Islands Trust

Executive Committee
Minutes of a Regular Meeting

Date:	**Wednesday, February 25, 2026**
Location:	**Electronic Meeting, and a physical location to view the livestream of the meeting:** **Islands Trust Victoria Office** **#200 - 1627 Fort Street** **Victoria, BC V8R 1H8**
Members Present:	Laura Patrick, Chair, Salt Spring Island Local Trust Area Tobi Elliott, Vice-Chair, Gabriola Island Local Trust Area David Maude, Vice-Chair, Mayne Island Local Trust Area Timothy Peterson, Vice-Chair, Lasqueti Island Local Trust Area
Staff Present:	Rueben Bronee, Chief Administrative Officer David Marlor, Director, Legislative and Information Services Clare Frater, Director, Trust Area Services Julia Mobbs, Director, Financial and Employee Services Stefan Cermak, Director, Planning Services Warren Dingman, Manager of Bylaw Compliance and Enforcement Kim Stockdill, Acting Regional Planning Manager (Southern Office) Jason Youmans, Senior Policy Advisor Alexandra Trifonidis, Executive Coordinator
Members of the public present:	Three members of the public were present electronically.

1. CALL TO ORDER

The meeting was called to order at 9:16 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged the statement issued by Cowichan Valley leaders addressing the recent increase in Indigenous racism incidents in the region. The Chair then read the cultural safety statement read at the start of local trust committee meetings.

Vice-Chair Maude acknowledged Pink Shirt Day.

3. APPROVAL OF AGENDA

3.1 Introduction of New Items

The following additions to the agenda were presented for consideration:

- Full contents of the agenda addendum

3.2 Approval of Agenda

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

Trustees and staff were introduced.

3.2.1 Agenda Context Notes

For information.

4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING

Chair Patrick reported that at their February 4th in-camera meeting the Executive Committee adopted the January 14, 2026, in-camera meeting minutes.

5. ADOPTION OF MINUTES/RESOLUTIONS WITHOUT MEETING

5.1 Draft Executive Committee Meeting Minutes of February 4, 2026

It was noted that the meeting minutes of February 4th did not make it on the agenda as a late item.

5.2 EC-RWM-2026-01 AVICC Proposed Reso Remote Ports

Received for information.

6. FOLLOW UP ACTION LIST AND UPDATES

6.1 Follow Up Action List/Director/CAO Updates

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

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

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

6.3 Islands Trust Conservancy Liaison Update

The Islands Trust Conservancy liaison provided an update.

7. PUBLIC COMMENT PERIOD

The Chair opened the public comment period, noting the following:

- Speakers are asked to not read their submissions but instead speak to them.
- Speakers are to keep their comments to 3 minutes.
- The Executive Committee's consideration is the Trust Policy Statement.
- Requested that all comments be kept respectful.

A South Pender Island resident spoke to: significant changes seen to the natural environment and rural community character; South Pender Island's annual rainfall and limited ground water; the Coastal Zone and the impacts of climate change on it; current average house size on South Pender; the growing population; and pressures for development, including the impacts.

A South Pender Island resident spoke to: South Pender Island OCP 2.2.4; South Pender Island Bylaw 122; historical South Pender Island Local Trust Committee information; and referenced correspondence from writer D Greer signed by former South Pender Island trustees.

8. BYLAWS FOR APPROVAL CONSIDERATION

The Chair noted that the First Nation referral section in the staff reports references deferring to the Nation with the strongest interest in the area; however, the report shows few responses had been received. The Chair inquired about the referral process.

Staff clarified the referral process.

A question was raised regarding the change in formatting of the First Nation referral logs and the differences in formatting between Islands Trust offices.

The Committee discussed the First Nation referral process and associated concerns.

Staff provided historical information on how the changes have been incorporated and notified the Committee staff are working towards improving the process, including the tracking sheet.

Discussion ensued.

8.1 Denman Island Local Trust Committee - Bylaws 250, 254 and 255 - Request for Decision

The Director of Planning Services acknowledged the work done by staff to get all the bylaws on the agenda and informed the Committee that all the bylaws on the agenda staff confirmed are not contrary or at variance to the Islands Trust Policy Statement.

The Director spoke to the information in the Request for Decision.

EC-2026-016
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 250, cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

EC-2026-017
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 254, cited as "Denman Island Housing Agreement Bylaw No. 254, 2025" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

EC-2026-018
It was MOVED and SECONDED,

that the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 255, cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025” in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

8.2 Denman Island Local Trust Committee - Bylaws 256 and 257 - Request for Decision

A question was raised regarding consistency in staff reports, specifically the Alternative Recommendation section. Staff advised that efforts would be made to ensure greater consistency going forward.

EC-2026-019
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 256, cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

EC-2026-020
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 257, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025”in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

8.3 Galiano Island Local Trust Committee - Bylaws 292 and 293 - Request for Decision

The Director of Planning Services spoke to the information in the Request for Decision.

EC-2026-021
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 292, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024” in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

EC-2026-022
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 293, cited as “Galiano Island Land Use Bylaw

No. 127, 1999, Amendment No. 1, 2024" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

8.4 Galiano Island Local Trust Committee - Bylaws 294 and 295 - Request for Decision

At the time the motion was read aloud, the Chair corrected the bylaw number to Bylaw No. 292 instead of Bylaw No. 294. Staff then requested confirmation of the correct bylaw number when restating the motion, and confirmed that the correct bylaw number was Bylaw No. 294.

EC-2026-023
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 294, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

EC-2026-024
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 295, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2024" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

8.5 Mayne Islands Local Trust Committee - Bylaws 196 and 197 - Request for Decision

The Director of Planning Services informed the Committee this Bylaw completes phase two of the Housing Action Plan project, and acknowledged the work done by staff and the Mayne Island Local Trust Committee.

The Director of Planning Services spoke to the information in the Request for Decision.

Trustees expressed their appreciation for the process and work done by all involved.

EC-2026-025
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Mayne Island Local Trust Committee Bylaw No. 196, cited as "Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

EC-2026-026

It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Mayne Island Local Trust Committee Bylaw No. 197, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

The Committee recessed for break at 10:39 a.m. and reconvened at 10:50 a.m.

8.6 Saturna Island Local Trust Committee Bylaw No. 143 - Request for Decision

The Director of Planning Services spoke to the information in the Request for Decision.

It was noted Tsawout First Nation did not provide comment.

EC-2026-027
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve Saturna Island Local Trust Committee Bylaw No. 143, cited as "Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

8.7 South Pender Island Local Trust Committee - Bylaw 129 - Request for Decision

The Southern Office Acting Regional Planning Manager presented the Request for Decision and provided background information.

An error was noted on page 338 of the staff report. The last bullet was corrected to read: "...increases the maximum floor area regulations for new dwellings, and includes a single table to regulate maximum floor area."

Staff recommended approval of Bylaw No. 129.

Trustees asked questions, and staff provided answers regarding the content of the staff report. Trustees raised concerns regarding the coastline setback and title rights.

Staff corrected information on page 346 and 347, noting the response listed as from Laurie Whitehead at the W̱SÁNEĆ Leadership Council actually came from Hereditary Chief Eric Pelkey. Staff also provided information on the process for local trust committee projects.

Trustees shared background information on the previous process for Bylaw No. 122.

EC-2026-028
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve South Pender Island Local Trust Committee Bylaw No. 129, cited as South Pender Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025" in accordance with Section 27 of the *Islands Trust Act*.

A comment was made that this bylaw shows no signs of being contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

8.8 South Pender Island Local Trust Committee - Proposed Bylaw No. 130 - Repeal of Meeting Procedures Bylaw - Request for Decision

EC-2026-029
It was MOVED and SECONDED,
that the Islands Trust Executive Committee approve South Pender Island Local Trust Committee Bylaw No. 130, cited as "South Pender Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 130, 2025" in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

9. TRUST COUNCIL MEETING PREPARATION

The Committee reviewed all items under item 9 for consideration of forwarding to the March Trust Council meeting agenda.

9.1 Executive

9.1.1 Chief Administrative Officer Quarterly Report

A question was raised regarding where information from meetings with Ministry staff are reported. Staff advised that information would be included in relevant areas, depending on which staff participated in the meetings.

A question was also raised regarding the Election Preparations section of the report, specifically the process for bylaws during the period between the election and the swearing-in of the new council. Staff confirmed that, legally, bylaws could be adopted up to the date of the swearing-in, but noted that timing considerations would need to be taken into account. Staff further advised that they had a meeting scheduled with Ministry staff and would be bringing election-related questions forward at that meeting.

By general consent item 9.1.1 was forwarded to Trust Council.

9.1.2 Draft June agenda

Staff informed the Committee that a venue had not yet been confirmed for the June Trust Council meeting. Staff noted that recommendations made at the February Committee of the Whole meeting could result in both remaining Trust Council meetings being held electronically.

Staff further advised that, depending on the outcome of the budget discussions at the March meeting, if one of the two meetings were to be held in person, they would recommend that the September meeting be held in person.

By general consent item 9.1.2 was forwarded to Trust Council.

9.2 Planning Services

9.2.1 Director of Planning Services Quarterly Report

Two questions were raised regarding the Regional Planning Committee's work on minor project criteria and the recent presentation received by the Committee. Staff confirmed that work was not ready for the current Trust Council meeting and would be brought forward to the June meeting.

By general consent item 9.2.1 was forwarded to Trust Council.

9.2.2 Bylaw Compliance and Enforcement Statistical Reports – Briefing

By general consent item 9.2.2 was forwarded to Trust Council.

9.2.3 Species at Risk Presentations and Discussion - Session Outline

By general consent item 9.2.3 was forwarded to Trust Council.

9.3 Financial and Employee Services

9.3.1 Director of Financial and Employee Services Quarterly Report

By general consent item 9.3.1 was forwarded to Trust Council.

9.3.2 Enhancing Mental Health Benefits for Trustees - Request for Decision

9.3.2.1 Enhancing Mental Health Benefits for Trustees - Request for Decision

The Director of Financial and Employee Services spoke to the Request for Decision, noting that at the previous meeting the Committee had directed that the document be forwarded to the March Trust Council meeting. The Director advised that new information had since arisen, and the item was therefore brought back to the Committee for review.

By general consent item 9.3.2.1 was forwarded to Trust Council.

9.4 Trust Area Services

9.4.1 Director of Trust Area Services Quarterly Report

It was noted fallow deer was misspelled on page 393.

By general consent item 9.4.1 was forwarded to Trust Council, as amended.

9.4.2 Islands Trust Conservancy Quarterly Report

By general consent item 9.4.2 was forwarded to Trust Council.

9.4.3 Project Update - Policy Statement Amendment Project (PSAP) – Briefing

Trustees asked questions regarding the information within the report and staff provided answers.

By general consent item 9.4.3 was forwarded to Trust Council.

The Chair requested an in-camera session.

9.4.4 CLOSED MEETING

EC-2026-030
It was MOVED and SECONDED,
that the meeting be closed to the public subject to Sections 90(2)(b)(iii) the consideration of information received and held in confidence relating to negotiations between the Islands Trust and a first nation or a prescribed Indigenous identity, or between a first nation or a prescribed Indigenous identity and a third party; and that staff attend the meeting.

CARRIED

The meeting was closed to the public at 11:45 a.m. and reopened at 12:08 p.m.

The Committee broke for recess at 12:09 p.m. and reconvened at 12:41 p.m.

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

A question was raised regarding the costs associated with fulfilling the Indigenous Relations Action Plan. Discussion ensued.

EC-2026-031
It was MOVED and SECONDED,
that Executive Committee request staff to prepare a high-level, order-of-magnitude cost estimate for co-developing protocol agreements and for conducting meaningful engagement with all the First Nations with rights and territorial interests in the Trust Area for the significant projects (e.g., Trust Policy Statement and LTC OCP/LUB update projects), to clarify the fiscal implications and to support discussions with senior government regarding funding mechanisms necessary for implementation.

The Committee spoke to different types of provincial support: grants; funding; and secondment.

CARRIED

A request was made to clarify the language in the second to last section of the table on page 435 to read “assess possible impacts of rescinding.”

By general consent item 9.4.5 was forwarded to Trust Council, as amended.

9.4.6 Budget Process Policy Amendment - Request for Decision

EC-2026-032
It was MOVED and SECONDED,
that Executive Committee request staff to draft amendments to the draft Budget Process policy (6.3.1) to include development of communications materials annually on proposed budgets by

December 31st, with speaking notes for trustees and a dedicated page on the website.

CARRIED

By general consent item 9.4.6 was forwarded to Trust Council, as amended.

9.4.7 Pre-Budget Public Engagement - Request for Decision

By general consent item 9.4.7 was forwarded to Trust Council.

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

A question was raised regarding excluding Bowen Island Municipality. Staff mentioned that any Trust Council decision to approve a NAPTEP covenant on Bowen Island is discretionary and would be considered after consulting with Bowen Island Municipal Council per existing agreements. Staff further explained that to exempt Bowen Island completely would require a change to the Provincial regulation.

By general consent item 9.4.8 was forwarded to Trust Council.

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

By general consent item 9.4.9 was forwarded to Trust Council.

9.5 Legislative and Information Services

9.5.1 Director of Legislative and Information Services Quarterly Report

By general consent item 9.5.1 was forwarded to Trust Council.

9.5.2 Legislative Monitoring Report

It was noted that Royal Assent was misspelled in the report.

By general consent item 9.5.2 was forwarded to Trust Council, as amended.

9.5.3 Trust Council Public Notification Bylaw - Request for Decision

By general consent item 9.5.3 was forwarded to Trust Council.

9.6 March Trust Council Delegation Applications

9.6.1 Bryan Young - Transition Salt Spring Society

9.6.1.1 Delegation Written Presentation Material

By general consent item 9.6.1.1 was forwarded to Trust Council.

9.7 Draft March Trust Council Agenda

The Committee reviewed the draft March Trust Council Agenda and the following comments were received:

- Odd formatting on page 38
- On page 175 the word "accepted" is misspelled a few times
- On page 178 inconsistency with the general Bowen Island Municipality tax levy
- On page 177 the word "levy" is misspelled

By general consent item 9.7 was forwarded to Trust Council.

9.8 Draft March Trust Council 3-day Schedule

The Committee reviewed the draft March Trust Council 3-day Schedule.

Discussion items included:

- The timing of items on the agenda
- Holding a roundtable discussion for the Trustee Remuneration Policy item
- Extending invitations to Tuesday evening's dinner to:
    - The Mayor of Duncan
    - The local Member of Parliament
    - The local Regional District Director

A question was raised regarding whether to join the statement on racism. Staff offered to consult with the Islands Trust Senior Indigenous Relations Advisor for advice.

By general consent item 9.8 was forwarded to Trust Council, as amended.

10. EXECUTIVE COMMITTEE PROJECTS

10.1 Trust Council Initiated

10.1.1 Executive - None

10.1.1.1 Trust Council Continuous Learning Update - Request for Decision

The Chief Administrative Officer spoke to the information in the Request for Decision.

EC-2026-033
It was MOVED and SECONDED,
that Executive Committee approve deferral of the Continuous Learning Plan items on public engagement best practices and structured decision-making for consideration of Trust Council in the next council term.

CARRIED

10.1.2 Trust Area Services - None
10.1.3 Planning Services - None
10.1.4 Financial and Employee Services - None

10.1.5 Legislative and Information Services - None

10.1.5.1 Local Trust Committee Meetings Scheduled for November 2026 – Briefing

Vice-Chair Maude spoke to the briefing, noting that the intention of the content in the brief differed from the original intent. The original request was for information regarding why the meetings were scheduled to be held in person rather than electronically, rather than addressing the scheduling aspect.

Staff clarified the intent of the briefing.

Discussion ensued.

It was noted there is a conflict with the Trust Programs Committee meeting and the Regional Planning Committee meeting and scheduled local trust committee meetings.

Discussion ensued on clarifying the process for next time.

EC-2026-034
It was MOVED and SECONDED,
that Executive Committee recommend to Trust Council that the November 26 Trust Programs Committee meeting and the November 27 Regional Planning Committee meeting be rescheduled.

CARRIED

Discussion took place on the first recommendation in the briefing.

10.2 Executive Committee Initiated

10.2.1 Executive - None

10.2.2 Trust Area Services

10.2.2.1 Addition of Archaeology Branch Brochure to Living in the Trust Area Mailing - Request for Decision

The Director of Trust Area Services spoke to the Request for Decision.

EC-2026-035
It was MOVED and SECONDED,
that Executive Committee endorse the addition of the Archaeology in British Columbia: A Guide for Property Owners and Developers brochure to the Living in the Trust Area Mailing to beginning in March 2026.

CARRIED

10.2.3 Planning Services - None

10.2.4 Financial and Employee Services - None
10.2.5 Legislative and Information Services - None

11. NEW BUSINESS - None

12. CORRESPONDENCE (for information unless raised for action)

12.1 2026-02-09 B Granger - Proposed Increase in Bowen Island Tariff Islands Trust Budget 2026

By general consent item 12.1 was forwarded to Trust Council.

12.2 2026-02-09 W Quinn - Islands Trust - A Perspective

By general consent item 12.2 was forwarded to Trust Council.

12.3 2026-02-13 MP Elizabeth May - Financial Support for Southern Gulf Islands Forum

By general consent item 12.3 was forwarded to Trust Council.

12.4 2026-02-16 S Wright - South Pender Proposed Bylaw 129

Received for information.

12.5 2025-08-29 & 2026-02-18 D Greer - Request for Review of South Pender Bylaw 129

Received for information.

12.6 2026-02-18 P Petrie - South Pender Bylaw 129

Received for information.

12.7 2026-02-20 P Petrie - Submission to EC re FN Consultation

Received for information.

12.8 2026-02-23 S Yates - BC Ferries Electric Vehicle Transport Policy

By general consent item 12.8 was forwarded to Trust Council.

12.9 2026-02-24 D Louis - Opposition to Bylaw 129

Received for information.

12.10 2026-02-24 P Petrie - Bylaw 129 - Submission to Exec. Ctte.

Received for information.

13. WORK PROGRAM

13.1 Review and amendment of current work program

By general consent item 13.1 was forwarded to Trust Council.

14. NEXT MEETING

The next Executive Committee meeting will take place in-person at the Khowutzun Heritage Centre in Duncan, Tuesday, March 10, 2026, at 10:00 a.m.

15. CLOSED MEETING

EC-2026-036
It was MOVED and SECONDED,
that the meeting be closed to the public subject to Sections 90(1)(a) and (g) of the Community Charter in order to consider matters related to personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the Islands Trust or another position appointed by the Islands Trust; litigation or potential litigation affecting the Islands Trust; and that staff attend the meeting.

CARRIED

The meeting was closed to the public at 1:53 p.m. and reopened at 2:42 p.m.

16. ADJOURNMENT

By general consent the meeting adjourned at 2:43 p.m.

Laura Patrick, Chair

CERTIFIED CORRECT:

Alexandra Trifonidis, Executive Coordinator and Recorder