fund	251,893	210,746
Special property tax requisition fund	83,515	83,515
	<u>\$ 3,176,061</u>	<u>\$ 2,745,281</u>

7. Government transfers:

Government transfers recorded as revenue on the statement of operations are comprised of:

	2026	2025
Provincial operating grant	\$ 180,000	\$ 199,000
Provincial restricted grant	88,247	233,557
Federal restricted grant	327,589	333,601
	<u>\$ 595,836</u>	<u>\$ 766,158</u>

8. Budget data:

The budget data presented in these financial statements is based upon the 2026 operating budget approved by Trust Council on March 13, 2025. The following reconciles the approved budget to the budget figures reported in these financial statements.

	Budget amount
Operating budget:	
Revenue	\$ 11,198,731
Less appropriation from surplus	(471,500)
	<u>10,727,231</u>
Expenses	11,198,731
Plus amortization expense	211,000
Less capital expense	(261,100)
	<u>11,148,631</u>
Annual deficit	<u>\$ (421,400)</u>

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

9. Classification of expenses by object:

	2026	2025
Staff salaries and benefits	\$ 6,494,910	\$ 6,433,396
Traveling/training and recruitment	155,545	238,482
Council and trustee costs	1,059,311	1,063,917
Office operations	1,249,219	1,159,333
Programs	565,564	708,159
Legal	755,442	618,883
Amortization	155,732	117,944
	<hr/> \$ 10,435,723	<hr/> \$ 10,340,114

10. Commitments:

The Trust is committed to leases for rented premises. Minimum future payments in the next five years are as follows:

2027	\$ 433,215
2028	397,268
2029	401,302
2030	205,486
2031	-

11. Contingent liabilities:

In the normal course of operations, claims for alleged damages are made against the Trust. The Trust records an accrual in respect of legal claims that are likely to be successful and for which a liability amount is reasonably determinable. The remaining claims, should they be successful as a result of litigation, will be recorded when a liability is likely and determinable. The Trust is insured for general liability claims through membership in the Municipal Insurance Association of British Columbia, a reciprocal insurance exchange. Under this program, members are to share jointly for such claims in excess of individual deductibles against any member. The Trust's deductible is \$100,000.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

12. Trust activities:

(a) Trust Conservancy:

The Trust pays the administration expenses of The Islands Trust Conservancy (the "Conservancy") which is related through the composition of the Conservancy's Board. The Conservancy is empowered to accept donations, grants and bequests and to hold land and other property in compliance with a plan approved by the Ministry of Housing and Municipal Affairs. The Conservancy's Board is comprised of three members from Trust Council and up to three members appointed by the Minister of Housing and Municipal Affairs.

For financial reporting purposes, the Trust and the Conservancy are reported on separately. These financial statements present the financial position and results of operations of the Trust. Amounts owing from the Conservancy were \$79,004 (2025 - \$87,179).

The Conservancy's annual expenses are funded by and reported as part of the Trust in accordance with The Islands Trust Act. These expenses are summarized as follows:

	2026	2025
Operations and Property Management	\$ 985,715	\$ 1,019,945
Board	10,713	9,876
Administration	313,139	327,615
	\$ 1,309,567	\$ 1,357,436

(b) Cost-recoveries:

The Trust administers trust activities on behalf of development applicants on a cost-recovery basis. These activities are included in cost recoveries and are as follows:

	2026	2025
Cash received during the year	\$ 4,250	\$ 5,350
Cash paid during the year	3,294	9,035

The net payable from development applicants of \$516 (2025 - \$190) is included in cost recoveries on the statement of financial position.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

13. Financial risks and concentration of risk:

The Trust has exposure to the following risks from its use of financial instruments: credit risk, market risk and liquidity risk. The Trust has established policies to identify risks and ensure that management monitors and controls them.

(a) Credit risk:

Credit risk is the risk of financial loss if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held consisting of cash, amounts receivable and investments.

The Trust is exposed to credit risk in the event of non-performance by a debtor. This risk is mitigated as most amounts receivable are due from the Province and are collectible.

It is management's opinion that the Trust is not exposed to significant credit risk associated with its cash deposits and investments as they are placed in recognized British Columbia institutions and the Trust invests solely in guaranteed investment certificates.

(b) Market risk:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk is comprised of currency risk and interest rate risk.

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the foreign exchange rates. It is management's opinion that the Trust is not exposed to significant currency risk, as amounts held and purchases made in foreign currency are insignificant.

On April 4, 2025, the United States government imposed new tariffs on imports and exports to/from Canada. The Islands Trust does not expect to experience operational disruption as a result of these tariffs due to its extremely limited reliance on cross-border trade. The tariffs have potential to impact the cost of purchased goods and services, and to increase the organization's exposure to foreign exchange risk associated with limited software systems procured in U.S. dollars. The potential impact has been assessed as immaterial. The Islands Trust continues to adopt practices that prioritize procurement from Canadian suppliers, further limiting the risk of impact to operations and the financial statements. These tariffs are still in place as of the date of these financial statements.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. It is management's opinion that the Trust is not exposed to significant interest rate risk as it invests solely in guaranteed investment certificates with fixed interest rates.

ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2026

13. Financial risks and concentration of risk (continued):

(c) Liquidity risk:

Liquidity risk is the risk that the Trust will not be able to meet its financial obligations as they become due.

The Trust manages liquidity risk by continually monitoring actual and forecasted cash flows from operations and anticipated investing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Trust's reputation. Accounts payable and accrued liabilities are generally due within 30 days of receipt of an invoice.

There has been no change to risk exposure from 2025 related to credit, market or liquidity risks.



REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** June 17, 2026

From: Financial Planning Committee **Date Prepared:** May 28, 2026

SUBJECT: Draft 2027/28 Budget Assumptions, Principles, and Guidelines (BAPG)

RECOMMENDATION:

That Trust Council approve Financial Planning Committee's recommended draft Budget Assumptions, Principles, and Guidelines (BAPG) as presented.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Trust Council is responsible for giving direction to the Financial Planning Committee and staff on development of the next year's budget draft. Reviewing budget assumptions, principles and guidelines in September was historical practice at Islands Trust.

Early direction on budget assumptions, principles, and guidelines from Trust Council, as the budget approver, ensures FPC and staff understand Trust Council's desires and can appropriately work to achieve the given direction in initial drafts of next year's budget. Budget assumptions, principles, and guidelines may be amended at any point in the budget cycle as new information becomes available, or as Trust Council shifts its priorities, or as FPC or staff identify and raise challenges with meeting any specific guideline.

Starting with the FY28 budget cycle, we propose that the BAPG process start earlier, at the May FPC meeting.

1 PURPOSE:

To seek Trust Council's approval of Financial Planning Committee's recommended draft 2027/28 BAPG which will guide the preparation of the initial draft 2027/28 budget for Trust Council's review in December.

2 BACKGROUND:

Trust Council's [Policy 6.3.1 Budget Process](#), section B.2.3 states that "*Budget Principles and Assumptions are approved by Trust Council in December of each year.*"

Despite policy indicating this work takes place annually in December, in practice, initial review and approval of the BAPG by Trust Council takes place in September each year to inform early drafts of the budget. These guiding statements of Trust Council will inform Financial Planning Committee's development of the first draft of the next fiscal year budget, in conjunction with other [guiding documents](#) such as the [strategic plan](#), the reconciliation plan, [communications strategies](#), etc.

In most cases, the BAPG are well-defined and unlikely to change during the budget development process. If FPC or staff identify that Trust Council's BAPG are too difficult or impractical to achieve, or significantly impact the organization's ability to deliver on its plans, they will raise the issue with Trust Council and seek amendments to the approved BAPG.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Staff and FPC will draft a 2027/28 budget based on the direction Trust Council gives in its approved 2027/28 BAPG document.

FINANCIAL: No financial implications to draft next year's budget based on TC's direction in the approved BAPG. The impact of direction in the BAPG will be reflected in the draft budget to understand future financial implications.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Staff and FPC will receive TC's approved BAPG to ensure draft budgets embrace TC's direction for the draft budget.

FIRST NATIONS RELATIONS: None. However, any budget amounts for next fiscal associated with advancing reconciliation and engagement in the Trust Area may enhance relationship with First Nations.

OTHER: None.

4 RELEVANT POLICY: [Policy 6.3.1 Budget Process](#)

5 ATTACHMENT: Draft 2027/28 Budget Assumptions, Principles, and Guidelines (BAPG)

RESPONSE OPTIONS

Recommendation:

That Trust Council approve Financial Planning Committee's recommended draft 2027/2028 BAPG as presented.

Alternative:

Trust Council may, by resolution, amend or add to the BAPG as it sees fit.

That Trust Council approve Financial Planning Committee's recommended draft 2027/2028 BAPG, as amended.

Prepared By: Derek Cockburn Director, Financial and Employee Services
Reviewed By: Chief Administrative Officer / May 8, 2026
Reviewed By: Financial Planning Committee / May 27, 2026



Islands Trust

ISLANDS TRUST

Draft 2027/28 Budget Assumptions, Principles, and Guidelines May 2026

Draft Budget Development Process:

During the budget cycle, each line of the detailed draft budget is reviewed by the responsible Director or Manager, giving consideration to previous years' spending and future work programs and services (including Trust Council's Strategic Plan initiatives). Planning staff review planning project needs with Local Trust Committees and identify top priorities and senior staff review project recommendations with Trust Council's committees and Executive Committee. The Islands Trust Conservancy Board requests budget funding levels appropriate to support the goals in its Regional Conservation Plan and other fiscal initiatives. Directors review their respective Committee work programs, policy requirements and operational needs to ensure activities are appropriately funded. The finance team compiles the detailed budget for the year. The draft budget detail is reviewed by the Islands Trust management team prior to being submitted to the Financial Planning Committee for review and consideration. A first draft of the budget is forwarded to Trust Council in December of each year, or in the case of election years, the following January if timing of Trust Council regular meetings is amended.

Considerations for the 2027/28 Fiscal Year:

The following will have an impact on the FY28 budget:

- New Trustee remuneration framework
- New Trustee parental leave coverage (proposed Bill 17)
- New Trustee mental health benefit coverage
- Potential new law suites related to bylaw infractions
- Potential changes to any policies (i.e. reserve fund or municipal tax requisition calculation)
- New priority direction / resolutions from the newly elected TC
- Implications from revision to Policy Statement
- Implications from the Indigenous Relations Plan
- Implications from the internal Operational Review
- Implications from any public pre-budget surveys (if applicable)
- Standard annual increases outside of the control of the Islands Trust:
 - BCGEU annual wage increases
 - PSA annual travel rate increases
 - PSA annual employee chargeback rate increases (note: no change last year – 25.4%)
 - Inflationary factors (Annual Consumer Price Index - CPI)

REVENUES			
	ITEM	ASSUMPTION/PRINCIPLE/GUIDELINE	DATA SOURCE(S)
1	Fees	<p>Budgeted application fees revenue are based on the following:</p> <ul style="list-style-type: none"> - Estimated application volumes, by type and by LTA, based on historical volume trends. - Estimated application fees by type and by LTA, as determined by LTC fees bylaws. - Accounting standards dictate that fees be recorded as revenue as applications move through processing, not at the time of receipt of the fee. Consequently, estimating how quickly applications will be processed is an important component of estimating application fee revenue in any given year. <p>Given Island's Trust bylaw enforcement policy to offer fee waiver for ultimate compliance, revenue from bylaw tickets is not budgeted for as it is not reliable. Additionally, revenue from this activity is not material to the Trust's overall budget.</p>	<p>Historical application volume levels seen in non-pandemic- impacted fiscal years.</p> <p>Approved LTC Fees Bylaws.</p> <p>Recent historical ratios of fees received to earned.</p>
2	Provincial Grant Funding - Unrestricted	<p>Unrestricted grants are given without restrictions dictating how the funds must be spent. The Provincial grant funds received by Islands Trust annually are unrestricted. These grants are recorded as revenue when they are received.</p> <p>Assume that unrestricted grant funding from the Province will be received, and that the value will remain consistent with prior years. Although there is a Trust Council resolution to request more funds from the Province, no work has progressed on this task and progress is unlikely in the short term. As such, no increase in funds is anticipated at this time.</p>	<p>Prior year funding levels (excluding any one-time unusual payments)</p>
3	Provincial Grant Funding – Restricted	<p>Restricted grants have restrictions dictating how the grant funds must be spent by the receiver. These grants are recorded as revenue only when eligible expenses have been incurred.</p> <p>The planned spending in the fiscal year will be reflected as revenue in the draft budget, along with the related expenses the grant will pay for.</p>	<p>Approved grant agreements from the Province of BC.</p> <p>Other grants as approved in the budget cycle.</p>
4	Federal Grant Funding – Restricted	<p>Restricted grants have restrictions dictating how the grant funds must be spent by the receiver. These grants are recorded as revenue only when eligible expenses have been incurred.</p> <p>These amounts are recognized as revenue in the draft budget, along with the related expenses the grant will pay for. Related expenses are included in their appropriate area of spending and are not shown separately as their own line item.</p>	<p>Signed grant agreement between ITCB/IT and Environment and Climate Change Canada, or other federal bodies.</p>

REVENUES			
	ITEM	ASSUMPTION/PRINCIPLE/GUIDELINE	DATA SOURCE(S)
5	Property Taxes - General	Assume property tax revenue will be required to balance the Islands Trust budget. Assumed the full balance requisitioned will be received by Islands Trust under normal timelines.	Draft budget expenditures less amortization expense, less other revenue sources.
6	Property Taxes – Non-Market Change (NMC) in Tax Base	The property tax base within the Islands Trust Area will grow due to new development activity and changes in use. Assume that jurisdictions 763 and 764 remain an appropriate representation of the NMC within the total Trust Area.	Retains the previous budget’s NMC values. BC Assessment report provided in December each year indicates non-market growth for the Trust Area and is updated in the draft budget at that time.
7	Property Taxes – Special Requisitions	Assume LTCs will request, by way of resolution, a special levy for specific local services as they deem necessary.	Trust Council Policy 6.3.2 Special Property Tax Requisitions
8	Property Taxes – Bowen Island Municipality	Islands Trust staff will be meeting with BIM staff during the summer of 2026 to review the BIM tax levy allocation model. Any proposed changes would be brought forward to the September TC meeting for tentative impacts on the FY28 budget.	Trust Council Policy 7.2.6 Municipal Tax Requisition Calculation
9	Investment Income	Assume interest income will drop slightly in line with anticipated interest rate reductions. Assume Islands Trust will continue to invest in conservative investments in line with legislation. Assume sustainable investment vehicles will be secured for a portion of invested funds to align with Trust values.	Islands Trust Act , Community Charter , current interest rate trends and investment advisor information.
10	Other Grant Funding	Islands Trust will continue to monitor grant opportunities available for corporate work, but does not expect significant new inflows of revenue from this source. Any budgeted revenue from grant funds for projects will be offset by a budgeted expense for the same amount, to ensure appropriate conservatism in the budget.	Current grant programs available to Islands Trust.

EXPENSES			
	ITEM	ASSUMPTION/PRINCIPLE/GUIDELINE	DATA SOURCE
11	Inflation	<p>Assumption that the cost of goods and services will rise in line with inflation. Application of this assumption is not applied in a direct manner whereby all expenses are increased by a percentage. Rather, where real spending trends are analyzed for purposes of generating a budget figure, historical averages are most frequently rounded upwards, with special considerations given to expenditure types experiencing higher than typical increases, including standard rates for contractors where work is most often completed by external parties (i.e.: strategic plan projects).</p>	<p>Consumer Price Index (CPI) for Victoria, as reported for the month of April by BC Statistics (based on Statistics Canada data), to assess if current inflation accommodations are appropriate.</p> <p>Draft 1, Version 1 of the budget will include CPI rates available as at the date of this budget draft, with final update happening in December.</p>
12	Staffing Levels	<p>Assumed requested for any new staff positions will be presented via business case to FPC/TC.</p> <p>Decreased staffing levels may result in a reduced level of services, functions, or quality of work.</p> <p>New functions or services may require either additional staffing or the deletion of some existing functions or service levels.</p> <p><u>Suggested for 2026/27:</u> <i>That Trust Council direct that new personnel requests will include with the business case, a draft job description for the new position, as well as a depiction of where the position will reside in the organisational chart.</i></p>	<p>Current staffing levels, plus potential forthcoming new staff requests.</p> <p>Trust Council direction.</p>
13	Staffing Salaries and Benefits	<p>Assumed that staff will continue to be appointed subject to the <i>Public Services Act</i> and the <i>Public Service Labour Relations Act</i>, in accordance with the <i>Islands Trust Act</i>.</p> <p>Assumed costs for staff salaries and benefits will rise in accordance with relevant legislation and union agreements.</p> <p><i>Prior Year Budget Guideline:</i> <i>That Trust Council establish a 202c/27 budget guideline that funding for salary and benefits costs arising from job descriptions changes must be provided within existing budgets.</i></p>	<p>Public Service Labour Relations Act (all staff). Public Service Act and PSA Policy on salary administration for management employees (exempt staff). BCGEU union agreement</p> <p>Public Service Agency (benefits costs/rate, all staff) – based on prior year benefit rate in the absence of information from PSA whose timing is delayed due to provincial budget delays.</p> <p>Trust Council direction. 167</p>

EXPENSES			
	ITEM	ASSUMPTION/PRINCIPLE/GUIDELINE	DATA SOURCE
14	Trustee Remuneration	<p>Assumed that no changes will be made to the guiding policy for Trustee Remuneration.</p> <p>Assumed that the number of meetings requiring payment to trustees for Trust Council Committees (FPC, TPC, RPC, GC, AC) will remain similar to prior year figures.</p>	<p>TC Policy 7.2.1 Trustee Remuneration. (census information 2021) stats Canada CPI information, Folio information from BC Assessment)</p>
15	Office Facilities	<p>Assumed that office locations for staff will remain in Victoria, on Salt Spring Island and on Gabriola Island. Islands Trust has signed office leases for these spaces which will guide budget amounts for the next fiscal year.</p> <p>It is assumed that Islands Trust will not give notice to the Victoria office property manager by March 31, 2026 for a September 31, 2026 termination of lease, and as such will maintain the leased space until September 31, 2029. This assumption is based on a lack of staff capacity to undertake such a project at this time, as well as lacking alternate options for lease at this time.</p> <p>Assumption that the SSI office renovation is largely complete in the current year with no lingering cost requirements related to this move.</p> <p>Discussion regarding current leased space on Galiano will take place with Galiano trustees to determine if retaining the office space is of value. Trustees are responsible to put in a budget request for these spaces in alignment with policy.</p>	<p>TC Policy 7.4.4 On-Island Trustee Offices.</p> <p>Existing multi-year office leases.</p>

EXPENSES			
	ITEM	ASSUMPTION/PRINCIPLE/GUIDELINE	DATA SOURCE
16	Planning Services	<p>Assumed that Islands Trust Council will continue to provide sufficient funding for LTCs to carry out their primary function of land-use planning and regulatory activities within their local trust area, as permitted by the <i>Islands Trust Act</i>.</p> <p>OCP and LTC project budgets are distributed between LTCs as they seek funding for various projects. Smaller projects with estimated costs less than \$5,000 continue to be funded by the lump sum budget for LTC project work, which LTCs can draw from throughout the year.</p> <p>The following principles will guide decisions on LTC projects in the budget cycle:</p> <ul style="list-style-type: none"> • OCP and LTC projects with estimated costs greater than \$5,000 will require a funding request from the LTC, for consideration by Trust Council. • Similar projects (e.g., OCPs) will be consolidated for efficiencies where feasible. • Proposed projects will not be funded unless there are sufficient staff resources to implement them. 	<p>Local Planning Services Review 2018</p> <p>Trust Council Strategic Plan 2024-2028</p> <p>TC Policy 5.9.1 Best Management Practices for Delivery of Local Planning Services to Local Trust Committees</p>
17	Planner Resource Allocation	<p>Assume planner resource allocation will be allocated in accordance with Trust Council policy 6.2.1 (Priority Setting/Review Guidelines) and Trust Council 6.7.1 (Work Program, FUAL, and Priorities Report)</p>	<p>LPS Review 2018</p> <p>TC's Strategic Plan</p> <p>TC Policy 6.2.1 Priority Setting/Review Guidelines and TC Policy 6.7.1 Work Program, Follow-up Action List and Priorities Report</p>

EXPENSES			
	ITEM	ASSUMPTION/PRINCIPLE/GUIDELINE	DATA SOURCE
18	Strategic Plan Projects	<p>It is assumed Trust Council will adequately resource any work that is approved and prioritized in its 2024-2028 strategic plan, or will choose to forgo work in the plan to fit inside desired budget limits. It is assumed projects in the Strategic Plan noted as 'To be initiated in 2026/27' will be advanced into the budget cycle via their respective Council Committee/Board. Early drafts of the budget will assume strategic plan projects currently underway expected to be complete before next fiscal, will indeed be complete by next fiscal. Later budget versions will re-evaluate likelihood of full completion and if required, will carry funds from the current year into next year's budget.</p> <p><i>Prior Year Budget Guideline:</i> That Trust Council establish a 2025/2c budget guideline that consider any resourcing needs for strategic initiatives from the 2024-2028 Strategic Plan.</p>	<p>TC's Strategic Plan</p> <p>Trust Council direction.</p>
19	Elections	<p>Elections will take place in October 2026 which is within the current fiscal year. No election costs are anticipated in 2027/28. Any subsequent byelections would have an immaterial impact on budget.</p>	
20	First Nations Reconciliation	<p>Trust Council expects the principle of reconciliation to be embraced across all levels of work at Islands Trust. To facilitate this in the budget cycle, all business cases will include consideration of First Nation engagement needs and opportunities to advance reconciliation.</p> <p><i>Prior Year Budget Guideline:</i> <i>That Trust Council establish a 2025/2c budget guideline that considers resourcing needs to update and implement the Reconciliation Action Plan.</i></p>	<p>Business cases submitted during the budget cycle.</p> <p>Trust Council direction.</p> <p>Reconciliation Action Plan update, once provided and approved.</p>

EXPENSES			
	ITEM	ASSUMPTION/PRINCIPLE/GUIDELINE	DATA SOURCE
21	Community Communications and Engagement	<p>The principle of communication with community and public engagement are important to Islands Trust, as such, all business cases will include consideration of public engagement and communication needs.</p> <p><i>Prior Year Budget Guideline:</i></p> <p><i>That Trust Council establish a 202c/27 budget guideline that considers resourcing needs to implement the Communications Strategy.</i></p>	<p>Business cases submitted during the budget cycle.</p> <p>Trust Council direction.</p> <p>Communications Strategy 2024</p>
22	Department Budget Submissions	<p>Department budgets are prepared by Directors each budget cycle that incorporate funds needed for operations and regular programming (such as stewardship education and secretariat functions). These budgets form a significant portion of the draft budget each year. Trust Council may wish to apply guidelines to the drafting of these budget submissions, as occurs in some other jurisdictions.</p> <p>The Operational Review being undertaken by the CAO considered the need to address critical resource issues that impact department budgets and provided recommendations for Trust Council consideration that were endorsed in December 2025.</p> <p><i>Prior Year Budget Guideline:</i></p> <p><i>That Trust Council establish a 202c/27 budget guideline that resource requests for additional operating budgets (including one-time projects) will only be considered where critical capacity issues can be clearly demonstrated or where upfront investment will result in longer term savings as outlined in a business case.</i></p>	<p>Trust Council direction.</p> <p>Director/CAO department budget submissions.</p>
23	Significant Unusual Circumstances	<p>Assumed significant unusual circumstances identified in the budget development cycle will be addressed as required.</p>	<p>None identified.</p>

SURPLUS			
	ITEM	ASSUMPTION/PRINCIPLE/GUIDELINE	DATA SOURCE
24	General Surplus	Assumed that general surplus balances above the policy minimum will be limited due to the use of the surplus in prior year's budgets. This reduces the ability for surplus monies to buffer the impact of rising costs, potentially resulting in higher tax increases.	<u>TC policy c.5.1 Reserves and Surplus</u> , section D.6, amended, recommends a minimum level of General Revenue Surplus as "2.4 months (or 20%) of expenses net of 2.4 months of revenue, excluding revenue from property taxes or the provincial grant"
25	LTC-Specific Reserve Fund	Assumed Trust Council will continue to make use of the LTC-Specific Reserve Fund and fund as many LTC projects from this fund as possible to buffer tax increases from rising costs.	Estimate from Direct, Planning Services based on known and anticipated projects.
26	Special Property Tax (SSIWPA) Surplus Fund	Unknown at this time if the SSI LTC unspent special property tax balance will be requested for spending next fiscal. It is expected the SSI LTC will put a request into the budget cycle for use of these funds if desired.	LTC resolution, if requested, C Trust Council approval.

Follow Up Action Report

Trust Council

Chief Administrative Officer

Progress	Activity	Responsibility	Dates	Status
50%	1 Staff to engage with the Province to analyse Section 7 of the Declaration on the Rights of Indigenous Peoples Act to see how it pertains to Islands Trust Council, Islands Trust Conservancy, the Local Trust Committees, and Bowen Island Municipality. (Note: any further action is paused pending potential legislative changes to DRIPA anticipated to be introduced during the Fall 2026 legislative session.)	Rueben Bronee	Meeting: 25-Sep-2024 Target: 12-Jun-2026	In Progress
0%	2 Staff to include portions of the report dated August 14, 2025 prepared for the September 2025 Trust Council on the Housing Strategic Action Plan, specifically pages 115-117 of the September, 2025 agenda, in the next strategic planning session of Trust Council.	Rueben Bronee	Meeting: 17-Sep-2025 Target: 26-Feb-2027	In Progress
0%	3 Staff to develop options for the potential relocation of the Victoria office prior to the end of the current lease in September 2029.	Rueben Bronee	Meeting: 03-Dec-2025 Target: 30-Sep-2028	In Progress

Follow Up Action Report

Trust Council

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
25%	<p>1 5.2.2 Review of Trust Council Policies - Undertake review and recommend updates and consolidation of policies. Bring one or more policies back to each Trust Council. Work with relevant director.</p> <p>Underway as part of the Governance Committee on-going project to review Trust Council policies.</p>	David Marlor	<p>Meeting: 26-Sep-2023</p> <p>Target: 01-Dec-2026</p>	In Progress
75%	<p>2 That Trust Council request Staff to prepare a draft amendment to the Trust Council Meeting Procedures Bylaw under Section 11 of the Islands Trust Act so that it also applies to all 13 local trust committees, and add amendments to require release of local trust committees' agenda outlines a minimum of two days before release date of full agenda. (COMPLETED)</p> <p>THAT Trust Council request staff to prepare a draft Local Trust Committee Development Procedures Bylaw under Section 11 of the Islands Trust Act that will establish standard procedures applicable to all local trust committees. (Work on this bylaw has not begun. As per Trust Council December 2025 resolution not to start new work this term, this item is DEFFERED.)</p> <p>THAT Trust Council request Staff to prepare a Public Notice Policy with a model Local Trust Committee Public Notice Bylaw, and a draft Trust Council Public Notice Bylaw (COMPLETED)</p>	David Marlor	<p>Meeting: 07-Dec-2023</p> <p>Target: 08-Dec-2026</p>	In Progress
50%	<p>3 Rename 'Islands Trust Council Goals' chart to 'Islands Trust Council Strategic Plan Goals' in the IT App and corresponding report. pending updates to ITApps, then code modification</p>	David Marlor	<p>Meeting: 24-Sep-2024</p> <p>Target: 01-Dec-2026</p>	In Progress

Follow Up Action Report

Trust Council

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	4 Staff to provide an analysis of the position of secretary as per the 2022 Governance Report, and request for analysis on current roles and gaps needed to be filled (including Corporate Officer ie. Bowen). Work on this has not started. As per Trust Council December 2025 resolution to not start new work this term, this item is DEFFERED.	David Marlor	Meeting: 18-Sep-2025 Target: 02-Jun-2026	In Progress
30%	5 Staff to prepare a five-year Information Technology and Information Management Plan to be presented to Trust Council for approval, and that no new non-essential technology projects be initiated until completion of this five-year plan.	David Marlor	Meeting: 03-Dec-2025 Target: 08-Sep-2026	In Progress
50%	6 Staff to work with the Governance Committee to provide Trust Council with options to improve the current committee structure in advance of the 2026 election.	David Marlor	Meeting: 03-Dec-2025 Target: 01-Oct-2026	In Progress
100%	7 Staff to amend draft amended Policy 7.2.1 Trustee Remuneration second Section 5.2, dated March 10, 2026, by replacing the word "may" with the word "will".	David Marlor	Meeting: 10-Mar-2026 Target: 31-Mar-2026	Completed
100%	8 Staff to amend draft amended Policy 7.2.1 Trustee Remuneration Section 5.3, dated March 10, 2026, by replacing it in its entirety with "The review will be conducted in accordance with the principles and methodology identified in this Policy."	David Marlor	Meeting: 10-Mar-2026 Target: 31-Mar-2026	Completed
100%	9 Staff to amend policy 7.2.1 Trustee Remuneration by removing the words "or special" from the second Section 6.3.	David Marlor	Meeting: 10-Mar-2026 Target: 31-Mar-2026	Completed
100%	10 Staff to amend Policy 7.2.1 Trustee Remuneration 6.3 by changing the values \$375 to \$400, and \$750 to \$800.	David Marlor	Meeting: 10-Mar-2026 Target: 31-Mar-2026	Completed

Follow Up Action Report

Trust Council

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
100%	11 Staff to add deferred item 7.2.3 Trust Council Public Notification Bylaw - Request for Decision to the June Islands Trust Council Quarterly Meeting agenda.	David Marlor	Meeting: 11-Mar-2026 Target: 16-Jun-2026	Completed
100%	12 Staff to add the deferred item 7.2.4 Trust Council Policy 2.1.15 Secretariat Services - Update - Request For Decision to the June islands Trust Council Quarterly Meeting agenda.	David Marlor	Meeting: 11-Mar-2026 Target: 16-Jun-2026	Completed

Follow Up Action Report

Trust Council

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
82%	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: 11-Jun-2026	In Progress
100%	2 Staff to: 1. Solicit First Nations to get their feedback about the referral processes, concerns and new initiatives; 2. Develop a work plan that captures planned actions advancing from this Referrals to First Nations - Request for Decision; and 3. Include this initiative in the Draft 2025-2028 Strategic Plan and the amended Reconciliation Action Plan.	Stefan Cermak	Meeting: 26-Sep-2024 Target: 11-Jun-2026	Completed
0%	3 Staff to prepare a bylaw to rescind Bylaw 154 should staff be unable to resource the coordination of the Salt Spring Watershed Protection Plan in the 2026/27 budget.	Stefan Cermak	Meeting: 03-Dec-2025 Target: 31-May-2026	In Progress
88%	4 Planning Services staff to provide a report on the evaluation and changes of the referral process to consult with First Nations, to both improve communication and further reconciliation, and report back at a future Trust Council meeting.	Stefan Cermak	Meeting: 11-Mar-2026 Target: 11-Jun-2026	In Progress

Follow Up Action Report

Trust Council

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
100%	<p>5 Staff to amend Policy 5.5.1 Bylaw Compliance and Enforcement Section 6.1.6 by replacing the word "involves" with "poses a significant risk to" so that it reads:</p> <p>6.1.6 If the Officer has facilitated a mediated solution between the parties that satisfactorily addresses the concerns, even if a contravention may remain, except in cases where the contravention poses a significant risk to health, safety, or the environment.</p>	Stefan Cermak	Meeting: 11-Mar-2026 Target: 31-Mar-2026	Completed
100%	<p>6 Staff to amend Bylaw Compliance and Enforcement Best Practices Manual, page 7, by updating the reference and replacing bullet 2 as shown below so it reads:</p> <p>As listed in Trust Council Policy 5.5.1, Section 7, this system gives priority to those bylaw infractions of greatest concern to island communities:</p> <ol style="list-style-type: none"> 1. When directed by a local trust committee 2. Significant health and safety issues... 3. ... 4. ... 	Stefan Cermak	Meeting: 11-Mar-2026 Target: 31-Mar-2026	Completed
100%	<p>7 Staff to amend Bylaw Compliance and Enforcement Best Practices Manual, page 7, by adding the word "significant: to the first bullet concerning starting an investigation without a compliant so it reads:</p> <p>- Contraventions may cause significant health or safety risks.</p>	Stefan Cermak	Meeting: 11-Mar-2026 Target: 31-Mar-2026	Completed
100%	<p>8 Staff to amend Policy 5.5.1 Bylaw Compliance and Enforcement by:</p> <ul style="list-style-type: none"> - adding "or" to the end of the sentences contained in bulleted sections: 3.13.2, 3.15.3, and 6.1.6 - removing "or" from Policy 6.1.3". 	Stefan Cermak	Meeting: 11-Mar-2026 Target: 31-Mar-2026	Completed

Follow Up Action Report

Trust Council

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
100%	9 Staff to amend Policy 5.5.1 Bylaw Compliance and Enforcement by: - moving Policy 6.1.6 to follow 6.1.4 and - moving Policy 6.1.5 to 6.2 and renumbering Policy 6.2 and 6.3 accordingly.	Stefan Cermak	Meeting: 11-Mar-2026 Target: 31-Mar-2026	Completed
100%	10 Staff to inform relevant Planning staff that Islands Trust Council approved financial sponsorship of \$2,282.00 for Temporary Use Permit application MA-PL-TUP-2026-0035.	Stefan Cermak	Meeting: 11-Mar-2026 Target: 13-Mar-2026	Completed
9%	11 Staff to explore opportunities to establish a partnership with UBC's Conservation Lab for addressing priority needs in incorporating biology into decision making in land use planning and with the Conservancy.	Clare Frater Stefan Cermak	Meeting: 12-Mar-2026 Target: 31-Aug-2026	In Progress
100%	12 Staff to inform relevant Planning staff that Islands Trust Council approved reimbursement of application fees associated with PLRZ20260093 for registered charity Salt Spring Island Farmland Trust Society in the amount of \$4882.00.	Stefan Cermak	Meeting: 12-Mar-2026 Target: 13-Mar-2026	Completed

Follow Up Action Report

Trust Council

Director, Financial and Employee Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to implement new Trustee Remuneration rates effective April 1, 2027, using 2026 published remuneration, population and folio data.	Derek Cockburn	Meeting: 10-Mar-2026 Target: 26-Feb-2027	In Progress
0%	2 Staff to include coverage for Clinical Counsellors to the trustee benefit plan, and to increase the health coverage limit to \$1,000 annually, aligning the coverage and annual dollar limit with provisions provided to staff and that the change be implemented April 1, 2027 in alignment with changes to Trustee Remuneration.	Derek Cockburn	Meeting: 10-Mar-2026 Target: 26-Feb-2027	In Progress
100%	3 Staff to add \$7,125 to the proposed 2026-27 budget for the purpose of reinstating a portion of the Secretariat funding that supports essential funding for Át!ka7tsem/Howe Sound Community Forum, the Southern Gulf Islands Forum and the Coastal Communities Climate Action Leadership Plan Steering Committee.	Julia Mobbs	Meeting: 11-Mar-2026 Target: 12-Mar-2026	Completed
100%	4 Staff to reduce the Contracted Temporary Staffing services line item in the draft 2026/27 budget by \$5,000.	Julia Mobbs	Meeting: 11-Mar-2026 Target: 12-Mar-2026	Completed
100%	5 Staff to forward the Islands Trust Council Bylaw 204, cited as the "Islands Trust Council Financial Plan Bylaw 2026-2027", to the Minister of Municipal Affairs for approval consideration.	Julia Mobbs	Meeting: 12-Mar-2026 Target: 31-Mar-2026	Completed
100%	6 Staff to forward the Islands Trust Council Bylaw 205, cited as "Islands Trust Council Revenue Anticipation Borrowing Bylaw 2026-27", to the Minister of Municipal Affairs for approval consideration.	Julia Mobbs	Meeting: 12-Mar-2026 Target: 31-Mar-2026	Completed

Follow Up Action Report

Trust Council

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
85%	1 Policy Statement Amendment Project - Amend draft Bylaw No. 183 as directed by adopted resolutions. (ONGOING)	Clare Frater	Meeting: 21-Sep-2022 Target: 07-Sep-2026	In Progress
5%	2 Coordinate the provision of expert advice and training to the incoming Trust Council, early in the new term, on the theme of public engagement and consultation, building on lessons learned from the first three phases of Islands 2050 public engagement from 2019 - 2022.	Clare Frater	Meeting: 21-Sep-2022 Target: 30-Jun-2027	In Progress
0%	3 Staff to report to the Executive Committee on options to support renewed advocacy with San Juan County and Indigenous Governing Bodies that is directed to our respective federal and state/provincial bodies on oil spill prevention in the Salish Sea.	Clare Frater	Meeting: 05-Dec-2024 Target: 03-Jun-2026	In Progress
100%	4 Staff to undertake more internal engagement and return a revised version of the draft Islands Trust Indigenous Relations Action Plan 2026-2028 to Trust Council for approval in June 2026.	Clare Frater	Meeting: 12-Mar-2026 Target: 26-May-2026	Completed
71%	5 Staff to inform the Executive Committee that Islands Trust Council direct Executive Committee to undertake a strategic planning public engagement prior to development of the draft 2027/28 budget.	Clare Frater	Meeting: 12-Mar-2026 Target: 31-Aug-2026	In Progress
100%	6 Staff to add deferred item 13.2.4 Budget Process Policy Amendment - Request for Decision to a future Islands Trust Council Quarterly Meeting agenda.	Clare Frater	Meeting: 12-Mar-2026 Target: 26-May-2026	Completed

Follow Up Action Report

Trust Council

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
100%	7 Staff to forward the report "Hypothetical Tax Shift Analysis: Projected Impacts of an Increased Property Tax Exemption Through the Natural Area Protection Tax Exemption Program (NAPTEP)" to the Islands Trust Conservancy Board to consider recommendations to Trust Council.	Clare Frater	Meeting: 12-Mar-2026 Target: 01-May-2026	Completed
100%	8 Staff to: <ul style="list-style-type: none"> ·request service contracts for 2026/27 for ·\$4,000 to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum, ·\$3,000 to support the coordination of the Southern Gulf Islands Forum, and ·\$125 to Southern Gulf Islands Forum and the Coastal Communities Climate Action Leadership Plan Steering Committee. ·inform the relevant parties of Trust Council's decision re allocation of secretariat services support to coordination groups. 	Clare Frater	Meeting: 12-Mar-2026 Target: 15-May-2026	Completed
9%	9 Staff to explore opportunities to establish a partnership with UBC's Conservation Lab for addressing priority needs in incorporating biology into decision making in land use planning and with the Conservancy.	Clare Frater Stefan Cermak	Meeting: 12-Mar-2026 Target: 31-Aug-2026	In Progress
49%	10 Staff to invite Dr. Tara Martin to attend a future Trust Council or Conservancy board meeting to present research on the impacts of hyperabundant deer, and strategies for managing hyperabundant deer to restore keystone places in the Gulf Islands. Request made - awaiting response.	Clare Frater	Meeting: 12-Mar-2026 Target: 26-May-2026	In Progress



Islands Trust

CONFERENCE/CONVENTION ATTENDEE REPORTING

Conference/Convention:	AVICC 2026
Date/Location of Conference/Convention:	April 24, 25 and 26, 2026
Attendee(s):	Laura Patrick, Tobi Elliott, David Maude and Tim Peterson
Submitted By:	Laura Patrick
Date of Report:	May 1, 2026

CONFERENCE OVERVIEW

Conference Theme/Purpose (Brief description of the main focus or goal of the event):

Local government networking and advocacy.

Keynote Speakers/Notable Presenters (List any major speakers and topics covered):

See below

SESSION SUMMARIES

Session #1	
Session Title & Presenter(s):	Workshop: Navigating the Big Divide
Content Summary:	<p>This workshop, led by NikNaz Kahnamoui and Lynda Gerty, focused on applying the <i>Polarity Management Framework</i>. Participants were guided through a structured discussion along a continuum from “conviction” to “openness,” using a four-quadrant exercise that mapped the positive and negative outcomes of each orientation.</p> <p>While the session was framed around addressing polarization in our communities, the framework has direct relevance to the day-to-day decision-making responsibilities of elected officials. It highlights that both conviction and openness are necessary and beneficial—provided they are held in balance. An overemphasis on either can lead to unintended negative consequences.</p>

I believe this exercise would be a valuable addition to early onboarding for a new Trust Council. It offers a practical tool for maintaining perspective, encouraging reflection, and reinforcing the importance of keeping an open mind while still exercising leadership.

A key takeaway from the session was the distinction between problems to be solved and polarities to be managed. As noted during the workshop:

“When we treat a polarity as if it were a problem to solve, we spend unnecessary time trying to find and prove the right solution, when in fact there is no single right solution—what is needed is to manage the polarity.”

This insight strongly resonates with current discussions regarding the Trust Policy Statement update. The process illustrates how challenges can intensify when there is prolonged focus on the negative aspects of either conviction or openness.

Examples of Imbalance

Negative impacts of overemphasizing conviction:

- Individuals may feel unheard, unconsulted, or disrespected
- Alternative perspectives and solutions may be overlooked
- The process can become rigid and exhausting

Negative impacts of overemphasizing openness:

- Difficulty advancing decisions where clear direction is required
- Reduced confidence or trust in leadership
- Challenges in reaching timely conclusions

This framework has broader applicability beyond this specific context. It may also serve as a more dynamic alternative to traditional SWOT analysis by focusing on managing ongoing tensions rather than identifying static strengths and weaknesses.

As summarized by Polarity Partnerships:

	<p>“In today’s world of increasing interdependency and complexity, it is vital to utilize both problem-solving and polarity-thinking to address strategic challenges and opportunities. Leaders, teams, and organizations that leverage polarities well outperform those that do not.”</p> <p>Overall, the workshop provided a practical and transferable approach for navigating complex governance issues, where competing values must be balanced rather than resolved.</p> <p>Resources: https://www.polaritypartnerships.com/the-power-of-pact</p>
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>I believe this exercise would be a valuable addition to early onboarding for a new Trust Council. It offers a practical tool for maintaining perspective, encouraging reflection, and reinforcing the importance of keeping an open mind while still exercising leadership.</p> <p>This framework has broader applicability beyond this specific context. It may also serve as a more dynamic alternative to traditional SWOT analysis by focusing on managing ongoing tensions rather than identifying static strengths and weaknesses.</p>

Session #2	
<p>Session Title & Presenter(s):</p>	<p>Chiefs, Mayors and Chairs Forum</p>
<p>Content Summary:</p>	<p>Marianne Alto delivered a presentation on the development of the Victoria Community Safety and Wellbeing Plan. She began by highlighting Council’s reconciliation work, emphasizing the importance of building sustained relationships with local First Nations. She described an approach centered on creating a “family” model—meeting regularly without formal agendas and prioritizing connection through shared meals.</p> <p>During table discussions, representatives from smaller and rural communities expressed concern that developing and implementing a comprehensive plan of this scale is beyond their capacity and available resources. In response, Mayor Alto emphasized that while resources are a constraint, they should not be a barrier to initiating action. She noted that complex or “wicked” problems cannot be meaningfully</p>

	<p>addressed without a clear plan, regardless of scale, and that planning itself is a necessary first step toward progress.</p> <p>This exchange highlighted an important tension between capacity and ambition, and underscored the value of right-sizing planning approaches to fit local contexts while still maintaining a structured path forward.</p> <p>Mayor Alto encourages others to take, borrow and use any portion of the report.</p> <p>Resources: https://www.victoria.ca/media/file/community-safety-and-wellbeing-plan-0</p>
Potential Follow-up Actions by Islands Trust:	This exchange highlighted an important tension between capacity and ambition, and underscored the value of right-sizing planning approaches to fit local contexts while still maintaining a structured path forward.

Session #3	
Session Title & Presenter(s):	Keynote – Shachi Kurl: Where Are We Headed—and Where Are We Now?
Content Summary:	<p>As head of the Angus Reid Institute, Shachi Kurl delivered an informative overview of the complex challenges facing the provincial NDP government. She characterized today’s issues as increasingly multifaceted, noting that “problems are no longer quaint.”</p> <p>Her key message for local governments was the importance of clear, accurate, and transparent communication regarding issues related to the rights of Indigenous Peoples.</p>
Potential Follow-up Actions by Islands Trust:	Her key message for local governments was the importance of clear, accurate, and transparent communication regarding issues related to the rights of Indigenous Peoples.

Session #4	
Session Title & Presenter(s):	Workshop: Troubled Waters – Regulation of Activities In and Around Waterways

<p>Content Summary:</p>	<p>This session was facilitated by David Giroday and Sophie Marshall of Young Anderson. It provided a dense and practical overview of key regulatory issues facing local governments. The following summarizes key cautions and considerations highlighted during the session.</p> <p>Managing Abandoned Boats If a local government is required to dispose of an abandoned vessel, strict procedural diligence is essential. This includes confirming ownership, identifying any liens or secured interests, providing proper notice, documenting evidence, reviewing moorage or docking agreements, and completing a detailed inventory of contents. Failure to follow these steps can expose the local government to legal risk.</p> <p>Construction in the Foreshore Waterfront ownership and boundaries remain a frequent source of confusion:</p> <ul style="list-style-type: none"> • Upland owners may acquire land through natural accretion and can apply to the Surveyor General to have title adjusted accordingly. • Historical survey errors have resulted in inaccurate boundary depictions; corrections can also be pursued through the Surveyor General. • Where ownership cannot be clearly established, the foreshore should be presumed to lie outside the legal parcel boundary. <p>Regulating Liveboards Jurisdictional complexity is a central challenge:</p> <ul style="list-style-type: none"> • The federal government has authority over navigation, including temporary moorage and anchorage. • Under the doctrine of paramountcy, local regulations are inoperative where they conflict with federal law or frustrate its purpose. • Despite this, courts have affirmed that local governments may regulate, restrict, or prohibit long-term moorage and residential use of vessels. • Tools available include licenses of occupation (to support zoning bylaws) and buoy licensing or permitting schemes under local authority to regulate public places. • A license of occupation, as a tenure-based instrument, can help prevent claims of non-conforming use.
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	<p>Coastal Flooding and Section 219 Covenants</p> <p>Section 219 covenants are an important and underutilized tool for managing coastal flood risk:</p> <ul style="list-style-type: none"> • They can be applied through rezoning, development variance permits, and subdivision approvals. • Their primary purpose is to ensure future property owners are informed of flood risk and to limit local government liability. • As regional districts update flood risk mapping, this represents an emerging and growing issue. There is a clear need for the Islands Trust to review and update its regulatory tools in response.
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>A license of occupation, as a tenure-based instrument, can help prevent claims of non-conforming use.</p> <p>As regional districts update flood risk mapping, this represents an emerging and growing issue. There is a clear need for the Islands Trust to review and update its regulatory tools in response and include section 219 covenants.</p>

Session #5	
<p>Session Title & Presenter(s):</p>	<p>Session: How Do We Solve a Problem Like Engagement?</p>
<p>Content Summary:</p>	<p>This session was facilitated by Sonia Furstenau and Maeve Maguire, with support from Dr. Aftab Erfan and Susan Kim.</p> <p>The presenters focused on the use of community assemblies as a tool to support complex local government initiatives, such as Official Community Plan (OCP) updates. The session itself was structured using key elements of a community assembly, providing a practical demonstration of how this model works in practice.</p> <p>A key takeaway was the growing effort by facilitators and practitioners to build support among elected officials for the adoption of community assemblies at the local level. This model offers a more deliberative and representative form of public engagement, particularly for issues that are complex, values-based, or contentious.</p> <p>There may be a meaningful opportunity to explore this approach within the Islands Trust. For example, a community assembly could have been a valuable investment during the</p>

	<p>development of the Trust Policy Statement, and may be worth considering for future large-scale policy or planning processes.</p> <p>Future engagement strategies at the Islands Trust should include consideration of community assemblies as one of the available tools.</p> <p>Resources: https://communityassemblynetwork.ca</p>
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>There may be a meaningful opportunity to explore this approach within the Islands Trust. For example, a community assembly could have been a valuable investment during the development of the Trust Policy Statement, and may be worth considering for future large-scale policy or planning processes.</p> <p>Future engagement strategies at the Islands Trust should include consideration of community assemblies as one of the available tools.</p>

Session #6	
Session Title & Presenter(s):	Strong Towns: Bottom-Up Revolution to Rebuild Canadian Prosperity
Content Summary:	<p>This was a thought-provoking and information-rich presentation examining the long-term costs of land use planning decisions. The speaker highlighted how settlement patterns and development choices can generate significant financial implications over time, particularly in relation to infrastructure and servicing costs.</p> <p>While the analysis focused primarily on economic costs, there is clear value in extending this lens to also consider ecological impacts, particularly within the Trust Area where land use decisions have cumulative environmental consequences.</p> <p>The central message emphasized the importance of aligning zoning and land use regulations with desired development outcomes—in other words, using permissive zoning to enable the types of communities we want to see, rather than constraining them through restrictive frameworks. Further analysis is warranted to explore how these principles may apply in our local context.</p>

	Resources: https://www.strongtowns.org
Potential Follow-up Actions by Islands Trust:	The central message emphasized the importance of aligning zoning and land use regulations with desired development outcomes—in other words, using permissive zoning to enable the types of communities we want to see, rather than constraining them through restrictive frameworks. Further analysis is warranted to explore how these principles may apply in our local context.

NETWORKING

Multiple opportunities were undertaken to network.

RESOURCES & MATERIALS

(Add links to websites, online resources, or additional conference/convention information)

- See above.

FURTHER INFORMATION

(Any need-to-know information not captured above)



CONFERENCE/CONVENTION ATTENDEE REPORTING

Conference/ Convention:	Association of Vancouver Island Coastal Communities Convention 2026
Date/Location of Conference/ Convention:	Victoria, BC April 24-26, 2026
Attendee(s):	Laura Patrick, Tobi Elliott, David Maude, Tim Peterson + staff
Submitted By:	Tobi Elliott
Date of Report:	May 11, 2026

CONFERENCE OVERVIEW

Conference Theme/Purpose: Presentations and invited speakers with topics relevant to by local governments, networking, voting on resolutions to go to UBCM.

Keynote Speakers/Notable Presenters (*List any major speakers and topics covered*):

1) UBCM President **Cori Ramsay** spoke about Bill C18, Integrated Fire Smart Program, Canada Build Fund; UBCM seeking intervenor status in the appeal to the Cowichan Tribes court decisions; input into the Heritage Conservation Act. <https://www.ubcm.ca/about-ubcm/latest-news/provincial-plans-overhaul-heritage-conservation-act-still-need-work>

- Update on **Governance Review** - UBCM seeking input on potential name change (clarity that we don't represent just municipalities, vs. limited practical value, confusion, costs, brand value, unlikely to move ahead), 2) composition of the governing body (regional representation, size of local governments at the Executive table, continuity of Executive members vs 1 year terms 2 years, and limiting the number of seats to 21 — strong support)

Plus examples of how the Local government community feels the Province can do better to consult with UBCM. They sought live input from delegates at Convention.

2) Federation of Canadian Municipalities Update by Will Cole-Hamilton, AVICC Director at Large; FCM BC Caucus Chair; Councillor, City of Courtenay; Chair, Comox Valley Regional District. They have been advocating for:

- dedicated stream to northern and rural communities for infrastructure, Canada permanent transit fund, Bill C20 Build Canada Homes Act, that small communities are considered; Reach in Home program be permanently funded to help address homelessness, National defence funding 81.8 billion, 12.5 billion for infrastructure for off base.

SESSION SUMMARIES

Session #1	
Session Title & Presenter(s):	Workshop: Navigating the Big Divides
Content Summary:	<p>Interactive workshop that featured several rounds of engagement. First question asked participants to share some of their common challenges and strategies.</p> <ol style="list-style-type: none"> 1. Social media: No matter what you do, it will fuel the fire. Strategy: when someone asks a question on social media, don't answer on the platform but message them separately and ask for a coffee to talk about the issue 2. Disinformation and misinformation. Strategy: monthly newsletters and meet ups with good information; 3. Distrust in government, accusations "I've heard you're doing this. Strategy: adopting the attitude of "I'm here to help". Acknowledge the scope of your authority is limited, but you will always try. <p><i>Q: Are we the facilitator of repair, or the defender of our municipality and corporation's values and projects?</i></p> <p>Understanding Polarities: Conviction vs. Openness</p> <p>We explored the concept of Navigating Polarities—tensions that are ongoing, interdependent, and inherently unsolvable. Effective leadership requires a "Both/And" mindset rather than "Either/Or." Much like breathing requires both inhaling oxygen and exhaling carbon dioxide, leadership requires balancing two poles:</p> <ol style="list-style-type: none"> 1. Conviction <ul style="list-style-type: none"> • Positive Aspects: Moral clarity, integrity, and confidence during uncertainty. It can drive results and build trust through consistency. • Negative Aspects: Can lead to rigidity, stubbornness, and a narrow point of view. It may cause separation or lead to fast decisions that are ultimately incorrect. 2. Openness <ul style="list-style-type: none"> • Positive Aspects: Fosters curiosity, co-creation, and participatory decision-making. It protects relationships, decreases power imbalances, and leads to sustainable outcomes. • Negative Aspects: Can result in analysis paralysis, decision fatigue, and "work churn." Without balance, it may appear as a lack of vision or a lack of backbone

	<p>To maintain a healthy balance between these poles, we can ask the following questions:</p> <ul style="list-style-type: none"> • Influencing Factors: What conditions (such as cultural viewpoints) are currently leaning you toward one pole over the other? • Current Impact: What specific benefits or downsides are you experiencing in your current role? • Warning Signs: What are the early indicators that you have fallen into an "unhealthy imbalance" (e.g., becoming too rigid or too indecisive)? Resources: https://www.polaritypartnerships.com/the-power-of-pact
Potential Follow-up Actions by Islands Trust:	<ul style="list-style-type: none"> • This would be a great workshop for year 2 of elected official, after initial content learning has wound down and electeds are starting to navigate community tensions or polarizing dynamics.

Session #2	
Session Title & Presenter(s):	Electoral Area Directors & Friends Forum and Lunch
Content Summary:	<p>The session opened with a discussion on asset management, specifically the case of the Lund Waterworks Improvement District.</p> <ul style="list-style-type: none"> • After the district went into receivership, the province transferred management to the Regional District (RD). • Key Warning: Participants were reminded that Regional Districts are often the "receivers of last resort." Leaders should be cautious of provincial pressure to assume these responsibilities prematurely. <p>Retiring CAO Doug Holmes (currently serving Nanaimo Regional District) shared some general learnings from his long tenure in public service:</p> <p>1. Clarity of Roles: Staff vs. Elected Officials</p> <ul style="list-style-type: none"> • Defining the "What" vs. the "How": It is the role of elected officials to determine community priorities and set the budget. It is the role of staff (Operations) to provide professional estimates and determine the best technical path to achieve those goals. • Example: Elected officials should not simply tell a CFO to "get the budget down to a specific number"; instead, they should lead the conversation on which services the community truly needs. <p>2. Tendency to isolate with Burden of Responsibility</p> <ul style="list-style-type: none"> • In a "one-employee system" (where the CAO is the sole direct report to the board), the weight of decision-making can be immense. • The Risk of Isolation: When faced with difficult files or disagreements, it is tempting to withdraw. However, isolation is the enemy of sustainability in these roles. Be the one others can call on, and reach out if you need support.

	<p>3. Prioritizing Relationships over Transactions</p> <ul style="list-style-type: none"> • You will not always align with your colleagues on every file. In these moments, prioritize the relationship over the transaction. • Success requires allies. Even when you disagree, work through the issues to ensure you remain someone others can lean on, and someone who can lean on others in return. <p>4. The Long Game</p> <ul style="list-style-type: none"> • Acceptance: Problems will never stop coming; they are part of the job. Embrace them, but take the time to celebrate the wins—you need those victories to sustain you for the long haul. • Persistence: Meaningful change takes time. With persistence, a "good heart," and a commitment to collaboration, you can achieve significant results. <p>Juan de Fuca-Malahat MLA Dana Lajeunesse shared proposed bill "Xavier's Law" which would give police power to issue 30-day roadside driving bans for reckless drivers. This was because a 13 year old boy was killed on a side road that wasn't owned by anyone. All jurisdictions were pointing fingers, but "don't forget the victim."</p>
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<p>Potential Follow-up Actions by Islands Trust:</p>	<p>Congratulate CAO Doug Holmes on his long service before he retires!</p>
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Session #3

<p>Session Title & Presenter(s):</p>	<p>Keynote: Shachi Kuri - Executive Director Angus Reid</p>
<p>Content Summary:</p>	<p>Kuri's talk focussed on understanding how demographic shifts, identity politics, and polarization influence public opinion and democratic engagement, with a data-informed lens that challenges assumptions and reveals emerging trends.</p> <p>Public opinion on how the BC government has been in responding to DRIPA and how it's impacting us. "BC has displayed a level of desire, intention and legislative work to try to make things right, more than any other province."</p> <p>Summer 2025 (Cowichan Decision) things really started to change in public opinion. Kicked off the beginnings of a significant amount of uncertainty (limits of private property rights, whether you own your land, whether the Act has overreach)</p> <ul style="list-style-type: none"> • 39% who viewed DRIPA as necessary vs to 44% • March: 30% view DRIPA as necessary step toward reconciliation vs 53% more worried that DRIPA goes too far (1/5th NDP voters) • 57% see BC on the wrong track, and increasingly dissatisfied with the performance of the provincial government. Key issues are cost of living, and access to primary health care is the driving issue.

	<ul style="list-style-type: none"> • Other key trends: we are at risk of losing the next generation economically, socially. For 18-34 year olds the #1 issue is unemployment • Tara Carmen - CBC news https://www.cbc.ca/news/canada/british-columbia/bc-driipa-crisis-point-9.7175559 <p>Keys for Dealing with polarization: communicating accurately, transparently and compassionately about the issues that matter.</p> <ul style="list-style-type: none"> • Must be able to hold 2 realities: we can understand things happened in the deep past that were unjust, but it doesn't reduce one iota of fear for a homeowner or business owner grappling with the real fear their homes are compromised. • sometimes what is real and is happening (court decision, reality on the ground) when it runs into the ideal that we are setting up for ourselves, things get very polarized very quickly. • if people can't ask the questions, you will send them into a space of polarization • we can acknowledge the things that are, and what needs to be dealt with: <i>this</i> is a thing, and <i>this</i> is also a thing • constituents who are mad at government aren't going to separate the issues according to jurisdiction: you're going to get it all at the local level. • Looks at who is building consensus across partisan issues, bridging polarization. They are "calming the f*** down. tell people what's going on." • Look at PM Carney's calming communication. Not hiding anything. this is what's going on.
<p>Potential Follow-up Actions by Islands Trust:</p>	<ul style="list-style-type: none"> • In times of uncertainty and polarization, how we communicate (tone, calm) is as important as what we communicate (good information). Local governments sit at the forefront of the public's uncertainty. We need stronger engagement tools to help the public navigate the discussions we need to have.

Session #4	
<p>Session Title & Presenter(s):</p>	<p>Fostering Collaborative Governance: Modernizing Island Coastal Economic Trust Presenters: Brodie Guy, CEO; Michelle Staples, Chair (Mayor of Duncan), Bob Chamberlain, Director (Kwikwasut'inuxw Haxwa'mis First Nation), Ashley Wright, Indigenous Advisor, (K'omoks First Nation); Tim Lesiuk, ADM Ministry of Jobs and Economic Growth.</p>

<p>Content Summary:</p>	<p>The Province of British Columbia, First Nations, and local governments have entered a new era of regional economic development with the joint co-governance of the Island Coastal Economic Trust (ICET). “Collaboration is going to generate so much more opportunity than competition.” Jesse Hemphill, Sanala Planning, who authored the First Nations Strategic Recommendations Report (2025). -https://islandcoastaltrust.ca/wp-content/uploads/2025/07/Sanala_FirstNationsRecommendations_July2025.pdf</p> <p>BG: The model is “designed locally, rooted in relationships and grounded in years of trust and dialogue. It’s not a theory. it’s a real world model.”</p> <ul style="list-style-type: none"> • The government endorsed all recommendations and is working on amending legislation. Will set a national precedent, as a new way of generating income. • needs investment to unlock the promise of co-governance, but we have a business plan, focussed on generating wealth, not spending it. Looking to a future not funded from local taxpayers, but we are generating wealth. Move from scarcity into an abundance model. <p>MS: Coastal communities have been asking for something like this for a long time. It’s a natural fit on Vancouver Island, “we live in communities, close together, kinship ties”</p> <ul style="list-style-type: none"> • > 10% of the projects used to be led by Indigenous groups, now around 60%. Those happened because of relationships between governments and people • “when we do this work together it gives us a chance to build on relationships. How we do things is giving us this result today, it’s not because of DRIPA or legislation.” <p>BG: “The tension today is worth naming because it’s the context you are all working in. Co-governance can be an antidote to the fear... one of our core arguments for co-governance is that it creates investment certainty.”</p> <p>BC: these times are increasingly reactionary, with scarcity-driven narratives around Indigenous rights. citizens seem to be reaching for division.</p> <ul style="list-style-type: none"> • where there is lack of clarity, that’s when the division begins. • we can wait for the provincial government and the Crown, but they have precedence that they have to consider. • FN council leadership and municipal leadership need to meet: this is where politics gets close to the ground. “this is where something you try doesn’t have to be used as precedent-setting” <p>Dr. Chief Robert Joseph (Bob’s uncle) spoke about societal reconciliation as the pathway for justice.</p> <ul style="list-style-type: none"> • how do we get to our neighbours so we can understand each other. we want to see a more predictable future, where efforts made at the regional level affect us because it’s our neighbours. At the personal, regional, municipal level, we have understanding of the mutual issues.
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<p>Content Summary cont'd</p>	<p>TL: Speaking from BC government perspective: evolved from the Province's 2022 commitments to now. It approached this as a co-developed process. We aren't looking at it as a hierarchy, but as equals, with all the different facets." Trust-based approach</p> <ul style="list-style-type: none"> • started with a commitment around governance. many projects are FN driven, but the governance structure doesn't have FNs at the table. They have a provision in the Act for the province to appoint first nation leader, but there is no way for a FN to know they have the opportunity to have access to that sliver of provincial discretion • 1st step was they looked at the existing structure. We could have added some names to the act, additional board members could come forward, and it might look like co-governance, or it could be just expanding. • when you look at the legislation, it's constructed in a conventional colonial structure, from top down: just adding some names was not going to cut it: Co-governance looks very different • the Trusts were asked to engage with FNs in their regions. each did a different process, wrote a different report. • we have to engage in a co-developed approach to get to co-governance in the right way. We can't just wedge a new set of laws in an old colonial structure. the FN advisors are sitting at the table with their staff and lawyers, same as they are with the provincial process. • this makes folks inside government uncomfortable. the team he's working with is very committed to doing this, though they don't always know how. • Goal is to have a structure that is not as prescribed, that is more representative. In some places there are Nations who may not want to participate as they want to on the coast. That balance is not something you usually build into it, it's going to have some opportunity and some ambiguity built in. <p>AW: co-leading the work in the Indigenous conversations. Was full consensus among 30 first nations up and down the coast to modernize the Trust. the conversations weren't easy, but rich with nuance.</p> <ul style="list-style-type: none"> • it's such an easy win: Province wants this, Nations want this. it's so important to make that space for the Nations to decide, who will represent them at the table. they wanted to make sure they have the right people at the table. • 53 first nations and 35 local governments. <p>AW: "We can't be afraid to make mistakes along the way. that's the beauty of collaboration." BC: "Not one of us have all the answers, but when you get more people in the room, then the answers will come from the collective."</p>
<p>Project of potential interest:</p>	<p>IGV Build Systems (Housing) - Manufacturer relocated to Port Alberni, getting ready to start full production modular housing, 2 bedroom house for \$160K, reduce total time to build. https://igvbuild.com/</p>

Session #5	
Session Title & Presenter(s):	Troubled Waters – Regulation of Activities In and Around Waterways
Content Summary:	Chair Patrick’s summary is excellent. It clarified some elements that I understood, but opened up more questions than answers. I audio-recorded this session because there is so much to it, and encourage everyone who wants to understand the complexities of regulating activities on and around the waterways to watch the recording and slide presentations when it is live via AVICC.
Potential Follow-up Actions by Islands Trust:	Would be good to get a summary of the presentation from Young Anderson lawyers who presented, for distribution to all Trustees and Staff.

Session #6	
Session Title & Presenter(s):	Workshop: How Do We Solve a Problem Like Engagement? Facilitators: Sonia Fursteneau, Maeve Maguire. Panelists: Simon Pek, associate professor of business and society at Gustavson School of Business; Susan Kim - City of Victoria councillor; Aftab Erfan - SFU
Content Summary:	How can local governments deepen trust, reduce polarization, and make better decisions through more meaningful public engagement? This interactive session examined practical methods for local governments to enhance public trust, reduce polarization, and make better decisions through meaningful engagement with Community Assemblies. We broke into groups to consider why traditional tools like public hearings fall short, taking part in a facilitated deliberation on democratic values and challenges in BC local government. A Community Assembly is “a group of residents from your community who come together to help make decisions about important issues. People are chosen at random, similar to a jury, so the group reflects the whole community — different ages, backgrounds, jobs, and experiences. As a member of the assembly, you learn about the issue, hear from experts with different points of view, ask questions, and discuss ideas with other members. You are given time to think, change your mind, and weigh the pros and cons before making recommendations that are integrated into government decisions trialed with a workshop participation.”

<p>Content Summary cont'd:</p>	<p>This model was used for an amalgamation question for Duncan and North Cowichan residents: total 5 days of meetings with 25 members, met once monthly. Took field trips to see, for example, a 6 story walk up looked like; mayor and 3 planners for the city made presentations; a rep of the Squamish nation talked about the history of the region; non profit housing providers and developers also presented.</p> <p>“The group came up with questions that helped us get what we needed to know, to feel confident about the idea of using an assembly in an OCP review process.”</p> <p>Some considerations for CAs:</p> <p>What are the expectations for the Council receiving the information in a public process?</p> <ul style="list-style-type: none"> • How big a scope should the assembly's decision have? • A data point, but should not be the only data point the Council takes in. Poll at the beginning and the end shows what the public will is or how it has shifted. • When a member felt like their opinion mattered, it fostered a sense of belonging. They own the process. • Important to “commit to the process and the result of the Citizen Assembly: can’t promise in good faith to do it, and then not implement.” • Creates informed public opinion about X topic, helps weave the social fabric. <p>Legislative questions: What function of the legislative process of amending an OCP can a Citizen's Assembly actually fulfill?</p> <ul style="list-style-type: none"> • Used early on, could explore the values expressed in an OCP • Practical: could identify gaps where more information on X topic needed, then bring in an expert, or workshop trade offs for some of solutions • Accountability role: the CA decides Y, and is a standing body that holds the Council accountable <p>How are challenging people handled?</p> <ul style="list-style-type: none"> • Builds relational trust, 1st session is about who are you, what you want to see, what is your history? • Get people to talk about commonalities, they start to love each other. If you get them to talk about differences then the energy goes up but you get more information. <p>CA could have an audience, need to abide by the rules of the process Live-streaming the plenary session.</p>
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>For LTA's conducting OCP reviews, could ask staff to explore Community Assembly for the start of the process, or ask for a deliberative process within your OCP review. Contact info@communityassemblynetwork.ca or https://communityassemblynetwork.ca/ for more information.</p>

Session #7

Session Title & Presenter(s):	Plenary: Strong Towns A Bottom-Up Revolution to Rebuild Canadian Prosperity. Presenter: Norm Van Eeden Petersman
Content Summary:	<p>Why are so many cities and towns across North America going broke? This engaging presentation highlighted some of the key lessons from a decade of suburban development patterns, dubbed the “Suburban Experiment” which results in fractured and eroding communities, escalating infrastructure debt, and declining prosperity. These are typically “built all at once and to a finished state”, scaled for cars, “orderly, but dumb”. This is contrasted to how towns were traditionally developed over the last millenia: built over time, in many different places, and in widely divergent contexts (peace and war, feast and famine, etc.). Scaled for walking and for a mix of uses, these are resilient and complex.</p> <p>For those interested in building design - and there are some applications that could transfer to Islands Trust areas, there’s a long list of articles on their website: https://archive.strongtowns.org/journal/2020/9/4/seven-key-differences</p>
Potential Follow-up Actions by Islands Trust:	<p>I am particularly interested in the toolkits and policy kits available, such as 6 policies to make your town housing-ready, eg 2) permit backyard cottages in all (or some) residential zones, 3) legalize starter homes in all residential zones https://www.strongtowns.org/housingready</p>

NETWORKING

1. Contact(s):
Topic(s) Discussed:
Potential Collaboration Opportunities:
2. Contact(s):
Topic(s) Discussed:
Potential Collaboration Opportunities:
3. Contact(s):
Topic(s) Discussed:
Potential Collaboration Opportunities:

RESOURCES & MATERIALS

Key Resolutions and Dispositions: <https://avicc.ca/wp-content/uploads/2026/04/2026-AVICC-Resolutions-Disposition.pdf>

R5 Strengthening the Administration of BC's Private Managed Forest Land Program to Protect Water, Fish Habitat, and Community Confidence — Cowichan Valley RD

Therefore be it resolved that AVICC and UBCM urge the Province of British Columbia to implement legislative, regulatory, and administrative reforms to the Private Managed Forest Lands (PMFL) Program that:

1. Strengthen protection of water, fish habitat, and streamside vegetation, including clearer standards and timely reforestation requirements;
2. Clarify jurisdiction and improve coordination among provincial agencies and the Managed Forest Council (MFC) for compliance, enforcement, and restoration under the Water Sustainability Act and related statutes; and
3. Enhance accountability and transparency, including requirements for the MFC and relevant ministries to share inspection reports and compliance outcomes with affected local governments and the public, subject to FOIPPA;

And be it further resolved that AVICC and UBCM request the Province to close regulatory loopholes that allow non-forestry land uses to proceed under the guise of "Schedule A" forest management activities, to require the MFC to promptly report suspected Water Sustainability Act contraventions to the appropriate ministry, and to enable appropriate local government input where PMFL activities materially affect community water security, habitat, and infrastructure.

Endorsed, Passed

R7 Ban Raw log exports to ensure forests harvested in BC are processed in BC - City of Nanaimo

Whereas the lack of adequate and affordable fiber supply has been identified as a key factor in the continued curtailment or permanent closure of BC's sawmills and pulp mills, causing loss of employment and tax income for resource-based and resource-dependent communities; And whereas from 2.8 to 3.5 million cubic meters of raw logs have been exported from BC annually over the last five years, in addition to lumber cant exports not included in those statistics:

Therefore be it resolved that AVICC and UBCM call on the provincial government and federal governments to ban the export of raw logs and lumber cants from BC to ensure that forests harvested in BC from crown land and private managed forest lands are processed in BC, encouraging value-added manufacturing in BC and supporting employment in BC's forest industry, and that BC mills are supported in a transition to utilize a full spectrum of marketable tree species.

Endorsed, Passed

R8 Scaling Building Code Requirements - Nanaimo RD

Whereas small residential homes (under 1000 ft²/93 m²) are an important part of British Columbia's affordable housing supply and provide entry-level, workforce, and downsizing options for residents in communities of all sizes, and are relied on in rural and remote areas of BC as a primary form of affordable housing;

And whereas energy performance and seismic requirements in the BC Building Code are similar across residential building sizes and do not reflect relative risk or provide the same benefits to small homes compared to larger and multi-storey homes, and result in disproportionately increased construction costs for small homes;

Therefore be it resolved that UBCM request that the Province of British Columbia and the Government of Canada engage a qualified, independent third party to undertake a cost-benefit review of the Building Code's impacts on affordability, safety, and energy efficiency for single-storey residential homes and accessory buildings under 1000 ft²/93 m² and investigate the potential for a simplified rural building standard/alternative compliance pathway for small

homes under 1000 ft²/93 m² that meets safety, climate, and seismic resilience requirements in a less complex and therefore more affordable way, while still ensuring safety

Endorsed, Passed

R30 Small Craft Harbour Management and Divestiture - North Coast RD

Whereas the Department of Fisheries and Oceans is mandated to divest non-core small craft harbours to local governments or other interested parties, or alternatively to decommission them; And whereas the Department of Fisheries and Oceans retains responsibility for ensuring public safety at all federal harbours, including non-core small craft harbours:

Therefore be it resolved that AVICC and UBCM urge the Province of BC to oppose the divestiture of non-core small craft harbours without adequate funding and to call upon the Government of Canada to commit sufficient, long-term funding for the maintenance and public safety of noncore small craft harbours.

Endorsed, Passed

Joint resolution from IT: R31 Cease Divestment Efforts of Remote Port Facilities - Strathcona RD / Islands Trust / qathet RD

Whereas “remote port facilities” are essential services, defined by Transport Canada as serving isolated communities where marine transportation is the primary mode of transportation; And whereas Transport Canada has ongoing efforts to divest remote port facilities simultaneous with commitments to maintain remote ports despite the remaining remote port facilities in BC not being conducive to transfer according to Transport Canada’s 2020 evaluation of its Port Asset Transfer Program:

Therefore be it resolved that AVICC, UBCM and FCM request Transport Canada and the federal government to cease further efforts to divest remote port facilities, to continue the National Marine Strategy commitment to ongoing maintenance of remote port facilities, and to provide transition funding for divested facilities that provide critical access to remote communities without the capacity to maintain the infrastructure.

Endorsed, Passed

R35 Framework for Intergovernmental Relations with First Nations – City of Port Alberni

Whereas the Province of British Columbia recognizes the inherent rights of Indigenous Peoples, as outlined in the Constitution Act of 1982, and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP); And whereas meaningful collaboration and engagement between municipal governments and First Nations are essential for fostering mutual respect, understanding, and shared decision-making in matters affecting local communities; And whereas the lack of a consistent and formalized framework for intergovernmental relations has led to challenges in communication, resource sharing, and coordinated service delivery between First Nations and local governments:

Therefore be it resolved that AVICC and UBCM advocate to the provincial and federal governments for the establishment of a comprehensive framework for intergovernmental relations with First Nations; And be it further resolved that this framework should include:

1. Guidelines for Engagement: Clear protocols for consultation and collaboration between municipalities and First Nations, ensuring that all parties are involved in decision-making processes that affect their communities.
2. Resource Sharing Models: Mechanisms to facilitate the equitable distribution of resources, funding, and support to First Nations and municipal governments to advance shared goals and objectives.

3. Capacity Building Initiatives: Programs to enhance the capacity of both First Nations and local governments to engage in effective intergovernmental relations, including training and development opportunities.
4. Conflict Resolution Processes: Established pathways for addressing disputes or challenges that arise in intergovernmental engagements, fostering a culture of cooperation and mutual respect.
5. Monitoring and Evaluation: A system for assessing the effectiveness of the framework and its implementation, allowing for continuous improvement and adaptation based on the needs of the communities involved.

Passed

FURTHER INFORMATION

AVICC recently launched a Resolutions Database on our website so members can access and review past policy decisions. <https://avicc.ca/2026/04/30/2026-resolutions-disposition-and-presentations/>

- Advocacy surveys in 2024 and 2025 identified watershed security as a leading regional priority. Executive members met with the Minister of Water, Land and Resource Stewardship in 2024 and the Minister of Forests in 2025 to highlight the importance of watershed security and land conservation, including the unique challenges created by the historic E&N land grant. Members also met several times to explore next steps.
- 2026 Minutes DRAFT: https://avicc.ca/wp-content/uploads/2026/04/2026-AVICC-AGM-MINUTES_DRAFT.pdf



Islands Trust

CONFERENCE/CONVENTION ATTENDEE REPORTING

Conference/Convention:	AVICC
Date/Location of Conference/Convention:	Victoria April 24 – 26, 2026
Attendee(s):	David Maude. Tim Peterson, Tobi Elliot, Laura Patrick
Submitted By:	David Maude
Date of Report:	May 11. 2026

CONFERENCE OVERVIEW

Conference Theme/Purpose (Brief description of the main focus or goal of the event):

Keynote Speakers/Notable Presenters

Keynote speech – Shachi Kurl (Angus Reid Institute)

Speech was focused on the somewhat complex challenges ahead in navigating the Provincial UNDRIP Legislation, the Interpretation Act and the void (As per her polling results) that has been created between the electorate and the Government

Highlighted the need for clear and concise communication

SESSION SUMMARIES

Session #1

Session Title & Presenter(s):	Cowichan Tribes Case: Implications for Local Government: John Allan Jack, Sayaač'ath, Don Lidstone, Robert Janes, and Will Cole-Hamilton
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Content Summary:	<p>An interesting presentation that perhaps would have been better set up in a debate format as having such a strong panel that presented and substantially agreeing with each other in the midst of a Province seemingly filled with contrary opinions seemed to be a missed opportunity.</p> <p>The primary message from the panel was the recent decisions by the Courts are founded in sound historical precedents and that subsequent appeals likely will be unsuccessful.</p> <p>As noted, there are contrary opinions to those presented by the Panel – having those discussed and debated in my opinion would have made for a more fulfilling session.</p>
Potential Follow-up Actions by Islands Trust:	<p>In the context of the Trust this was an information gathering event as it was a higher level discussion related to Constitutional issues, Federal and Provincial Legislation that are far above our mandate or jurisdiction.</p>

Session #2	
Session Title & Presenter(s):	<p>Troubled Waters – Regulations of activities around waterways</p>
Content Summary:	<p>Speakers were from Young Anderson – David Giroday and Sophie Marshall</p> <p>A somewhat ‘Readers Digest’ condensed overview of the regulations, enforcement and multi-jurisdictional issues presented by the current legislation</p> <p>Whether it be abandoned boats, liveaboards, foreshore erosion / amouring, mooring bouys or rising sea levels there are so many layers of multi jurisdictional regulations there is an ongoing need for inter agency cooperation that involves working together rather than assuming it is someone else’s jurisdiction.</p> <p>Definitely a strong example of the need to appreciate the “In cooperation with” wording within our mandate.</p>
Potential Follow-up Actions by Islands Trust:	<p>Strong need for perhaps annual meetings of all Provincial and Federal Ministries, Regional Districts, Municipalities, First Nations and the Trust to workshop paths to success both in regulations and enforcement and to agree on which body has the lead on each broad component and how we can all work together to</p>

	communicate and support the outcomes
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Session #3	
Session Title & Presenter(s):	Strong Towns: A Bottom-Up Revolution to Rebuild Canadian Prosperity Presenter: Norm Van Eeden Petersman
Content Summary:	<p>Somewhat out of scope for the Trust, the presentation focused on the choices local Governments make in regard to development, highlighting the benefits of smaller locally based businesses and multi use buildings vs the trend towards big box commercial developments.</p> <p>The options and scenarios presented seemed to fall far outside what would be topics that would impact the Trust Area</p>
Potential Follow-up Actions by Islands Trust:	I struggle to find any relevant need for followup



Islands Trust

CONFERENCE/CONVENTION ATTENDEE REPORTING

Conference/Convention:	AVICC
Date/Location of Conference/Convention:	Victoria April 24-26, 2026
Attendee(s):	Laura Patrick, Tobi Elliott, David Maude, Tim Peterson
Submitted By:	Tim Peterson
Date of Report:	May 12, 2026

SESSION SUMMARIES

Session #1	
Session Title & Presenter(s):	Official Opening: Provincial Address and Keynote- Shachi Kurl
Content Summary:	Drawing on a background in poling, the presenter commented on the complexity of current issues, in the province, particularly Indigenous rights, public perceptions, and the importance of clear communications in the local government context.
Potential Follow-up Actions by Islands Trust:	Clear communications on these issues is vitally important, particularly in identifying our role in building relationships, the expectations of the province, and the extent of our jurisdiction.

Session #2	
Session Title & Presenter(s):	Workshop: Navigating the Big Divide NikNaz Kahnamoui, Lynda Gerty

Content Summary:	Positing openness and conviction as polarities, participants were invited to explore pros and cons of over-reliance on either extreme, both individually and in groups. While striving for balance seems an obvious conclusion, the exploration itself revealed interesting details which are relevant to our work as locally elected decision makers. In particular, the need to avoid fettering discretion in decision making highlights the importance of openness, while a deficit of convictions can lead to incoherence in strategic direction.
Potential Follow-up Actions by Islands Trust:	Exploring these concepts can aid individuals to examine their own decision making process, and could be an important exercise as part of ongoing trustee learning and professional development.

Session #3	
Session Title & Presenter(s):	Plenary: Collaborative Governance Brodie Guy, CEO; Michelle Staples; Chair (Mayor of Duncan), Bob Chamberlain, Director (Kwkwwasut'inuxw Haxwa'mis First Nation); Ashley Wright, Indigenous Advisor, (K'omoks First Nation); Tim Lesiuk, ADM Ministry of Jobs and Economic Growth.
Content Summary:	Discussion centered on the joint co-governance of the Island Coastal Economic Trust with the province, First Nations, and local governments. Trustees will remember the presentation by Brodie Guy at Trust Council.
Potential Follow-up Actions by Islands Trust:	The extent to which the model discussed pertains to Islands Trust is currently limited. However, such agreements could inform future opportunities.

Session #4	
Session Title & Presenter(s):	Plenary: Healthcare Recruitment & Retention Kent Flint, Executive Director of Human Resources & Organizational Development at Island Health; Kara Ronse, Director of Workforce Strategy, Island Health; Damian Lange, Executive Director of Clinical Service Delivery at NRGH; Pat Deakin, Community Economic

	Development Practitioner; Rudy Terpstra, Director of Education, SD69
Content Summary:	Discuss centered on recruitment and retention of healthcare professionals, and how local governments can be assistive in the areas of housing, transportation, and community integration.
Potential Follow-up Actions by Islands Trust:	While much of the discussion focused on larger centres, Islands Trust in some cases may also have opportunities to be assistive. One example is the rezoning on Salt Spring for Heartwood House Staff Housing for workers at Lady Minto Hospital.

Session #5

Session Title & Presenter(s):	Troubled Waters – Regulation of Activities In and Around Waterways David Giroday and Sophie Marshall of Young Anderson
Content Summary:	An in-depth discussion of issues including abandoned boats, liveaboards, foreshore construction, and the use of covenants to mitigate coastal flooding risks. Included some specific advice for local governments and cautionary tales. The session also highlighted the jurisdictional complexity for marine issues.
Potential Follow-up Actions by Islands Trust:	Some of the information would be useful for LTCs in regard to risk management and and procedural considerations. As these issues are important Trust-wide, a session from the presenters could be useful for future continuous learning session.

Session #6

Session Title & Presenter(s):	Cowichan Tribes Case: Implications for Local Government John Allan Jack, Sayaač' ath, Don Lidstone, Robert Janes, and Will Cole-Hamilton
Content Summary:	The panel discussed the impact of the case on municipal and regional district governance, taxation, and intergovernmental affairs. Grounded in the ruling itself, and contextualized by history and precedents, each speaker focused on the ruling itself, and how it may affect local governments. There an was extensive plain language outline of the legal concept of "superiority", starting with the Royal Proclamation of 1763, and extending

	<p>through early treaties, Section 35 of the constitution, and case law leading up to the ruling. Participants were encouraged to read the case, which despite its length, is intelligible to laypersons. Ultimately, while the appeal and further court action, such as the appeal, and traveling to the Supreme Court of Canada may take as much as ten years, the impact on local governments is mostly limited to municipally owned lands, although future rulings may include financial arrangements. The importance of intergovernmental relations is emphasized, regardless of final legal outcomes. It was explained that the burden of proof required for the ruling (demonstration of continuous, exclusive use), is a very high bar, which is unlikely to be easily met in many cases. The case took Cowichan Tribes thirty years and several million dollars to prepare.</p> <p>This situation arose because the land was both reserved for the Cowichan (by the actions of Governor James Douglas) yet also converted to private property via Crown grants (by the actions of Richard Moody, Chief Commissioner of Lands and Works), and again, these proofs of claim are not easily replicable.</p>
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>Rights and Title considerations, as well as treaty negotiations, are beyond the jurisdiction of Islands Trust. Our role in building relationships and fostering reconciliation in the context of our land use planning authorities remains unchanged, as do the expectations of the province. While it is very helpful to understand the context of this and other cases, the jurisdiction rests with senior governments. How Islands Trust grapples with conveying information to the public in a way which encourages thoughtful discussion and avoids reinforcing harmful assumptions remains a challenging, but very important, work in progress.</p>

Session #7	
<p>Session Title & Presenter(s):</p>	<p>Plenary: Strong Towns Norm Van Eeden Petersman, Director of Membership at Strong Towns</p>
<p>Content Summary:</p>	<p>While much of the presentation focused on towns and tax base, the central message of intentional planning with an eye to desired community outcomes has relevance to Islands Trust. What if our land use was focused on outcomes and proactively planned for those, instead of a reactive, applications-based approach?</p>
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>A proactive planning approach would require significant community engagement and a fundamentally different approach. How this would work on our islands would require much careful thought and deliberation.</p>

Networking:

Cori Ramsay, UBCM President

Vickey Brown, Mayor of Cumberland

John Allan Jack, Sayaač' ath, Chief-Councillor for the Huu-ay-aht First Nations

Will Cole-Hamilton, AVICC FCM representative

Alton Toth, Sunshine Coast RD Chair

Mark Vonesch, Strathcona RD Vice-chair



CONFERENCE/CONVENTION ATTENDEE REPORTING

Conference/Convention:	Saanich Inlet Protection Society Roundtable – Water Quality in Brentwood Bay
Date/Location of Forum	Central Saanich Fire Hall, May 14, 2026
Attendee(s):	Tobi Elliott
Submitted By:	Tobi Elliott
Date of Report:	May 26 2026

CONFERENCE OVERVIEW

Conference Theme/Purpose *(Brief description of the main focus or goal of the event):*

The Saanich Inlet Protection Society (SIPS) organizes a roundtable discussion 3 x annually on an issue that has an impact on the well-being of the Inlet, generally hosted by one of the municipalities that border the Inlet. The theme of this Roundtable was Water Quality in Brentwood Bay.

Keynote Speakers/Notable Presenters *(List any major speakers and topics covered):*

<https://saanichinletprotection.org/water-quality-in-brentwood-bay/>

SESSION SUMMARIES

Session #1	
Session Title & Presenter(s):	Welcome and History of District’s Attempts to Manage the Bay, Mayor Ryan Windsor , District of Central Saanich
	<ul style="list-style-type: none"> • Project Context: The project began in 2017 to manage vessels in Brentwood Bay due to a growing boat population and a federal cleanup initiative. The plan was to cover a 300-meter zone, putting all vessels and mooring buoys under municipal responsibility.

<p>Content Summary:</p>	<ul style="list-style-type: none"> • Issues: Liability Negotiations with the Province for a License of Occupation (LOO) did not progress despite strong interest on both sides, largely because the District could not assume liability. Under a LOO, the Municipal Insurance Association of BC would not cover the municipality against being sued for marine incidents or accidents on the water. For a small municipality, focusing this liability on the local tax base would be a capacity risk. • Issue: Displacement: When City of Victoria (or other areas) enforce on vessels or liveaboards it simply displaces boats to adjacent areas. Isolated municipal action “just moves the problem around,” highlighting the need for CRD (Capital Regional District) involvement. • Future Steps: The retiring Mayor (3 terms in office) noted that a “provincial champion is necessary to incite the province to look at this issue.” Former MLA Adam Olsen had been a champion of rate project. However, the overall plan is sound and offers a post-election opportunity to be resurrected. • Housing/Social Aspect: Liveaboards pose a distinct challenge tied to housing. SIPS noted that managing/reducing mooring numbers (e.g., removing 20 out of 100 spaces) would be a major process bottleneck. Provincial staff were moving toward acknowledging this as a provincial responsibility, but it remains unresolved.
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>Monitor Central Saanich Open Houses: Review upcoming Central Saanich OCP draft bylaws, zoning regulations, and Development Permit guidelines once online, to evaluate sections worth adapting or copying for Trust Area marine protection.</p>

Session #2	
<p>Session Title & Presenter(s):</p>	<p>Clam Garden Restoration Program - Water Quality. Presenter: Bryant DeRoy, Parks Canada.</p>
	<p>Project Context: The Parks Canada Sea Garden project has been working with 10 Coast Salish Nations since 2008. WSÁNEĆ and members of the Cowichan Nation Alliance are the leaders of the Sea Garden Restoration Project, with partners at Royal Roads University, Simon Fraser University and the University of Saskatchewan.</p> <p>The project focused on clam garden restoration at 4 locations in the Southern Gulf Islands. DeRoy used the example of the 800 m clam garden wall restoration at WENNANEC / Hwnen'uts / Fulford Harbour) to restore clam populations and establish a multifunctional Indigenous food system. The wall at Fulford Harbour is particularly notable as its approximately 4,500 years old.</p>

<p>Content Summary:</p>	<p>Pillar 2 of the Project: Ensure Coast Salish people can safely harvest and eat sea garden species. This requires advocating for sites to be tested for biotoxins so they can be open for harvesting, as Indigenous harvesters are currently subject to the same closures as the general public. Main objectives: 1) work across agencies to increase monitoring, openings and amount harvested, 2) initiate research and testing to develop baseline rights of contaminants and reduce outgoing impacts, 3) work across agencies to develop up-stream policies.</p> <p>Contamination & Monitoring Barriers:</p> <ul style="list-style-type: none"> • Septic leaching was identified as a sanitary contaminant concern at the Fulford Sea Garden. <i>E. coli</i> peaks occur in streams during summer and fall. While ECCC marine testing showed both sites could meet year-round harvest standards, and 7 new long-term monitoring sites found low-level spikes, they were not high enough to trigger safety concerns for <i>E. coli</i>. • The primary ‘wicked problem’ is a lack of biotoxin (red tide/ shellfish poisoning) monitoring stations. Routine testing only occurred off 2 stations (Saanich and Ganges Harbour.) To open more sites, DFO worked with Tsawout to open one station, and Parks Canada funded another. The 2 additional open monitored sites allowed Indigenous harvesters to harvest and bring home 11,000 lbs of clams. • 2-Year Rule: Marine water quality must be monitored for 2 consecutive years to prove seasonal variations do not impact safety before an area can be classified for harvest. Proactive Closures: If there is a permanent presence of liveaboards or a large number of boats at Park Reserve moorings, this triggers regulators to proactively close the area <i>on the chance</i> that bilges are dumped, even without recorded contamination. • Testing Logistics: The intertidal zone is messy jurisdictionally. CRD uses a commercial lab in the US as only one lab in Canada is equipped to test water to the required standards.
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>Work with partners to advocate for water quality testing, as first stage to get to weekly biotoxin monitoring: Work with DFO, Parks Canada, and First Nations partners to push for weekly biotoxin monitoring stations. Addressing this testing gap is critical to moving sites from "proactive risk closure" to active harvest classification, directly supporting Indigenous food systems (Pillar 2).</p>

<p>Potential Follow-up Actions by Islands Trust:</p>	<p>Advocate for Regional Districts to opt in, or adopt a Septic Regulations and Bylaw, similar to CRD Bylaw No. 3479. Several municipalities (Colwood, Langford, Saanich, View Royal, North Saanich) have taken steps to ensure the systems in their community are maintained at regular intervals by joining the Onsite Sewage System Maintenance Bylaw No. 3479 [PDF/49KB] service.</p> <p>This bylaw service requires regular maintenance of onsite sewage systems (septic systems) and provides homeowners with reminders and follow up notifications as well as educational materials to support them in proper operation and maintenance of their system. Regular maintenance of systems ensures their proper functioning, protects the environment and local water quality, and extends the lifespan of the system.</p>
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Session #3

<p>Session Title & Presenter(s):</p>	<p>Brentwood Bay Marine Community Society - Marine Cleanups Presenter: Roger Hebert (Marine Cleanup)</p>
	<p>Origins: Started as a non-profit cleanup program when formal agency responses took too long to respond to sinking, garbage-laden boats that were about to sink. https://www.facebook.com/profile.php?id=61574635421054</p> <p>Partnerships & Impact: Built relationships between the Tsartlip First Nation, SIPS, residents, and livaboards. In 2025, Transport Canada enforcement action motivated 5 owners to remove their boats, while 18 abandoned/unidentifiable vessels were removed. The Tsartlip First Nation initiated a "Vessel of Concern" program, collecting abandoned traps, lines, and ghost gear, which the Marine Society hauled away.</p> <ul style="list-style-type: none"> • Removed 17,000 lbs of waste and 15–20 boats/dinghies from beach access points. https://saanichinletprotection.org/clean-up-of-the-bay • 23 vessels removed from Brentwood bay in 2025 by Transport Canada • Indigenous leadership: Tsartlip initiated a Vessel of Concern program in the last year, collecting abandoned traps and lines and ghost gear which the Marine Society hauled away. • Collaborative action: addressing safety issues with D. Centra Saanich, Policy and bylaw officers, offering timely response to local hazards through community led solutions • Volunteer-driven (15–25 volunteers per event) with 4 events held in 2025.

<p>Content Summary:</p>	<ul style="list-style-type: none"> • Funding is unstable (relying on private donations and minor CRD help). Holding 4 cleanups a year is no longer viable; they are scaling back to Spring and Autumn events. The total volume of garbage collected is dropping (from 10,000 lbs to 7000 lbs, to 2500 lbs), but they are now getting requests to remove garbage directly from private boats, which is outside their scope. <p>Household Garbage/Trash Infrastructure Missing Piece: Public garbage bins around the Bay prohibit "household garbage," leaving liveaboards with no legal place to dispose of waste. Past garbage boat services failed; a small-scale disposal option at the end of the municipal wharf is being considered.</p>
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>Advocate to Regional Districts to assess potential for Marine/Liveaboard waste disposal dockside service: Investigate the feasibility of coordinating small-scale, dedicated dockside marine garbage disposal options at key wharves to prevent household waste accumulation on liveaboard vessels.</p>

<p>Session #4</p>	
<p>Session Title & Presenter(s):</p>	<p>Marine Pump-Out Service (Pumpty Dumpty) & SIPS Marine Water Quality Sampling Program Presenters: John Harper, Saanich Inlet Clean Water Society. Michael Simmons, SIPS with SurfRider Foundation</p>
	<p>Pump-Out Service (https://pumptydumpty.ca/) The Saanich Inlet Pump-out Boat Service is reactivated this year after a period of non-operation. It operated for 10 years until COVID, then the boat was donated to Tsartlip First Nation. It suffered mechanical issues and did not fit their stewardship program. The vessel is now owned by Tsartlip but operated by the Saanich Inlet Clean Water Society (currently seeking charitable status), with funding from the District of Central Saanich.</p>
	<p>SIPS & SurfRider Foundation Testing for Fecal Contamination in Brentwood Bay</p> <ul style="list-style-type: none"> • Very High <i>Enterococcus</i> counts (acting as a resilient salt-water indicator of fecal contamination) were found at Clarke Road (max 3,800 in 2024, against a safe swimming threshold of 70). Island Health shut down the swim beach area. • Potential sources: storm drains (31), streams (2) and creeks (5) mooring fields (4)

<p>Content Summary:</p>	<ul style="list-style-type: none"> • Source Tracking: To isolate human sources from pets or birds, they test for caffeine and sucralose (Splenda), which are not fully metabolized by humans and do not occur naturally. These markers were detected at the Municipal Wharf and Tod Creek watersheds. Testing costs \$100 per sample for caffeine. • CRD tests storm water drains; Island Health tests 3 swimming beaches; Peninsula Streams Society tests major streams; Surfrider (Blue Water Task Force) runs volunteer-led beach testing. • One testing site is on the Tsartlip reserve; counts will not be published until the Nation reviews and approves them. • A Tsawout First Nation member Masters Capstone project that tracked boat transits indicated that the <i>Enterococcus</i> contamination appeared to be primarily land-based rather than boat-based. • Blue Water task force Lab testing: follows lab procedure: https://www.surfrider.org/programs/blue-water-task-force
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>Unclear</p>

RESOURCES & MATERIALS

- <https://parks.canada.ca/pn-np/bc/gulf/nature/restoration-restoration/jardins-de-la-mer-sea-gardens>
- <https://wsanec.com/the-salish-sea-garden-project-continues-to-restore-traditional-food-sources-knowledge/>
- <https://wsanec.com/high-impact-clam-garden-restoration-project-continues-into-2026/>
- www.crd.ca/environment/sewer-and-septic/septic-systems/septic-regulations-bylaw
- <https://pumptydumpty.ca/>
- <https://www.surfrider.org/programs/blue-water-task-force>



CONFERENCE/CONVENTION ATTENDEE REPORTING

Conference/Convention:	CROSS BORDER BIO-REGIONAL FORUM - Salish Sea, San Juans and Southern Gulf Islands, British Columbia, and Washington State
Date/Location of Forum:	Virtually, May 22nd, 10:00-11:30 a.m.
Attendee(s):	Mairead Boland, Tobi Elliott, Dag Falck, Laura Patrick, Tim Peterson
Submitted By:	Tobi Elliott / Laura Patrick
Date of Report:	May 15 2026

CONFERENCE OVERVIEW: Conference Theme/Purpose:

The Cross-Border Forum initiative began in March 2025 as an informal, collegial partnership between representatives from the Southern Gulf Islands and the San Juan Islands. The Committee’s aim is to strengthen regional ties and planning, ensuring that local priorities are protected and advanced.

This event was held in partnership with Canadian MP Elizabeth May's office, Islands Trust, San Juan County government, the Rural Islands Economic Partnership, the Border Policy Research Institute of WWU, and the EDC of San Juan County. Invitees included First Nations and Tribal leaders, elected officials at all orders of government, and key representatives from academia, business, and civil society from across the region.

The forum offers an opportunity to engage with colleagues from Canada and the U.S. on **building environmental and economic resilience, and assuring First Nations and Tribal engagement across the region**, with attention to policy challenges in the current climate. Participants will include First Nations and Tribal leaders, elected officials, and nonprofit and business leaders from both sides of the border. We greatly welcome your insight and expertise as we work toward collaborative solutions.

Facilitator:

- **Victoria Compton**, Executive Director, San Juan County Economic Development Council www.sanjuansedc.org

Attendees:

- **Natalie Baloy** – Director of the Salish Sea Institute at Western Washington University & Cultural Anthropology Professor

- **Jacque Beland** – Executive Director, Saanich Peninsula Chamber of Commerce
- **Mairead Boland** – Trustee for Saturna Island, Islands Trust
- **Charles Bookman** – San Juan County Marine Resources Committee
- **Rob Botterell** – BC Provincial MLA, Saanich North and the Islands
- **Paul Brent** – Southern Gulf Islands Electoral Area Director, Capital Regional District (CRD)
- **Frances G. Charles** – Chairwoman, Elwha Klallam Tribe / Tribal Leader (not in attendance)
- **MLA Paul Choi** – BC Parliamentary Secretary for Trade (via Video Presentation)
- **Sean Connell** – Senior Community Liaison, Office of U.S. Rep. Rick Larsen (WA 2nd Congressional District)
- **Joseph Downes** – Washington State Department of Commerce, Community Engagement Specialist
- **Steve Duck** – Councillor, Town of Sidney & Principal of TIDES Group
- **Tobi Elliott** — Islands Trust, Vice Chair, Elected Gabriola Island
- **Ayesha Emmerson** – Participant/Representative MP Elizabeth May
- **Dag Falck** – Southern Gulf Islands Trustee, Islands Trust
- **Fred Felleman** – Port of Seattle Commissioner (Attending in a personal capacity as a Transportation/Marine Transit Advocate)
- **Jeremy Harrison-Smith** – Northwest Regional Representative for Washington Governor Bob Ferguson
- **Denny Heck**, WA State Governor (via video presentation)
- **Zachary Heffron** – Northwest Washington Outreach Director, U.S. Senator Maria Cantwell's Office
- **John Juricic** – Owner, Harbour Digital / Harbour Media & Board Member, Saanich Peninsula Chamber of Commerce
- **Kalpana** – PhD Candidate, University of Victoria
- **Rep. Debra Lekanoff** – Washington State Representative (40th District) & Coast Salish Gathering Representative
- **Mark Madsen** – San Juan County Economic Development Council (EDC) & OPALCO Representative
- **MP Elizabeth May** – Member of Parliament for Saanich—Gulf Islands
- **Matt Morrison** – Executive Director, Pacific Northwest Economic Region (PNWER)
- **Amy Nesler** – Communications & Stewardship Manager, San Juan Islands Visitors Bureau
- **Laura Patrick** – Chair, Islands Trust Council & Elected Trustee for Salt Spring Island
- **Justin Paulsen** — Council Member District 2, San Juan County
- **Tim Peterson** – Lasqueti Island Local Trustee & Chair of Hornby, Salt Spring, and Galiano Local Trust Committees
- **Peter Philips** – Publisher, Colibri Northwest & Marine Transit Advocate
- **Lovel Pratt** – Marine Protection and Policy Director, Friends of the San Juans
- **Chris Reed** – Board Member, San Juan County Economic Development Council (EDC)
- **Dr. Frances Robertson** – San Juan County Department of Environmental Stewardship
- **Earl Rook** – Chair, Salt Spring Island Local Community Commission
- **Gail Scott** – Community Economic Development Officer, District of Sooke
- **Lisa Smith** – Executive Director, Washington State Microenterprise Association (WSMA)

- **Jamie Sterling** – Executive Director, Southern Gulf Islands Tourism
- **Barbara Thomas** – Lopez Island & San Juan County Economic Development Council (EDC)
- **Dr. Laurie Trautman** – Director, Border Policy Research Institute, Western Washington University
- **Ryan Walters** – Mayor, City of Anacortes
- **Debbie Wardrop** – Project Manager & Consultant, Olympic Peninsula Visitor Bureau (Juan de Fuca Bioregion Corridor Plan)

Opening Remarks and General Discussion	
Session Title & Presenter(s):	<p>MLA Paul Choi – BC Parliamentary Secretary for Trade (presented via recorded video). Spoke about PNWER, the model of cross border cooperation (Pacific Northwest Economic Region) and that BC is committed to working with Canada, Mexican and American partners.</p> <p>U.S. Representative Rick Larsen (presented via recorded video): Overall the tone from US federal administration feels aggressive, disrespectful to Canada’s sovereignty, abusing process and historically safe and healthy partnerships. But still feeling welcomed by WA partners and representatives for trade and commerce.</p> <p>WA State Lt Gov. Denny Heck (presented via recorded video): Committed to relationships and supporting B.C. trade. We have the same values. In 2024, 2.5 billion in services and goods moved between our borders. Today it’s even higher.</p> <ul style="list-style-type: none"> - Washington-BC Inter Parliamentary Commission, led a trade mission in Canada 2024. Met with leaders in agri, clean energy, housing and tech. <p>MP Elizabeth May confirmed that no active federal negotiations are underway, and noted a highly disruptive leadership shift: the Canadian Ambassador to the US recently changed to Mark Wiseman (a finance/BlackRock background rather than a diplomat).</p> <ul style="list-style-type: none"> - The US has suspended the Joint Canada-US Defence Council advisory body, "with different opinions about its utility. Claiming Canada is unfair to the US in helping prepare for war." - MP May pointed out the newly announced spending on military is 71% of the budget "the largest amount we’ve ever spent in history." A number of tariffs on some products violates the CUSMA, but most seem to be protected. - Cross-Border Indigenous Mobility: MP May highlighted the critical need to leverage the Jay Treaty to clear immigration bottlenecks that currently restrict free travel and cultural continuity between the Lummi Nation (US) and the WSÁNEĆ Nations (CA). <p>After territorial welcome and opening remarks, presenters conducted an interactive poll on the following questions (<i>responses yet to be published by forum organizers</i>):</p>

<p>Content Summary:</p>	<ul style="list-style-type: none"> • How can this Forum continue to be most useful to you and your community/constituents? • What changes have you experienced in intergovernmental (US, Canada, First Nations, Tribal) relationships in this bioregion between October 2025 and present? • What are your hopes for the upcoming CUSMA/USMCA review, and how do these negotiations relate to your local work and impact? <p>Speakers highlighted the following points:</p> <p>Impacts of Transboundary Tensions and Trade Crisis:</p> <ul style="list-style-type: none"> - Participants described a highly fragile cross-border atmosphere. John Juricic (Saanich Peninsula Chamber) said it was “bizarre” to have lost Canada’s most significant trade partner. - Juricic noted that businesses are “actively working to diversify our trade away from the US government. We have never done this, never seen this. It’s a crisis. All we can do is hope we can return to this when it’s over.” <p>CUSMA / USMCA Joint Review (Impending July 2026)</p> <p>Strong State/Federal Differences: In stark contrast to aggressive federal posturing, Washington State and British Columbia representatives are actively seeking and welcoming trade and tourism ties with Canadian partners.</p> <ul style="list-style-type: none"> - Dr. Laurie Trautman (Border Policy Research Institute) noted that cross-border relationships are actively struggling due to tariffs forcing businesses elsewhere. BC government employees having difficulty crossing the border, makes things like research difficult. <p>MLA Botterell spoke of a “new inter-parliamentary relationship” and advised they would be traveling south to build those relationships. Not hopeful about CUSMA/USMA.</p> <p>Rep. Lekanoff, 40 WA state: as we continue to “support the Salish Sea as the Salish sea, how do we develop state and First Nations agreements that support economic development? Would be great if we could have sister policies. MMIWG2S+ comes from 150 years of struggle against colonization.</p> <p>Transboundary Marine Protection & Transit: Mayor Ryan Walters (Anacortes) and others are pushing heavily to return the Sidney-to-Anacortes ferry to service. This is framed as a critical socio-economic link requiring modern tech integration to navigate current border realities.</p> <p>Islands Trust Area Joint Ecological Priorities: Shared advocacy priorities across the forum identified core marine concerns: oil spill mitigation and response, foreshore protection, and the cumulative impacts of commercial freighters and large vessel anchorages.</p>
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Breakout #1

Session Title & Presenter(s):	Environmental Resilience: Oil Spill Preparedness - facilitated by Chair Patrick and Justin Paulsen
	This breakout session explored regional oil spill preparedness and coordination, with a focus on strengthening collaboration between jurisdictions and partners including San Juan and Islands Trust. Participants will discuss the current state of preparedness, differences in regulatory approaches between Canada and the United States, and key gaps and opportunities in science, policy, and practice. The conversation will also consider future risks, stakeholder roles, governance models, and planning priorities, with the aim of identifying shared lessons, strengthening coordination, and supporting more effective, forward-looking oil spill response and prevention across the region.
Content Summary:	<p>Oil Spill Risk: The Trans Mountain Pipeline expansion is a point of tension. With Canada allowing significantly more oil to flow through coastal terminals, participants stressed that existing spill response metrics cannot handle a 300% to 400% increase in large vessel transit.</p> <p>Both Trust Council and San Juan County Council issued letters in response to Transport Canada’s Ocean Projection Plan discussion paper: “Potential regulations to increase access to marine emergency services and to improve response to pollution incidents.” We identified recent incidents that serve as clear evidence that even with our existing traffic volumes, there is a need to enhance emergency response capabilities in the Salish Sea.</p>
Potential Follow-up Actions by Islands Trust:	The Washington State Governor’s Office will consider drafting a letter about the risk of transiting vessels, especially those carrying bitumen. San Juan County and Trust Council will continue to use this cross border forum as the political working group envisioned by the March 2026 Trust Council resolution.

Breakout #2

Session Title & Presenter(s):	Economic Resilience: Fostering Connectivity Facilitators: Lisa Smith & Jacquie Beland
	This breakout session explored the future of regional economic resilience, cross-border transportation, and shared prosperity, with a particular focus on the potential restoration of the Sidney to Anacortes ferry service. Participants discussed key obstacles, opportunities, stakeholder roles, and economic considerations related to the ferry connection, while also examining broader economic challenges and opportunities affecting communities across the region.

Content Summary:	<p>Bioregional Tourism & Economic Corridors</p> <p>The Juan de Fuca Bioregion Corridor Plan: Destination Canada, the Olympic Peninsula Visitor Bureau (Debbie Wardrop), and regional partners are executing a collaborative corridor plan.</p> <p>Supporting Destination Canada on cross border work on commonalities between 2 regions for tourism and visitors wanting to go to both sides.</p> <p>Strong Focus on Indigenous Tourism and Active Travel</p> <p>Corridors: Core working groups are pursuing capital investments to link the Galloping Goose Trail (BC) and the Olympic Discovery Trail (WA) into a unified cross-border cycle-tourism network. Have a steering committee, 5 working groups, seeking investments. Tribes (9 on the Peninsula) are participating in all of this and very enthusiastic.</p> <p>Gaps & Structural Constraints: Core gaps blocking year-round sustainability include poor road infrastructure (specifically from Port Renfrew to Sooke) and a highly compressed 3-month tourism season that destabilizes workforce housing and local employment.</p>
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Session #3	
Session Title & Presenter(s):	Collaboration Across Nations and Honouring Treaty Rights Facilitated by MLA Rob Botterell & Victoria Compton
	<p>We explored opportunities to strengthen relationships among First Nations, Tribes, Canada, and the United States through collaboration, shared stewardship, reconciliation, and honouring Treaty Rights. Participants exchanged perspectives on emerging priorities, ongoing challenges, and pathways for deeper alignment and nation-to-nation partnership. The open-ended discussion will also consider how the Cross-Border Forum can continue to support relationship-building, shared learning, and collective action across the region moving forward.</p>
Content Summary:	<p>The State-Tribal Accord Model: Rep. Debra Lekanoff (WA 40th District) and highlighted Washington's legal framework (the Centennial Accord), which mandates by law that Washington State must consult with Tribes across all government services. Lekanoff urged the development of harmonized "sister policies" to support Coast Salish economic development.</p> <p>Referenced WA State-Tribal Relations Accord: https://goia.wa.gov/state-tribal-relations-centennial-accord and https://www.washingtontribes.org/the-tribes-of-washington/d</p> <p>Recognizing there is a common requirement for a strong consultation process with local First Nations. Could we create a model consultation process for replication?</p>

	<p>Trust Area Jurisdiction: A point of friction was noted: the BC Provincial Government had approved a commercial lease for shellfish harvesting in Trust Area waters <i>contrary to zoning and against</i> the explicit "No" received from First Nations whom the Islands Trust had already engaged through a rezoning application.</p> <p>The Province of BC retains responsibility for consultation with First Nations, and does not delegate that to Local Governments, such as Islands Trust. Differing levels of engagement and feedback from Nations to the different levels of government may be leading to conflicting messages to First Nations.</p> <p>Infrastructure Fast Tracking: Concerns that with the current economic pressure to export to non-US markets in Asia and Europe, Canadian Federal Government iOS likely to accelerate approvals for large federal infrastructure and energy projects, circumventing the usually rigorous environmental and Indigenous consultation and monitoring processes these projects must undertake.</p>
<p>Potential Follow-up Actions by Islands Trust:</p>	<p>Potential for collaboration to work on a model consultation process with First Nations, learning from best practices through the WA State Tribal Relations Centennial Accord.</p> <p>Continued advocacy to MLAs and Ministers as well as opposition critics of certain ministries to highlight the challenges as local governments work to engage with First Nations on projects, toward finding a coherent process that reflects all the input back to the ministry on provincial projects.</p> <p>Read Line Wide Gathering 2025 Summary Report (link below) for key recommendations about securing the consent of Coastal First Nations on large projects.</p>

RESOURCES & MATERIALS

- Washington State Microenterprise Association (WSMA) Lisa Smith WSMA, lisa@wamicrobiz.org wamicrobiz.org
- Pacific Northwest Economic Region Summit July 2026: <https://www.pnwer.org/2026-summit.html>
- Jay Treaty Background: <https://www.jaytreatyborderalliance.com/>
- Jay Treaty Border Alliance, contact: Ava Hill is interim coordinator avahill@sympatico.ca
- WA State-Tribal Relations Accord: <https://goia.wa.gov/state-tribal-relations-centennial-accord> and <https://www.washingtontribes.org/the-tribes-of-washington/d>
- Anacortes -Sidney Ferry: <https://www.anacorteswa.gov/2044/Sidney-Ferry>
- Juan de Fuca Bioregion Corridor plan: https://admin.destinationcanada.com/sites/default/files/2026-03/Juan%20De%20Fuca%20Summary-EN.pdf?_gl=1*1qcg9h2*_ga*MTQ3ODU2NjgyMi4xNzc5NDcwNTQz*_ga_D09TTDG5FB*czE3Nzk0NzA1NDIkbzEkZzEkdDE3Nzk0NzA1NTgkajUzJGwwJGgw
- Indigenous Advisory and Monitoring Committee (Transmountain pipeline and expansion): <https://www.iamc.ca/> <https://www.iamc.ca/line-wide-gathering-2025-summary-report/>

Briefing Note: Mount Arrowsmith Biosphere Region (MABR) Roundtable

Date of Meeting: March 27, 2026

From: Laura Patrick

Purpose: To summarize key observations, opportunities, and recommended actions arising from participation in the MABR Roundtable.

Key Observations

1. Representation and Staff Alignment

- The MABR website currently lists Chris Hutton as the Islands Trust representative.
- Responsibility for the Bellanas–Winchelsea (BW) Local Trust Committee (LTC) has been assigned to Salt Spring Island office staff.
- **Observation:** This assignment should be reviewed to better align with relationship-building responsibilities with:
 - Qualicum First Nation
 - Snaw-Naw-As First Nation
 - Snuneymuxw First Nation

Consideration: Aligning LTC support with staff already engaged in these relationships may strengthen coordination, trust-building, and responsiveness.

2. Culture of Engagement Model

The MABR Roundtable has adopted a [“Culture of Engagement”](#) framework that shapes how participants interact. Key elements include:

- Acknowledgement of Traditional Territories
- Respect for Indigenous protocols and collaboration principles
- Open, respectful, and transparent communication
- Emphasis on shared goals over individual positions
- Active listening and equitable participation
- Creating a constructive and forward-looking meeting environment

Opportunity for Islands Trust:

- Consider adapting a similar Culture of Engagement framework for:
 - Trust Council
 - Local Trust Committee meetings

Potential Benefit:

Could improve meeting tone, inclusivity, and effectiveness—particularly in settings where

current decorum rules are primarily directed at public participants rather than elected members.

3. Roundtable Engagement and Regional Awareness

- A map of the Bellanas–Winchelsea Local Trust Area was presented to illustrate its scale and scope (marine and island areas from Denman Island to Gabriola Island, extending east toward Lasqueti Island and west to the high-water mark on Vancouver Island).
- The area includes ecologically and publicly significant shorelines (e.g., Parksville and Qualicum Beach).

Discussion Points Raised:

- Whether local Official Community Plans (OCPs) and Land Use Bylaws (LUBs):
 - Recognize MABR
 - Reflect First Nations' rights and title
- Roundtable members were encouraged to:
 - Engage with the upcoming BW LTC meeting (May 6)
 - Submit written comments or participate in public comment

Notable Response:

- A representative from Snaw-Naw-As First Nation (Nanoose Economic Development Corporation) expressed clear interest in the BW LTC area.

Additional Question Raised:

- If Islands Trust jurisdiction extends to the high-water mark along Parksville and Qualicum Beach:
 - Why are there not stronger partnerships to manage issues such as:
 - Dog impacts on beaches
 - Public education regarding wildlife

4. Action Item

- Provide BW LTC meeting information (May 6) to Graham Sakaki.

5. Onboarding and Governance Opportunities

Idea for Trust Council onboarding improvements:

- Include one-page summaries of key partner organizations, particularly those involving:
 - Elected or appointed representation

Examples:

- Biosphere regions (e.g., MABR, Atl'ka7tsem/Howe Sound)
- Intergovernmental or regional committees
- Advisory bodies (e.g., aquaculture, climate leadership)

Additional Consideration:

- Formalize Trust Council appointments to key external organizations to ensure clarity, continuity, and accountability.

6. External Presentation: Waterloo University – Local Futures Program

- Focus on “futuring” — proactively shaping desired outcomes rather than reacting to change.
- Emphasis on:
 - The impact of small, strategic shifts over time
 - Integrating carrying capacity into planning and decision-making

Relevance to Islands Trust:

- Aligns with long-term land use planning, ecological protection, and sustainable community development.

Next Steps / Upcoming

- **Next MABR Roundtable Meeting:** June 5, 2026

Summary

The MABR Roundtable highlighted:

- Strong models for collaborative engagement, particularly with First Nations
- Opportunities to improve internal alignment and external partnerships
- Growing regional interest in the Bellanas–Winchelsea Local Trust Area
- Practical ideas to strengthen Trust Council governance and onboarding

Trustee report for **June 2026 Trust Council**: BC Ferries advocacy and Ferry hill pathway work

Since March Trust Council, I have been in contact with BC Ferries Management, and working with Gabriola Transportation Society, in response to BCF additional summer service for many routes, but not Route 19, Gabriola to Nanaimo. We are advocating for possible, practical solutions to the dreaded summer lineups on both sides of our crossing, with the one obvious solution being to add one more sailing x Nanaimo between the 5:20 and the 6:30 run. Other suggestions submitted to BCF: filling the terminal parking lot between sailings, so people are not left on the main highway for long periods of time with no access to services; providing portapotties adjacent to the highway lineup; staggered sailings to allow for one more at the end of the double-sailing shift.

I did an interview with Gregor Craigie on CBC radio, aired on May 11, as part of CBC radio's BC Ferries week-long BC Ferry special programming. Good Qs relating to why we live here despite some of the difficulties posed by being a ferry dependent community with little to no say at all on our essential transportation lifeline. I focussed on cost and service, and tried to complement BCF where possible.

Working with GTS, sent a letter (*attached with this report*) to provincial authorities and our MLA to be included in a comprehensive report concerning Drivers to Doctors and the urgent need for assured loading at Nanaimo and Gabriola terminals. Ferry lineups pose a double threat to this crucial service: distressingly long waits in uncomfortable conditions for both driver and patient, and potential loss of volunteer drivers when a 4-5 hour trip now becomes an all-day venture.

On May 26 I will attend a Briefing with BCF communications staff re transport of inoperable or damaged electric vehicles on ferries. BCF's new policy is helpful but lacking in certain details; how does ferry crew make a final decision re whether you will be allowed aboard, after checking whether damage to a vehicle is only cosmetic. And where exactly does that decision happen?

Lastly, relating to ferry traffic – pedestrian, cyclists, vehicles, and buses, at the Gabriola terminal, I will be working with others, including our RD Vanessa Craig, on the Gabriola Island Ferry Terminal Active Transportation Link Feasibility Study to get a walkable/rideable/safe path from the ferry to the village; we have been asking for this for a very long time. For decades, residents (and visitors) have made the dangerous walk/ride up or down the ferry hill and it is a nightmare in winter when it's dark, and in summer when pedestrians and cyclists and vehicles are going in all directions with no crosswalk or safe walking area. We are envious of the other islands in the Trust Area who have such pleasant pathways from the ferry to their village areas.

Susan Yates
Gabriola Trustee



Islands Trust

Northern Office

700 North Road Gabriola Island BC V0R 1X3

Telephone **250.247.2063** Fax 250.247.7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

Email northinfo@islandstrust.bc.ca

Web www.islandstrust.bc.ca

May 18, 2026

To Whom It May Concern, re **Drivers to Doctors** on BC Ferries Route 19, Gabriola-Nanaimo

I am writing to express my unreserved support for our community's request for assured loading for Drivers to Doctors on our ferry to and from Nanaimo, where many Gabriola residents rely on hospital, physician, and specialized medical services.

I have been working with Drivers to Doctors (D2D) volunteers and with the Gabriola Transportation Society for a year, hoping to get assured loading for the 4-5 trips a week that D2D provide in order to get patients with no other means of transporting themselves, to urgent medical appointments in Nanaimo and other locations on Vancouver Island.

The longer ferry lineups during the summer pose a double threat to this service: first, drivers and their patients have to wait for uncomfortably long periods of time with no access to washrooms or other basic services. Second, volunteers are not wanting to step up and provide this essential service when a 4-5 hour trip becomes an all-day venture.

I trust BC Ferries will work with other agencies to provide assured loading for Drivers to Doctors before the summer ferry lineups become prohibitive for citizens to provide this critical service.

Sincerely,

Susan Yates,
Trustee, Gabriola Island Local Trust Area

250-247-8086
syates@islandstrust.bc.ca

Trustee Susan Yates – Gabriola Island Local Trustee

Briefing with BC Ferries re (inoperable) EV transport on ferries, May 26/26

- Hosted by James Infante, Engagement Team and presented by Andrew Wetmore, Division of Nautical Standards
- me, Steven Earle w/ Gabriola Transportation Society, and Reg. Director Vanessa Craig attending - was supposed to be 1/2 hour but they extended it to an hour - we had lots of Qs
- they are going to send us the presentation, along with the regulations chart comparing Transport Canada with other regulators
- the presentation was called Immobile Electric Vehicle Carriage Policy Community Update
- original policy from last June was result of major concerns re fire control on ferries
- still waiting for Marine Insurance industry policy updates
- BCF is an observer of *LASHFIRE* project; a collaboration of European Maritime Safety Agency and IMO
- BCF does not currently have the skill sets (trained staff) to make technical evaluations of damaged batteries
- the default from the Dangerous Goods perspective seems extreme, and the visual guides for damage now used seem like blunt tools but...
- they are working with ICBC on policies mainly because if a vehicle is sufficiently damaged to warrant non-transport, ICBC would usually be involved. James Infante will send us the contact name for ICBC
- a dedicated DG service chartered by ICBC - maybe
- a battery removed from a vehicle can be transported on a DG sailing; with a certified carrier such as Canada Cartage.
- opportunity for the EV industry here to lead the way; eg. ask for a Nissan technician to certify an EV for transport; the barrier for having BC Ferries staff do this is the specific tests/checklist to meet Transport Canada standards