



Executive Committee Revised Agenda

Date: Tuesday, June 17, 2025
Time: 10:00 a.m.
Location: Harbour House Hotel - Crofton Room
121 Upper Ganges Road, Salt Spring Island, BC, V8K 2S2

	Pages
1. CALL TO ORDER	
2. TERRITORIAL ACKNOWLEDGEMENT	
3. APPROVAL OF AGENDA	
3.1 Introduction of New Items	
3.2 Approval of Agenda	
3.2.1 Agenda Context Notes - None	
4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING	
Chair Patrick to rise and report that the Executive Committee adopted the Executive Committee in-camera meeting minutes of April 23 and May 14, and forwarded in-camera meeting materials to the June Trust Council in-camera agenda.	
5. ADOPTION OF MINUTES	
For review and adoption.	
5.1 Draft Executive Committee Meeting Minutes of June 4, 2025	4 - 16
6. FOLLOW UP ACTION LIST AND UPDATES	
6.1 Follow Up Action List/Director/CAO Updates	17 - 28
6.2 Local Trust Committee Chair Updates and Reports on Local Advocacy Topics	
6.3 Islands Trust Conservancy Liaison Update	
6.3.1 2025-06-05 Islands Trust Conservancy - Highlights of the May 27 Board Meeting	29 - 30
7. BYLAWS FOR APPROVAL CONSIDERATION - None	
8. TRUST COUNCIL MEETING PREPARATION	
All items under this heading are for review and approval for forwarding to the June Trust Council meeting agenda.	

8.1	Executive	
8.1.1	Updated Trust Council Resolution Without Meeting Report	31 - 34
8.1.2	<i>Approval of Revised Delegation Presentation Material from Friends of the Gulf Islands Society</i>	35 - 36
8.2	Planning Services	
8.3	Financial and Employee Services	
8.4	Trust Area Services	
8.4.1	Policy Statement Amendment Project (PSAP) Meeting Schedule - Request For Decision	37 - 40
8.5	Legislative and Information Services	
9.	EXECUTIVE COMMITTEE PROJECTS - None	
9.1	Trust Council Initiated	
9.1.1	Executive	
9.1.2	Trust Area Services	
9.1.3	Planning Services	
9.1.4	Financial and Employee Services	
9.1.5	Legislative and Information Services	
9.2	Executive Committee Initiated	
9.2.1	Executive	
9.2.2	Trust Area Services	
9.2.3	Planning Services	
9.2.4	Financial and Employee Services	
9.2.5	Legislative and Information Services	
10.	NEW BUSINESS	
10.1	Executive/Trust Council	
10.1.1	<i>Union of British Columbia Municipalities (UBCM) Minister Meeting Requests</i>	
10.1.2	<i>Updating Policy 6.12.2 UBCM/AVICC MEMBERSHIP AND RESOLUTIONS</i>	
10.2	Trust Area Services	
10.3	Planning Services	

10.4 Financial and Employee Services

10.5 Legislative and Information Services

11. CORRESPONDENCE (for information unless raised for action)

11.1 2025-06-04 MP Jeff Kibble - A Stronger Future Through Partnership 41 - 42

For consideration of forwarding to the June Trust Council meeting agenda.

11.2 2025-06-09 Sunshine Coast Regional District - Coastal Flood Mapping Project Update 43 - 47

For consideration of forwarding to the June Trust Council meeting agenda.

11.3 2025-06-10 Gabriola Ferry Working Group - Communication with BC Ferries 48 - 48

For consideration of forwarding to the June Trust Council meeting agenda.

11.4 2025-06-11 Trustees Boland & Bernardo - Personal Commentary on Letters to the Minister 49 - 55

11.5 2025-06-14 K Langereis - Draft Bylaw 197 56 - 60

11.6 2025-06-16 A Forest - Trust Council re Mandate 61 - 62

12. NEXT MEETING

The next scheduled Executive Committee meeting will take place electronically on Wednesday, July 2, 2025 at 9:15 a.m.

13. CLOSED MEETING (if needed)

14. ADJOURNMENT



Executive Committee

Minutes of a Regular Meeting

Date: Wednesday, June 4, 2025
Location: 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
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 (remote attendance)
Joe Elliott, Senior Indigenous Relations Advisor (remote attendance)
Chloe Straw, Program Coordinator (remote attendance)
Jason Youmans, Senior Policy Advisor
Alexandra Trifonidis, Executive Coordinator

Members of the public present: No members of the public were present.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Trustees and staff were introduced.

3. APPROVAL OF AGENDA

3.1 Introduction of New Items

The following additions to the agenda were presented for consideration:

- 11.6 Suggested resolution for amending the Bylaw Referral Form Response Summary form for local trust committee to local trust committee referrals
- 11.7 Subdivision Authority - Discussion

3.2 Approval of Agenda

DRAFT

By general consent the agenda, appendix and addendum were approved, as amended.

3.2.1 Agenda Context Notes

Received for information.

4. **RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING** - None

5. **ADOPTION OF MINUTES**

5.1 **Draft Executive Committee Meeting Minutes of May 14, 2025**

By general consent the Executive Committee minutes of May 14, 2025 were adopted as presented.

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.

The Director of Legislative and Information Services provided an update on Bill 13 *Miscellaneous Statutes Amendment Act* and Bill 15 *Infrastructure Projects Act*.

The Chief Administrative Officer provided an update on Bill M 202 *Eligibility To Hold Public Office Act*.

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.

Condolences were given to Denman Island residents regarding a house fire that occurred Tuesday evening.

6.3 **Islands Trust Conservancy Liaison Update**

The Islands Trust Conservancy Liaison provided an update.

The Senior Indigenous Relations Advisor provided an update on his Follow Up Action List items.

7. **BYLAWS FOR APPROVAL CONSIDERATION**

7.1 **Bowen Island Municipality - Official Community Plan Bylaw Amendment Bylaw No. 667 - Request For Decision**

The Director of Planning Services spoke to the item noting this is the second time Executive Committee is seeing the Bylaw.

EC-2025-065

It was MOVED and SECONDED,

that Executive Committee approve Bylaw No. 667, cited as “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010, Amendment Bylaw No. 667, 2024” pursuant to Section 38 of the Islands Trust Act.

CARRIED

7.2 Bowen Island Municipality - Land Use Bylaw Amendment No. 673 and Official Community Plan Bylaw Amendment Bylaw No. 675 - Request For Decision

The Director of Planning Services spoke to the item noting new planner Bruce Belcher assisted with this Bylaw.

EC-2025-066

It was MOVED and SECONDED,

that Executive Committee advise Bowen Island Municipality that Bylaw No. 673, cited as “Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 673, 2024” and Bylaw No. 675, cited as “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010, Amendment Bylaw No. 675, 2025” may be contrary to, or at variance with, the following policies of the Islands Trust Policy Statement:

- 2.5 - Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
- 2.3 - Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.

CARRIED

EC-2025-067

It was MOVED and SECONDED,

that Executive Committee advise Bowen Island Municipality that Bylaw No. 673, cited as “Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 673, 2024” and Bylaw No. 675, cited as “Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010, Amendment Bylaw No. 675, 2025” may be reassessed for consistency with the Islands Trust Policy Statement by providing the following information:

- Confirmation of an acceptable community amenity contribution.
- Clarification of how undeveloped Cape Roger Curtis densities are tracked and whether they may still be applied to Cape Roger Curtis or elsewhere.

CARRIED

7.3 Salt Spring Island Local Trust Committee Bylaw No. 541 - Request For Decision

The Director of Planning Services spoke to the item providing the Committee with background information.

EC-2025-068

It was MOVED and SECONDED,

that the Islands Trust Executive Committee approve Salt Spring Island Local Trust Committee Bylaw No. 541, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024” in accordance with Section 27 of the *Islands Trust Act*.

CARRIED

8. TRUST COUNCIL MEETING PREPARATION

The Committee reviewed all items for consideration of forwarding to the June Trust Council meeting agenda.

8.1 Executive

8.1.1 Chief Administrative Officer Quarterly Report

A question was raised regarding whether it is necessary to include the survey results as an attachment to the report, given the length of the Trust Council agenda.

By general consent it was requested of staff to amend the report by removing the March Trust Council survey results and to forward the survey results to trustees separately.

By general consent item 8.1.1 Chief Administrative Officer Quarterly Report was forwarded to the Trust Council, as amended.

8.1.2 Minister Kahlon Letter – Briefing

The Committee discussed where on the Trust Council agenda this item should reside.

By general consent item 8.1.2 Minister Kahlon Letter – Briefing was forwarded to Trust Council as presented.

8.2 Trust Area Services

8.2.1 Director of Trust Area Services Quarterly Report

The Director of Trust Area Services provided clarity and updates on the Protocol agreement negotiation/implementation section of the Report.

By general consent item 8.2.1 Director of Trust Area Services Quarterly Report was forwarded to Trust Council as presented.

8.2.2 Islands Trust Conservancy Report

By general consent item 8.2.2 Islands Trust Conservancy Report was forwarded to Trust Council as presented.

8.2.3 2024/2025 Draft Annual Report - Request For Decision

The Director of Trust Area Services addressed the Context Note associated with this item.

Upon review, the Committee requested the following changes to the Request For Decision:

- correct spelling mistake on page 129: “sacred land” not “scared land”

By general consent item 8.2.3 2024/2025 Draft Annual Report - Request For Decision was forwarded to Trust Council, as amended.

8.2.4 Policy Statement Amendment Project Update - Request For Decision

Senior Policy Advisor Youmans provided an update and overview of the Request for Decision, noting that the draft Policy Statement document is currently under review by legal counsel.

Staff offered to send trustees an email updating them on the progress of the project.

Upon review, the Committee requested the following changes to the Request For Decision:

- add reference to legal counsel reviewing the document
- add information on the project’s next steps, including upcoming meetings and process

By general consent item 8.2.4 Policy Statement Amendment Project Update - Request For Decision was forwarded to Trust Council, as amended.

8.2.5 Stewardship Education Program – Briefing

The Director of Trust Area Services spoke to the Briefing noting this work came forward from the Trust Programs Committee.

Discussion ensued on the Standing Committee’s terms of reference and the appropriate body this report should travel to, either Trust Council or the Governance Committee.

Upon review, the Committee requested the formatting issues in the Purpose section of the Briefing be fixed before it is forwarded to Trust Council.

By general consent item 8.2.5 Stewardship Education Program – Briefing was forwarded to Trust Council as presented.

8.2.6 Amendment to Strategic Plan - Request For Decision

Upon review, the Committee requested the formatting issues in the logo be fixed before the Request For Decision is forwarded to Trust Council.

By general consent item 8.2.6 Amendment to Strategic Plan - Request For Decision was forwarded to Trust Council as presented.

8.3 Planning Services

8.3.1 Director of Planning Services Quarterly Report

Upon review, the Committee requested a link to the Housing Needs Assessment Report be added to the report before it is forwarded to Trust Council.

A question was raised concerning the breakdown of the information presented in the chart on page 193.

By general consent item 8.3.1 Director of Planning Services Quarterly Report was forwarded to Trust Council, as amended.

Executive Committee recessed at 10:56 a.m. and resumed at 11:06 a.m.

8.4 Financial and Employee Services

8.4.1 Director of Financial and Employee Services Quarterly Report

The Director of Financial and Employee Services shared that she will be updating the budget completion item prior to inclusion on the Trust Council agenda.

By general consent item 8.4.1 Director of Financial and Employee Services Quarterly Report was forwarded to Trust Council, as amended.

8.4.2 Enhanced Mental Health Benefits for Trustees - Request For Decision

The Director of Financial and Employee Services provided an overview of the report.

Staff provided clarification on the language "...variance analysis..." in the Request For Decision.

Discussion ensued on whether the report is ready to advance to the June Trust Council meeting agenda.

EC-2025-069

It was MOVED and SECONDED,

that the request for decision on Enhanced Mental Health Benefits for Trustees be deferred to a November 2025 Executive Committee meeting, for consideration.

CARRIED

8.5 Legislative and Information Services

8.5.1 Director of Legislative and Information Services Quarterly Report

The Director of Legislative and Information Services shared that he will be updating the sections on Bill 13 and 15 prior to inclusion on the Trust Council agenda.

Upon review, the Committee requested the following changes be made before the Report is forwarded to Trust Council:

- fix typo on page 106
- add a separate paragraph on risk

By general consent item 8.5.1 Director of Legislative and Information Services Quarterly Report was forwarded to Trust Council, as amended.

8.5.2 Chief Administrative Officer Performance Evaluation Policy - Request For Decision

The Director of Legislative and Information Services provided the Committee with an overview of the Request For Decision.

Discussion ensued on who would present the report to Trust Council.

Upon review, the Committee requested the following changes be made before the Request For Decision is forwarded to Trust Council:

- Ensure consistency in the labeling of appendices (e.g., 1, I, a, A).

By general consent item 8.5.2 Chief Administrative Officer Performance Evaluation Policy - Request For Decision was forwarded to Trust Council, as amended.

8.5.3 Draft Policy 4.1.16 Model Public Notice Bylaw - Request For Decision

The Director of Legislative and Information Services provided an overview of the Request For Decision and shared that he will add a paragraph with Executive Committee's original resolution requesting the work be done.

By general consent item 8.5.3 Draft Policy 4.1.16 Model Public Notice Bylaw - Request For Decision was forwarded to Trust Council, as amended.

8.5.4 Amendment to Trust Council Meeting Procedure Bylaw 101 Regarding Petitions and Delegations - Request For Decision

The Director of Legislative and Information Services provided the Committee with an overview of the Request For Decision.

A question was raised as to whether including only an excerpt of the bylaw, rather than the full document, would be sufficient in order to reduce the size of the agenda.

Upon review, the Committee requested the following changes be made before the Request For Decision is forwarded to Trust Council:

- only include the necessary part of the bylaw
- insert link to whole bylaw in the Request For Decision

By general consent item 8.5.4 Amendment to Trust Council Meeting Procedure Bylaw 101 Regarding Petitions and Delegations - Request For Decision was forwarded to Trust Council, as amended.

8.6 June Trust Council Delegation Applications

8.6.1 Friends of the Gulf Islands Society

The Committee reviewed the delegation application and supporting material.

Discussion occurred on:

- a recent message on a website petition page delivered by the applicant
- the applicants repeated delegation presentations at Trust Council meetings on the Policy Statement Amendment Project
- revision of the application material

Executive Committee recessed for lunch at 12:04 p.m. and reconvened at 12:45 p.m.

- division of the petition information from the Policy Statement Amendment Project engagement topic

EC-2025-070

It was MOVED and SECONDED,

that Executive Committee request the Friends of the Gulf Islands Society to resubmit their delegation request focused on the petition.

CARRIED

8.6.2 Salt Spring Solutions

The Committee reviewed the delegation application and supporting material.

By general consent item 8.6.2 Salt Spring Solutions was forwarded to Trust Council as presented.

8.7 Draft June Trust Council 3-day Schedule

Executive Committee reviewed the draft June Trust Council 3-day schedule.

Discussion ensued on the following items:

- the Minister letter item to be placed on Wednesday prior to the conversation on the Policy Statement
- moving the closed session to Thursday morning
- earlier start times

By general consent item 8.7 Draft June Trust Council 3-day Schedule was forwarded to Trust Council, as amended.

8.8 Draft June Trust Council Meeting Agenda

The Committee reviewed the agenda and discussion ensued on:

- who will provide the welcome and territorial acknowledgement; Chief Pelkey of Tsawout First Nation
- historical meeting proceedings with regards to protestors
- adding the Senior Indigenous Relations Advisor to the Trust Council Follow Up Action List, when and if needed
- where the Trust Council Follow Up Action List lands on the agenda
- fixing the formatting issues in the Trust Council Active Priorities Chart and adding the new Islands Trust Strategic Plan information to the Islands Trust Goals section
- putting Trustee Yates' name at the top of her report to delineate it from the report before
- who will provide the report and/or summary on the Southern Gulf Islands Forum Quarterly meetings
- linking minutes for various organizations in the Trustee Updates section, for information
- creating a new policy regarding reporting out to Trust Council for trustees who sit on external committees
- communications and making information readily available

By general consent the Trust Council Follow Up Action List was moved to the end of the Trust Council meeting agenda.

By general consent item 8.8 Draft June Trust Council Meeting Agenda was forward to Trust Council, as amended.

9. COMMITTEE OF THE WHOLE MEETING PREPARATION - None

10. EXECUTIVE COMMITTEE PROJECTS

10.1 Trust Council Initiated

10.1.1 Executive - None

10.1.2 Trust Area Services

10.1.2.1 Policy Statement Amendment Project Communications and Engagement Workplan - Request For Decision

Senior Policy Advisor Youmans presented the Request For Decision.

Discussion ensued on the following:

DRAFT

- Social media graphics, captions and caption language
- trustee engagement with the materials at local trust committee meetings
- survey and online workshop
- reaching out to Bowen Island Municipality

EC-2025-071

It was **MOVED** and **SECONDED**,

that the Executive Committee approve the proposed Policy Statement Amendment Project communications and engagement workplan.

CARRIED

10.1.2.2 History and Heritage Conservation Grants-in-Aid Program - Request For Decision

Program Coordinator Straw presented the Request For Decision outlining the program details.

The Committee discussed approaches to narrowing down the applications, focusing on the criteria to be used and the process for incorporating additional information into the grant application in the future.

Committee members shared their views on the individual applications.

Staff provided policy information.

EC-2025-072

It was **MOVED** and **SECONDED**,

that Executive Committee allocate for fiscal year 2025/26:

- \$1,550 to support the Lasqueti Community Association
- \$2,000 to support the Gabriola Arts Council
- \$2,000 to support the Southern Gulf Islands Community Resources Centre (SGI CRC)
- \$450 to support the Eddie Reid Memorial Library

CARRIED

10.1.3 Planning Services - None

10.1.4 Financial and Employee Services - None

10.1.5 Legislative and Information Services - None

10.2 Executive Committee Initiated - None

11. NEW BUSINESS

11.1 Executive/Trust Council - None

11.2 Trust Area Services - None

11.3 Planning Services

11.3.1 Housing Needs Reports – Briefing

The Director of Planning Services introduced the Briefing.

Discussion ensued on the poor results of the report, the value of the results and the grant funds spent, the provincial requirement to do the housing needs assessments, and other communities in the province that have also had challenges with the methodology.

EC-2025-073

It was MOVED and SECONDED,

that Executive Committee requests staff to convey to the Ministry of Housing and Municipal Affairs that the provincially mandated formula for the housing needs assessments was inadequate to capture the true housing need in rural island communities, and request the ministry revise its methodology to reflect an approach more suited to rural areas.

CARRIED

11.4 Financial and Employee Services - None

11.5 Legislative and Information Services – None

**11.6 Suggested resolution for amending the Bylaw Referral Form Response
Summary form for local trust committee to local trust committee referrals**

Vice-Chair Peterson presented a revision he would like made to the Bylaw Referral Form Response Summary Form.

EC-2025-074

It was MOVED and SECONDED,

that Executive Committee request staff to amend the Bylaw Referral Form Response Summary form for LTC-to-LTC referrals, by adding a suggested Resolution.

CARRIED

11.7 Subdivision Authority - Discussion

Vice-Chair Maude spoke to the item, sharing that although Islands Trust is a land use authority, it does not hold subdivision authority. A request that staff prepare a brief report outlining the potential challenges and/or benefits of submitting a

request to the Province for Islands Trust to be granted subdivision authority was presented.

Staff provided historical information and noted that the last briefing on the topic is in the 2017 December Trust Council agenda package.

12. CORRESPONDENCE (for information unless raised for action)

12.1 2025-05-27 Friends of the Gulf Islands Society - Summary of May 6 Committee of the Whole Meeting

The Committee discussed the content of the correspondence.

By general consent item 12.1 was received for information.

13. WORK PROGRAM

13.1 Review and amendment of current work program

The Chief Administrative Officer noted that the Executive Committee's work program has been updated to reflect the newly adopted Islands Trust Strategic Plan.

The Committee reviewed their work program.

By general consent the Work Program was forward to Trust Council as presented.

14. NEXT MEETING

The next Executive Committee meeting will take place in-person on Salt Spring Island at the Harbour House Hotel on Tuesday, June 17th at 10:00 a.m.

15. CLOSED MEETING

The Chair indicated that a rise and report will be made at the next scheduled meeting, if necessary.

EC-2025-075

It was MOVED and SECONDED,

that the meeting be closed to the public subject to Sections 90(1)(c)(i) and (n) 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; the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2) and that staff attend the meeting.

CARRIED

The meeting was closed to the public at 3:08 p.m. and reopened at 3:41 p.m.

16. ADJOURNMENT

By general consent the meeting adjourned at 3:41 p.m.

Laura Patrick, Chair

CERTIFIED CORRECT:

Alexandra Trifonidis, Executive Coordinator and Recorder

Minutes are not official until adopted at a subsequent meeting.

Follow Up Action Report

Executive Committee

Chief Administrative Officer

Progress	Activity	Responsibility	Dates	Status
75%	1 Explore future education/workshop sessions on decision-making to benefit trustees.	Rueben Bronee	Meeting: 24-May-2023 Target: 25-Jul-2025	In Progress
75%	2 Staff to continue to investigate a facilitated Code of Conduct session for a Trust Council meeting, as soon as practicable. (scheduled for June 2025)	David Marlor Rueben Bronee	Meeting: 30-Oct-2024 Target: 18-Jun-2025	In Progress
50%	3 Staff to add a discussion on UBCM registration on the July 2, 2025 Executive Committee meeting agenda and be prepared to converse on the item. (added to the July 2nd agenda)	Rueben Bronee	Meeting: 26-Mar-2025 Target: 24-Jun-2025	In Progress
100%	4 Staff to forward all items requested by Executive Committee to the June Trust Council meeting agenda.	Rueben Bronee	Meeting: 04-Jun-2025 Target: 06-Jun-2025	Completed
100%	5 Staff to request the Friends of the Gulf Islands Society to resubmit their delegation request focused on the petition, per Executive Committee's direction.	Rueben Bronee	Meeting: 04-Jun-2025 Target: 09-Jun-2025	Completed

Follow Up Action Report

Executive Committee

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Investigate options for policies or policy updates for formal opportunities for First Nations presentations and engagement at Trust Council meetings.	Clare Frater David Marlor	Meeting: 07-Oct-2021 Target: 01-Oct-2025	In Progress
0%	2 Staff to prepare materials for a future Trust Council session on agreements with other agencies, governments and First Nations.	Clare Frater David Marlor	Meeting: 15-May-2024 Target: 03-Sep-2025	In Progress
75%	3 Staff to continue to investigate a facilitated Code of Conduct session for a Trust Council meeting, as soon as practicable. (scheduled for June 2025)	David Marlor Rueben Bronee	Meeting: 30-Oct-2024 Target: 18-Jun-2025	In Progress
50%	4 Trust Council Direction: Staff to schedule a facilitated session focusing on Trustee conduct and tools at Council and chair responsibilities during Council sessions and Standing Committees. (scheduling underway for May/June)	David Marlor	Meeting: 05-Dec-2024 Target: 18-Jun-2025	In Progress
50%	5 Staff to prepare a primer on principles of the meeting assembly based on the guidelines from the training session May 19, 2022 along with clarification on points of order.	David Marlor	Meeting: 15-Jan-2025 Target: 17-Jun-2025	In Progress

Follow Up Action Report

Executive Committee

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
75%	6 Staff to provide a strategy for providing training to trustees and chairs on respectful meetings, conduct and effective governance communications that includes: - two half-day on-line training sessions for Executive Committee, Islands Trust Conservancy Board chairs and council committee chairs to occur before June Trust Council 2025 - one half day in-person training session for Trust Council or at June Trust Council meeting quarterly - a review and recommendations on updates to the Islands Trust Standards of Conduct, including developing a foundational system for ethically addressing complaints.	David Marlor	Meeting: 05-Feb-2025 Target: 17-Jun-2025	In Progress

Follow Up Action Report

Executive Committee

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
49%	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.	Clare Frater Stefan Cermak	Meeting: 29-Jun-2023 Target: 30-Sep-2025	In Progress
100%	2 Staff to inform Bowen Island Municipality staff that the Executive Committee approved Bylaw No. 667, cited as "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010, Amendment Bylaw No. 667, 2024" pursuant to Section 38 of the Islands Trust Act.	Stefan Cermak	Meeting: 04-Jun-2025 Target: 05-Jun-2025	Completed

Follow Up Action Report

Executive Committee

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
100%	3 Staff to inform Bowen Island Municipality staff that Executive Committee advise Bowen Island Municipality that Bylaw No. 673, cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 673, 2024" and Bylaw No. 675, cited as "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010, Amendment Bylaw No. 675, 2025" may be contrary to, or at variance with, the following policies of the Islands Trust Policy Statement: - 5.2.5 - Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans. - 5.2.3 - Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development. AND that Executive Committee advise Bowen Island Municipality that Bylaw No. 673, cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 673, 2024" and Bylaw No. 675, cited as "Bowen Island Municipality Official Community Plan Bylaw No. 282, 2010, Amendment Bylaw No. 675, 2025" may be reassessed for consistency with the Islands Trust Policy Statement by providing the following information: - Confirmation of an acceptable community amenity contribution. - Clarification of how undeveloped Cape Roger Curtis densities are tracked and whether they may still be applied to Cape Roger Curtis or elsewhere.	Stefan Cermak	Meeting: 04-Jun-2025 Target: 05-Jun-2025	Completed

Follow Up Action Report

Executive Committee

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
100%	4 Staff to inform Salt Spring Islands Trust Staff that the Islands Trust Executive Committee approve Salt Spring Island Local Trust Committee Bylaw No. 541, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024" in accordance with Section 27 of the Islands Trust Act.	Stefan Cermak	Meeting: 04-Jun-2025 Target: 05-Jun-2025	Completed
0%	5 Staff to convey to the Ministry of Housing and Municipal Affairs that the provincially mandated formula for the housing needs assessments was inadequate to capture the true housing need in rural island communities, and request the ministry revise its methodology to reflect an approach more suited to rural areas.	Clare Frater Stefan Cermak	Meeting: 04-Jun-2025 Target: 01-Sep-2025	In Progress
0%	6 Staff to amend the bylaw referral response form for LTC-to-LTC referrals, by adding a suggested Resolution.	Stefan Cermak	Meeting: 04-Jun-2025 Target: 01-Jul-2025	In Progress

Follow Up Action Report

Executive Committee

Director, Administrative Services

Progress	Activity	Responsibility	Dates	Status
0%	1 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.	Julia Mobbs	Meeting: 21-Oct-2020 Target: 03-Sep-2025	In Progress
51%	2 Staff to add to a future EC agenda: Honoraria for Indigenous elders providing welcomes or presentations at local trust committee meetings.	Clare Frater Julia Mobbs	Meeting: 20-Dec-2023 Target: 31-Jul-2025	In Progress
95%	3 Staff to add the request for decision on Enhanced Mental Health Benefits for Trustees to a November 2025 Executive Committee meeting, for consideration. *Added to the November 19, 2025 EC Agenda	Julia Mobbs	Meeting: 04-Jun-2025 Target: 19-Nov-2025	Completed

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Investigate options for policies or policy updates for formal opportunities for First Nations presentations and engagement at Trust Council meetings.	Clare Frater David Marlor	Meeting: 07-Oct-2021 Target: 01-Oct-2025	In Progress
0%	2 Staff to develop policy regarding s. 8 (2) (h.1) (iii) and (iv) of the Islands Trust Act. This request responded to changes to the Islands Trust Act to give Trust Council new discretionary powers relating to supporting and give financial assistance to others to (iii)engage in activities to gain knowledge about the unique amenities and environment of the trust area and to increase public awareness, understanding and appreciation of the unique amenities and environment; (iv)preserve and protect the unique amenities and environment of the trust area. Executive Committee has discussed there may be an opportunity to concurrently review the secretariat services, and grants in aid policies with the intention of identifying administrative efficiencies.	Clare Frater	Meeting: 12-Apr-2022 Target: 31-Mar-2026	In Progress
49%	3 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.	Clare Frater Stefan Cermak	Meeting: 29-Jun-2023 Target: 30-Sep-2025	In Progress
51%	4 Staff to add to a future EC agenda: Honoraria for Indigenous elders providing welcomes or presentations at local trust committee meetings.	Clare Frater Julia Mobbs	Meeting: 20-Dec-2023 Target: 31-Jul-2025	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	5 Staff to prepare materials for a future Trust Council session on agreements with other agencies, governments and First Nations.	Clare Frater David Marlor	Meeting: 15-May-2024 Target: 03-Sep-2025	In Progress
15%	6 Staff to develop a protocol agreement in cooperation with Snuneymuxw First Nation for Trust Council's consideration. ON HOLD at request of Snuneymuxw First Nation.	Clare Frater	Meeting: 05-Jun-2024 Target: 31-Mar-2026	In Progress
25%	7 Implement the Executive Committee approved "The Role of the Trust" webinar project charter.	Clare Frater	Meeting: 05-Jun-2024 Target: 31-Jul-2025	In Progress
10%	8 Staff to develop a protocol agreement in cooperation with Quw'utsun (Cowichan) Nation for Trust Council's consideration.	Clare Frater	Meeting: 24-Jul-2024 Target: 31-Mar-2026	In Progress
0%	9 Trust Area Services staff to work on an advocacy letter regarding cultural heritage protection, and requesting guidance to aid local trust committees, and work with vice-chairs who note specific concerns related to First Nations relations in their Local Trust Area that might be addressed.	Clare Frater	Meeting: 24-Jul-2024 Target: 31-Mar-2026	In Progress
0%	10 Staff to put on a future Executive Committee meeting agenda for Executive Committee to consider: "that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) request that the Executive Committee consider a policy on engagement and communication with First nations in the Trust area, to be developed with Local Trust Committees, with respect to standing resolutions on Reconciliation and engagement with local First Nations. "	Clare Frater	Meeting: 18-Jun-2024 Target: 02-Jul-2025	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
49%	11 Staff, with advice from Trustee Elliott, to draft a letter to Snuneymuxw First Nation to gauge their interest in a joint meeting and mention that there is an opportunity to jointly apply for up to a \$20,000 Union of BC Municipality Community to Community Grant. In preparation for a potential grant application with Snuneymuxw First Nation staff to estimate associated costs, and report back to Executive Committee. (ON HOLD)	Clare Frater	Meeting: 18-Dec-2024 Target: 31-Mar-2026	In Progress
0%	12 Staff to provide advice to the Hornby Island Local Trust Committee regarding a letter of support for the Hornby Island Community Economic Enhancement Corporation's application for nominal rent tenure on 10ha of Crown land for the purpose of supporting provision of workforce housing.	Clare Frater	Meeting: 26-Feb-2025 Target: 04-Jul-2025	In Progress
0%	13 Staff to report back on provincial advocacy options concerning issuance of a 30-year subtidal aquaculture Licence of Occupation in a marine area where zoning does not permit aquaculture use.	Clare Frater	Meeting: 23-Apr-2025 Target: 02-Jul-2025	In Progress
25%	14 Staff to coordinate the delivery of two professional development workshops focused on addressing Indigenous-specific racism for 20 participants comprised of at least 10 staff and up to 10 trustees (with priority to Chair, Vice-Chairs, Conservancy Chair and trustees in the Reconciliation Learning Group), with any spots not taken by trustees to be used by staff that will be engaging with First Nations.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 09-Jun-2025	In Progress
5%	15 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_SÁNEC Leadership Council Society, to develop an agreement for Trust Council consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 31-Mar-2026	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
75%	16 Staff to organize a Feast with S?ÁUTW_ (Tsawout) First Nation	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 01-Oct-2025	In Progress
80%	17 Staff to apply for, and, if successful, manage a \$20,000 grant from the UBCM Community to Community grant program to support a relationship building event with Tsawout First Nation.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 01-Oct-2025	In Progress
0%	18 Staff to develop a protocol agreement in cooperation with Tsawout First Nation for Trust Council's consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 31-Mar-2026	In Progress
100%	19 Staff to inform the following organizations that Executive Committee approved and allocated the below amounts for the History and Heritage Conservation Grants-in-Aid requests for fiscal year 2025/26: - \$1,550 to support the Lasqueti Community Association - \$2,000 to support the Gabriola Arts Council - \$2,000 to support the Southern Gulf Islands Community Resources Centre (SGI CRC) - \$450 to support the Edie Reid Memorial Library	Clare Frater	Meeting: 04-Jun-2025 Target: 09-Jun-2025	Completed
0%	20 Staff to convey to the Ministry of Housing and Municipal Affairs that the provincially mandated formula for the housing needs assessments was inadequate to capture the true housing need in rural island communities, and request the ministry revise its methodology to reflect an approach more suited to rural areas.	Clare Frater Stefan Cermak	Meeting: 04-Jun-2025 Target: 01-Sep-2025	In Progress

Follow Up Action Report

Executive Committee

Senior Indigenous Relations Advisor

Progress	Activity	Responsibility	Dates	Status
25%	1 Staff to coordinate the delivery of two professional development workshops focused on addressing Indigenous-specific racism for 20 participants comprised of at least 10 staff and up to 10 trustees (with priority to Chair, Vice-Chairs, Conservancy Chair and trustees in the Reconciliation Learning Group), with any spots not taken by trustees to be used by staff that will be engaging with First Nations.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 09-Jun-2025	In Progress
5%	2 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_SÁNEC Leadership Council Society, to develop an agreement for Trust Council consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 31-Mar-2026	In Progress
75%	3 Staff to organize a Feast with S?ÁUTW_ (Tsawout) First Nation	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 01-Oct-2025	In Progress
80%	4 Staff to apply for, and, if successful, manage a \$20,000 grant from the UBCM Community to Community grant program to support a relationship building event with Tsawout First Nation.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 01-Oct-2025	In Progress
0%	5 Staff to develop a protocol agreement in cooperation with Tsawout First Nation for Trust Council's consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 31-Mar-2026	In Progress



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY MAY 27TH, 2025 BOARD MEETING

NOTE: For more detail on Islands Trust Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. ORGANIZATION UPDATES/TEAM

- The ITC A/Manager provided a verbal staffing update and identified the various staffing changes at Islands Trust Conservancy.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board approved the Audited Financial Statements for the 2024/25 fiscal year, and referred the statements to Islands Trust Council for information.
- The ITC Board approved text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.
- The ITC Board requested staff to notify the Salt Spring Island Local Trust Committee that Islands Trust Conservancy's interests are unaffected by Development Variance Permit Application PLDVP20250029. The ITC Board recommended that the Salt Spring Island Local Trust Committee ensure that affected First Nations have been asked to comment on this proposed dock expansion.
- The ITC Board requested staff to notify the Galiano Island Local Trust Committee that Islands Trust Conservancy's interests are unaffected by Bylaw 291.
- The ITC Board requested staff to prepare an Islands Trust Conservancy 2026/27 budget request.
- Chair Gauvreau provided an update from the joint Executive Committee – Islands Trust Conservancy Board meeting.
- The ITC Strategic Fund Development Specialist provided a briefing on the Victoria Foundation's notification of an administration fee increase, relevant to the Ruby Alton Property Endowment Fund held with the Victoria Foundation.
- The ITC Board received a copy of the letter regarding the MOU between Islands Trust Council and the W̱SÁNEĆ Leadership Council Society for information. The ITC Board requested staff to cooperate with Tsartlip First Nation and Tseycum First Nation, via the W̱SÁNEĆ Leadership Council Society, to develop an agreement for Islands Trust Conservancy Board's consideration.
- Trustee Elliott provided a verbal Executive Committee update and highlighted that direction was given to proceed with two professional development workshops on addressing Indigenous-specific racism, and that the Policy Statement Amendment Project is ongoing with a town hall and final revisions expected in late July.
- Trustee Yates provided a verbal Trust Council update and highlighted that the next Trust Council is scheduled from June 17-19th, 2025 on Salt Spring Island and will include an ITC 35th anniversary celebration.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

- Trustee Yates provided a verbal Financial Planning Committee update and highlighted that there was no report from the last meeting and that she will support the proposed ITC budget items going to the committee.
- Chair Gauvreau provided a verbal Governance Committee update and advised that the next meeting is August 10th, 2025.
- Chair Gauvreau provided a verbal update on the proposed Conservation Fund Working Group. Discussion ensued on appointing an ITC Board member to the working group.
- Trustee Elliott provided a verbal update on the Bowen Island Municipality – Executive Committee meeting on April 30th, 2025 and highlighted topics of note including the 2025 Strategic Plan, an update on the Official Community Plan, and improvements to BC Ferries service to island communities.

3. COVENANT AND PROPERTY MANAGEMENT

- The ITC Board approved the request from the Ministry of Water, Lands, and Resource Stewardship to upgrade Provincial Groundwater Observation Well 197, in S’ul-hween X’pey (Elder Cedar) Nature Reserve, with a new well box and the addition of equipment for satellite telemetry.
- The ITC Board requested staff to begin negotiations for a Well Access Agreement with the Ministry of Water, Lands, and Resource Stewardship and the two covenant holders Gabriola Land & Trails Trust and Nanaimo & Area Land Trust.

4. COMMUNICATIONS AND OUTREACH

- The ITC Board discussed the letter from Minister Kahlon to Trust Council Chair Patrick regarding the Islands Trust review.
- The ITC Board received the ITC Board Chair letter to Minister Kahlon regarding the ITC Five-Year Plan requirement for information.
- The ITC Communications Specialist provided a verbal update on Islands Trust Conservancy’s 35th anniversary and highlighted the newly launched Islands Trust Conservancy blog, *the Journal*.

Learn more about Islands Trust Conservancy: <https://islandstrust.bc.ca/conservancy/>

Visit the Islands Trust Conservancy Journal: <https://islandstrust.bc.ca/conservancy/the-journal/>

Subscribe for Islands Trust Conservancy updates: <https://islandstrust.bc.ca/subscribe/>

Resolutions Without Meetings Log

Trust Council

Resolution Number	Action	Date
2025-003 The following matter is considered urgent and necessary in order for Trust Council to adopt Islands Trust Council Byl that Islands Trust Council Bylaw 202, cited as "Islands Trust Council Revenue Anticipation Borrowing Bylaw 2025-2026", be adopted.	Carried	12-Jun-2025
2025-002 The following matter is considered urgent and necessary in order for Trust Council to adopt Islands Trust Council Byl It was Moved by Trustee Patrick and Seconded by Trustee Bernardo: that Islands Trust Council Bylaw 201, cited as 'Islands Trust Council Financial Plan Bylaw 2025-2026', be adopted.	Carried	10-Jun-2025
2025-001 The following matter is considered urgent and necessary in order to allow recently appointed members to the Trust that Trust Council ratify the appointments of Trustees Gauvreau, Graham, Elliott, Maude, Morrison and Yates to the Trust Programs Committee.	Carried	28-Mar-2025

RESOLUTION WITHOUT MEETING NO. TC-RWM-2025-01

The following matter is considered urgent and necessary in order to allow recently appointed members to the Trust Programs Committee to immediately participate in imminent Trust Programs Committee meetings.

Trustees were notified via email of the call for a motion on March 27, 2025.

Trustees were notified via email of the call for the vote on March 27, 2025.

It was MOVED by Trustee Peterson and SECONDED by Trustee Boland, that Trust Council ratify the appointments of Trustees Gauvreau, Graham, Elliott, Maude, Morrison and Yates to the Trust Programs Committee.

TRUSTEES CONTACTEDVOTE

1. Joe Bernardo
2. Mairead Boland
3. Sam Borthwick
4. Jeanine Dodds
5. Tobi Elliott
6. Kristina Evans
7. Dag Falck
8. Sue Ellen Fast
9. Judith Gedye
10. Ken Hunter
11. Peter Luckham
12. Lee Middleton
13. Laura Patrick
14. Tim Peterson
15. Kate-Louise Stamford
16. Susan Yates

DATE VOTE RECEIVED

- | | |
|----------------|-----------|
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 28, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |
| March 27, 2025 | In favour |

TRUSTEES VOTE NOT AVAILABLE

1. Alex Allen
2. Aaron Campbell
3. Lisa Gauvreau
4. David Graham
5. Jamie Harris
6. Mikaila Lironi
7. Ben Mabberley
8. David Maude
9. Deb Morrison
10. Grant Scott

FINAL VOTE COUNT (16) IN FAVOUR (0) OPPOSED **DECISION: CARRIED**

THE CHAIR DECLARED THE ABOVE RESOLUTION CARRIED PURSUANT TO SECTION 13 OF THE *ISLANDS TRUST ACT* ON MARCH 28th, 2025.

CHAIR'S SIGNATURE
Trustee Laura Patrick

RECORDER'S SIGNATURE
Legislative Services Clerk Robert Barlow

ISLANDS TRUST COUNCIL

RESOLUTION WITHOUT MEETING NO. TC-RWM-2025-002

The following matter is considered urgent and necessary in order for Trust Council to adopt Islands Trust Council Bylaw 201, cited as the “Islands Trust Council Financial Plan Bylaw 2025-2026”. The Minister’s office provided their approval on May 12, 2025.

Trustees were notified, via email, of the call for resolution on June 6, 2025.

Trustees were notified, via email, of the call for the vote on June 6, 2025.

It was Moved by Trustee Patrick and Seconded by Trustee Bernardo, that Islands Trust Council Bylaw 201, cited as “Islands Trust Council Financial Plan Bylaw 2025-2026”, be adopted.

<u>TRUSTEES CONTACTED</u>	<u>DATE VOTE RECEIVED</u>	<u>VOTE</u>
1. Mairead Boland	June 6, 2025	In Favour
2. Sam Borthwick	June 7, 2025	In Favour
3. Tobi Elliott	June 6, 2025	In Favour
4. Kristina Evans	June 6, 2025	In Favour
5. Sue Ellen Fast	June 6, 2025	In Favour
6. Lisa Gauvreau	June 6, 2025	In Favour
7. Judith Gedye	June 6, 2025	In Favour
8. David Graham	June 8, 2025	In Favour
9. Ken Hunter	June 8, 2025	In Favour
10. Mikaila Lironi	June 7, 2025	In Favour
11. David Maude	June 6, 2025	In Favour
12. Lee Middleton	June 6, 2025	In Favour
13. Laura Patrick	June 6, 2025	In Favour
14. Tim Peterson	June 6, 2025	In Favour
15. Grant Scott	June 8, 2025	In Favour
16. Kate-Louise Stamford	June 8, 2025	In Favour
17. Susan Yates	June 6, 2025	In Favour

TRUSTEES VOTE NOT AVAILABLE

1. Alex Allen
2. Joe Bernardo
3. Aaron Campbell
4. Jeanine Dodds
5. Dag Falck
6. Jamie Harris
7. Peter Luckham
8. Ben Mabberley
9. Deb Morrison

FINAL VOTE COUNT (17) IN FAVOUR (0) OPPOSED DECISION **CARRIED**

THE CHAIR DECLARED THE ABOVE RESOLUTION CARRIED PURSUANT TO SECTION 13 OF THE *ISLANDS TRUST ACT* ON June 10, 2025.

CHAIR’S SIGNATURE
Laura Patrick, Salt Spring Island Local Trust Area

RECORDER’S SIGNATURE
Robert Barlow, Legislative Services Clerk

ISLANDS TRUST COUNCIL

RESOLUTION WITHOUT MEETING NO. TC-RWM-2025-003

The following matter is considered urgent and necessary in order for Trust Council to adopt Islands Trust Council Bylaw 202, cited as the “Islands Trust Council Revenue Anticipation Borrowing Bylaw 2025-2026”. The Minister’s office provided their approval on May 12, 2025.

Trustees were notified, via email, of the call for resolution on June 10, 2025.

Trustees were notified, via email, of the call for the vote on June 10, 2025.

It was Moved by Trustee Maude and Seconded by Trustee Patrick, that Islands Trust Council Bylaw 202, cited as “Islands Trust Council Revenue Anticipation Borrowing Bylaw 2025-2026”, be adopted.

<u>TRUSTEES CONTACTED</u>	<u>DATE VOTE RECEIVED</u>	<u>VOTE</u>
1. Joe Bernardo	June 10, 2025	In Favour
2. Mairead Boland	June 10, 2025	In Favour
3. Sam Borthwick	June 10, 2025	In Favour
4. Tobi Elliott	June 10, 2025	In Favour
5. Kristina Evans	June 10, 2025	In Favour
6. Dag Falck	June 11, 2025	In Favour
7. Sue Ellen Fast	June 11, 2025	In Favour
8. Lisa Gauvreau	June 10, 2025	In Favour
9. Judith Gedye	June 10, 2025	In Favour
10. Ken Hunter	June 10, 2025	In Favour
11. Lee Middleton	June 10, 2025	In Favour
12. Laura Patrick	June 10, 2025	In Favour
13. Tim Peterson	June 10, 2025	In Favour
14. Grant Scott	June 10, 2025	In Favour
15. Kate-Louise Stamford	June 10, 2025	In Favour
16. Susan Yates	June 10, 2025	In Favour

TRUSTEES VOTE NOT AVAILABLE

1. Alex Allen
2. Aaron Campbell
3. Jeanine Dodds
4. David Graham
5. Jamie Harris
6. Mikaila Lironi
7. Peter Luckham
8. Ben Mabberley
9. David Maude
10. Deb Morrison

FINAL VOTE COUNT (16) IN FAVOUR (0) OPPOSED DECISION **CARRIED**

THE CHAIR DECLARED THE ABOVE RESOLUTION CARRIED PURSUANT TO SECTION 13 OF THE *ISLANDS TRUST ACT* ON June 12, 2025.

CHAIR’S SIGNATURE
Laura Patrick, Salt Spring Island Local Trust Area

RECORDER’S SIGNATURE
Robert Barlow, Legislative Services Clerk



Info@friendsofthegulfislands.ca

www.friendsofthegulfislands.ca

June 5, 2025

Delegation to June 2025 Trust Council Meeting

Dear Trustees, Staff, Honoured Guests and Members of the Public

My name is Jennifer Margison, and I'm speaking on behalf of the Board and members of the Friends of the Gulf Islands Society. I come to you from Galiano Island.

Today I want to speak to the recent letter from the Honourable Ravi Kahlon, Minister of Housing and Municipal Affairs, written in response to the Trust Council's second request for a review of the Islands Trust Act, governance, and structure.

His letter contains some clear messages and expectations. He states:

"Land use planning to preserve and protect the Trust area and its unique amenities and environment is the core responsibility of the Islands Trust. This reflects the ecological mandate of the Trust, the toolkit deliberately supplied by government, and that island communities have a role to play in local environmental stewardship."

He goes on:

"It is my expectation that the Trust Council recognizes that this requires careful deliberation and consideration of perspectives to manage expectations of growth, development and local economies without exceeding the carrying capacity of local ecosystems and preserving unspoiled natural amenities."

These are powerful and important phrases. Let me highlight a few:

- *Core responsibility*
- *Ecological mandate*
- *Environmental stewardship*
- *Managing growth and development without exceeding the carrying capacity of local ecosystems*
- *Preserving unspoiled natural amenities*

We strongly support these principles.

We believe the Minister has made it clear: the fundamental purpose of the Trust has always been, and remains, the protection of the natural environment. And that the Trust Policy Statement must contain policies to uphold that purpose.

In support of this message—and in anticipation of the upcoming community engagement on the draft Trust Policy Statement—Friends of the Gulf Islands presents a petition to you today. This petition has already received nearly 900 signatures from people across the Trust Area.

Here is what it says, addressed to Minister Kahlon and to Trust Council:

We request that the new Trust Policy Statement not be approved until it:

- Affirms that the term “*environment*” in the legislated Object of the Islands Trust Act refers specifically to the natural environment—not residential development or infrastructure.
- Affirms that the Trust’s top priority is protection of the islands’ land and marine ecosystems, and their rural character.
- Requires each island to establish clear development limits.
- Limits development to what can be supported by each island’s drinking water supply while also protecting water needed by natural systems.
- Requires each island to produce a build-out report to determine the maximum population if all existing lots were developed or subdivided.
- Ensures that any decisions allowing more intensive land or water use be guided by independent, up-to-date scientific data, local knowledge, and traditional Indigenous knowledge and practices.

Let me close by saying: this is about the future of the Gulf Islands.

The environment didn’t get much attention in the last two elections. We are lucky to have Green Party representation in some Trust areas, but we know that environmental progress is under threat around the world.

This is our opportunity.

The Islands Trust is not an ordinary government body. It is unique—a one-of-a-kind institution with a legislated preservation mandate.

We urge you to ensure that the revised Trust Policy Statement—and all the decisions you make as trustees—truly reflect that mandate. Fully. Faithfully. Effectively.

Only by protecting our environment from further degradation will we be able to support thriving communities, meaningful partnerships with First Nations, responsible housing solutions for workers and seniors—and offer both residents and visitors the chance to breathe deeply, feel renewed, and give thanks for these remarkable islands.

This is a gift we’ve been given. Please—let’s cherish it.

Thank you.



REQUEST FOR DECISION

To: Trust Council

For the Meeting of: June 18, 2025

From: Trust Programs Committee

Date Prepared: June 13, 2025

SUBJECT: Policy Statement Amendment Project (PSAP) – Meeting Scheduling

RECOMMENDATIONS:

- 1) **THAT Trust Council cancel the Committee of the Whole meeting scheduled for June 30, 2025.**
- 2) **THAT Trust Council schedule a special electronic Committee of the Whole meeting on July 9, 2025 to review the draft new Islands Trust Policy Statement.**
- 3) **THAT Trust Council schedule a special electronic Trust Council meeting on the afternoon and evening of July 29, 2025 to consider First Reading of the draft new Policy Statement.**

CHIEF ADMINISTRATIVE OFFICER COMMENTS: In order to accommodate the six-month public, agency and Indigenous Governing Body engagement window requested by Trust Council, the draft new Policy Statement must be given First Reading this summer if bylaw adoption before the end of the political term remains Trust Council's objective.

Trustee and staff availability for unscheduled meetings during the summer is not ideal. However, polling to identify trustee availability showed 15 trustees available on the morning of July 9, dropping to 14 in the afternoon, and 17 trustees available on the afternoon of July 29, dropping to 16 in the evening. Given that quorum is barely achieved on both days, it is critical that trustees who have signaled their availability attend these meetings.

Trustees should keep in mind that these meetings are in service of giving the Policy Statement bylaw First Reading for the purpose of seeking feedback on it from the public, agencies and Indigenous Governing Bodies. It does not have to be perfect, and can be amended, but trustees should be confident that in general it is a strong document that, when implemented, will advance the Islands Trust Object.

-
- 1 **PURPOSE:** The purpose of this request for decision (RFD) is to schedule meetings to enable consideration of First Reading of the draft new Policy Statement this summer.
 - 2 **BACKGROUND:** Project Charter V10 (see Appendix 1) of the Policy Statement Amendment Project anticipates adoption of the new Policy Statement bylaw before the end of the current political term. In order to achieve this timeline, two additional summer meetings are required.

The purpose of the proposed Committee of the Whole (CotW) meeting is for trustees to receive legal advice following review of current draft by Islands Trust legal counsel, ask clarifying questions of staff, and to recommend any final revisions before sending the document to Trust Council for consideration of First Reading.

Staff propose cancelling the previously scheduled June 30 COTW meeting. Despite the fact polling showed that quorum could be met, some key staff are not available that day.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: None

FINANCIAL: Evening meetings will require overtime wages to unionized staff. Trustees will be compensated for attendance at the special Trust Council meeting. Funds to support these additional meeting expenses are available through the regular operating budget.

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: Both the Committee of the Whole meeting and special Trust Council meeting will be open meetings available for public attendance. Subscriber notifications will be sent out once the agenda is posted online.

FIRST NATIONS RELATIONS: Part of the urgency to hold these meetings now is to ensure a fulsome period (currently scheduled for six months) to hear from, and work with, Indigenous Governing Bodies, on the latest iteration of the Policy Statement.

OTHER: None

4 RELEVANT POLICY(S): None

5 ATTACHMENT(S):

1. Project Charter – Policy Statement Amendment Project (V10)

RESPONSE OPTIONS

Recommendations:

- 1) **THAT Trust Council cancel the Committee of the Whole meeting scheduled for June 30, 2025.**
- 2) **THAT Trust Council schedule a day-long special electronic Committee of the Whole meeting on July 9, 2025 to review the draft new Islands Trust Policy Statement.**
- 3) **THAT Trust Council schedule a special electronic Trust Council meeting on the afternoon and evening of July 29, 2025 to consider First Reading of the draft new Policy Statement.**

Alternative:

- 1) Review of the draft new Policy Statement by Committee of the Whole is not required. Trust Council can skip this step and proceed directly to consideration of First Reading. If this is the case, Trust Council can resolve to cancel its scheduled June 30 COTW meeting, forego scheduling another COTW meeting in its place, and simply resolve to schedule a special Trust Council meeting on either July 9 or July 29.
- 2) Trust Council may determine that trustee availability for the recommended summer meetings is insufficient. If this is the case. Trust Council could decide to address

revisions and First Reading at the September regular Trust Council meeting. If this is the case, it could cancel the scheduled June 30 Committee of the Whole meeting and resolve as follows:

THAT Trust Council will consider First Reading of the draft new Policy Statement at its regular meeting in September 2025 and request that staff update the Policy Statement Amendment Project project charter accordingly

The implications of delaying First Reading until September is a one-month delay in the launch of the public engagement period. If Trust Council still intends to adopt the new Policy Statement before the end of the political term, this one-month delay will have to be accommodated elsewhere in the project schedule, either by reducing the public engagement period to five months, or reducing the time available for Ministerial review to three months.

Prepared By: Jason Youmans, Senior Policy Advisor, Trust Area Services

Reviewed By/Date: Clare Frater, Director, Trust Area Services/June 13, 2025
Rueben Bronee, CAO/June 13, 2025

Policy Statement Amendment Project - Project Charter V10

Purpose To support Trust Council’s update of the Islands Trust Policy Statement bylaw, incorporating feedback from Indigenous Governing Bodies, the public, and referral agencies, and approval by the Minister of Municipal Affairs.

Background Trust Council has assigned Executive Committee, with involvement from Trust Programs Committee as appropriate, the task of updating the Islands Trust Policy Statement through the lenses of reconciliation, climate change, and affordable housing, and to undertake early engagement with Indigenous Governing Bodies (IGBs) and the public in the process.

Objectives

- To adopt an updated Policy Statement bylaw that supports Trust Council’s commitments to reconciliation, climate change, and affordable housing, and reflects feedback from the public, IGBs, and partner agencies.

In Scope

- Policy Statement amendment drafting directed by TC resolutions, communications, legal review, and implementation planning
- IGB engagement, public engagement, and agency referrals
- Four readings/Ministerial approval

Out of Scope

- Treaty or territorial negotiations or accommodation
- Consequential amendments to official community plans and land use bylaws

Workplan Overview

Major Deliverable/Milestone	Dates
Past Years (FY 2019-20, 2021-22, 2022-23, 2023-24) -IGB early engagement Phases 1 (2019-2021), 2 (2021-2022), and 3 (2023) -Public engagement Phases 1 (2019-2020), 2 (2021), and 3 (2022) -Policy review and analysis by Trust Council’s committees/working groups and staff (2020-22) -Amendment drafting and legal review Phase 1 (Apr-Jun 2021), Phase 2 (Dec 2022-Mar 2023) - IGB Early engagement Phase 3	2019-2024
Present (FY 2024-25) - Review and revision of draft Policy Statement by Committee of the Whole at bi-monthly meetings	May 2024 - May 2025
Proposed Next Steps (FY 2025-26) -First Reading -Bylaw referral to IGBs, regional districts, Conservancy Board and others -Six-month public engagement (referrals to local trust committees and island municipalities with TAS support online and in-person where requested; Staff-led Trust-wide survey	June 2025 July 2025 - Jan 2026 July 2025 - Jan 2026
Final Adoption (FY 2025-26/2026-27) -Trust Council receives referral responses and passes resolutions on further revisions required -Amendment drafting and amendment/ Second and Third Reading by Trust Council -Refer proposed bylaw to Minister with final FN engagement report; allow six months for review - Ministerial Approval (estimated—no statutory timeline), and Adoption -Final graphic design and distribution, celebration event, implementation planning	Feb 2026 March—April 2026 April 2026 Oct 2026 Oct 2026— Nov 2026

Project Team

Executive Committee COTW/TPC Director, TAS	Project Champion Policy Content Advisors Project Director
Sr. Policy Advisor	Project Manager & Policy Writer
Program Coordinator	Public Engagement Coordinator
Communications Specialist	Communications Coordinator
Sr. Intergovtl Policy Advisor	First Nations Engagement Coordinator

Budget

Item	FY 24-25	FY25-26	FY26-27
Communications	\$10,000	\$26,000	\$10,000
Public Engagement	\$0	\$17,500	\$0
Legal Review	\$25,000	\$10,000	\$5,000
Capacity Funding	\$4,000	\$0	\$0
Total Activity Costs:	\$39,000	\$53,500	\$15,000

Approved by:
Clare Frater, Director, TAS

Endorsement: TC
Date: TC-2024-120, Dec. 04, 2024

*Timeline assumes Trust Council schedules special meetings between regular quarterly meetings.

From: Timmermans, Nicole (Kibble, Jeff - MP)
<nicole.timmermans.667@parl.gc.ca>
Sent: Wednesday, June 4, 2025 12:58 PM
To: Executive Admin
Subject: A Stronger Future Through Partnership – Introduction from Jeff Kibble,
MP Cowichan-Malahat-Langford

Please find below a letter of introduction for Jeff Kibble, MP for Cowichan-Malahat-Langford.

We look forward to meeting with you.



Office of Jeff Kibble

Member of Parliament for Cowichan – Malahat – Langford

A Stronger Future Through Partnership

Dear Islands Trust Trustees,

I am pleased to introduce Mr. Jeff Kibble, the newly elected Member of Parliament for Cowichan–Malahat–Langford. He is honoured by the trust placed in him and is committed to representing our region with integrity, accessibility, and a strong spirit of collaboration.

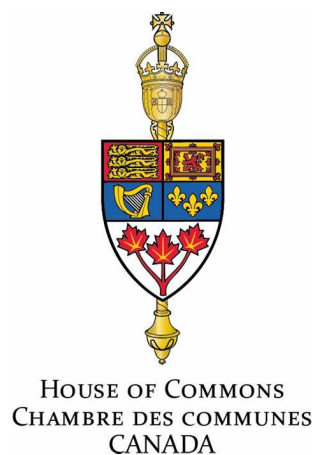
MP Kibble’s priorities—affordable housing, economic development, public safety, environmental protection, and infrastructure— reflect the concerns of local residents. He knows meaningful progress depends on strong partnerships with local government and is eager to work with Islands Trust to support your goals.

He welcomes the opportunity to meet with you and your team. Please feel free to contact our office at Jeff.Kibble@parl.gc.ca or (250) 434-8132 to schedule a meeting.

Thank you for your leadership. We look forward to working together for a stronger and more resilient Cowichan–Malahat–Langford.

Warmest regards,

A handwritten signature in blue ink that reads 'Nicole Timmermans'.



Nicole Timmermans

Constituency Office

Jeff Kibble, MP

Cowichan-Malahat-Langford

Office: 250-434-8138



From: Autumn O'Brien <Autumn.O'Brien@scrd.ca>
Sent: Wednesday, June 11, 2025 11:12 AM
To: information <information@islandstrust.bc.ca>
Cc: Raph Shay <Raph.Shay@scrd.ca>
Subject: SCRD Referral - Coastal Flood Mapping Project Update

Attn: Islands Trust Local Trustees and Council,

Please see attached letter from SCRD Board Chair Alton Toth regarding the Coastal Flood Mapping Project Update.

For more information regarding this project, please contact Raphael Shay, Manager Sustainable Development, raph.shay@scrd.ca

Regards,
Autumn

Autumn O'Brien

Administrative Assistant, Planning & Development Services

Sunshine Coast Regional District

1975 Field Road, Sechelt, BC V7Z 0A8

Phone: 604-904-4363

I work a hybrid office/remote schedule Monday to Friday from 9:00 a.m. to 4:30 p.m.

[SCRD](#) | [Let's Talk SCRD](#) | [Facebook](#) | [X \(formerly Twitter\)](#) | [Emergency Alerts](#) |

The Sunshine Coast Regional District is located on the territories of the shíshálh and Skwxwú7mesh Nations.



June 9, 2025

Island Trust Local Trustees and Council,

Via email: information@islandstrust.bc.ca

Re: Referral of Sunshine Coast Regional District Coastal Flood Mapping Project Update

Dear Trustees and Council,

The Sunshine Coast Regional District (SCRD) Board adopted the following resolution at its regular Board meeting on May 22, 2025:

140/25 Recommendation No. 4 Coastal Flood Mapping Project Update

THAT the staff report titled *Coastal Flood Mapping Project Update* be referred to the District of Sechelt, Islands Trust, Town of Gibsons, and the Advisory Planning Commissions for information.

The attached is an update on the Coastal Flood Mapping Project, which is nearing completion. The SCRD is grateful for the participation of your staff in the project's steering committee.

For more information regarding this project, please contact Raphael Shay, Manager Sustainable Development, raph.shay@scrd.ca

Yours truly,

SUNSHINE COAST REGIONAL DISTRICT

A handwritten signature in black ink, appearing to read "Alton Toth".

Alton Toth
SCRD Board Chair

Enclosure: May 8, 2025, SCRD Committee of the Whole Staff Report "Coastal Flood Mapping Project Update"



Staff Report

Request for Decision

TO: Committee of the Whole – May 8, 2025
AUTHOR: Raphael Shay, Manager, Sustainable Development
SUBJECT: Coastal Flood Mapping Project Update

OVERVIEW

Purpose of Report:

The purpose of this report is to provide an update on the Coastal Flood Mapping project. This report requests Board decision to accept, reject or provide alternate direction with respect to staff's recommendations as presented below.

Recommendation(s):

1. **THAT this report be referred to the District of Sechelt, Islands Trust and Town of Gibsons for information;**
 2. **AND THAT this report be referred to Advisory Planning Commissions for information.**
-

BACKGROUND

The Coastal Flood Mapping Project will deliver coastal flooding and erosion vulnerability maps for the Sunshine Coast. It will create recommendations for how we can adapt to rising seas primarily in the area of land use planning.

This regional and intergovernmental project was directed by the [SCRD Board on September 22, 2022](#) (Res. 247/22 Rec. No. 6). The project is 100% funded through a grant from UBCM Disaster Risk Reduction – Climate Adaptation Grant Program.

SCRD staff lead the project with support from Town of Gibsons, District of Sechelt, and Islands Trust staff.

Although the project timeline and grant deadline has been extended due to delays related to confirming contract language, the project is on track with scope, budget and quality.

DISCUSSION AND ANALYSIS OF OPTIONS

Business Benefits for SCRD and Local Government Partners

This project will provide essential data to support informed decision-making and long-range planning. Outputs will aid in updating Official Community Plans (OCPs), zoning maps, and infrastructure planning.

The results will inform current OCP updates in Gibsons, Sechelt, and SCRD electoral areas. Accurate mapping enhances clarity and consistency for development planning. It also enables better assessment of flood risks to critical infrastructure such as water mains and roads. Project outputs will be shared with the Province and may benefit other jurisdictions.

A major strength of the project is its regional coordination. Because the SCRD, Islands Trust, Town of Gibsons, and District of Sechelt are collaborating, the maps will offer consistent information across boundaries. The shíshálh Nation completed its own coastal flood mapping in 2022. The ongoing shíshálh-BC Land Use Plan has already shared public data related to climate change and sea-level rise. This information complements the regional Coastal Flood Mapping project.

For private property owners, accurate maps offer greater clarity and predictability when planning development.

Mapping is a foundational step in climate adaptation planning. Local governments can use this data to identify existing properties and assets at risk and to guide risk assessments. It will also inform future adaptation projects. In general, proactive adaptation is more cost-effective than emergency response or asset failure/replacement.

OPTION 1 – Refer this report to the councils of project partners and Advisory Planning Commissions for information.

An information referral would support continued collaboration and help raise awareness of the project.

FINANCIAL IMPLICATIONS

This project is 100% grant funded.

STRATEGIC PLAN IMPLICATIONS

This project supports the Strategic Focus Area of Water Stewardship in the Board's 2023 – 2027 Strategic Plan. Specifically, to “continually improve the operations of all the Regional District’s aging water systems” by identifying assets that may be at greater risks from coastal flooding and needing adaptation plans.

TIMELINE

Final material is expected for Committee of the Whole in Q3 2025.

COMMUNICATIONS

There has been community outreach on this project and coastal flooding, including:

- Let’s Talk project page: <https://letstalk.scrd.ca/coastal-flooding>. This page includes a timeline, FAQs, reading materials, and a link to a community questionnaire. Results from this questionnaire will be shared with the community via Let’s Talk page in June.
- Table at Gibsons Public Market / BlueAct Marine Society’s Climate Faire and Roberts Creek’s Earth Day event.

A king tide photo contest led by news release and resulting in 75 submissions. King tides provide a window into what regular high tides are going to look like in 25 years. Photos can be seen at: <https://letstalk.scrd.ca/coastal-flooding/brainstormers/king-tide-photo-contest>

There will be further opportunities for the community to learn about coastal flooding. In-person pop-up displays at Trail Bay Mall and Sunnycrest Mall are planned for mid-May.

Staff will share information on the photo contest, coastal flooding, and seek to better understand questions community members have about coastal flooding.

Detailed maps describing several scenarios will be prepared as part of final project deliverables.

Once the project is completed and the Board has received final maps, additional communications will be undertaken to ensure public awareness of available resources.

SUMMARY AND CONCLUSION

The Coastal Flood Mapping project will create coastal flooding and erosion vulnerability maps for the Sunshine Coast. It will create recommendations for how we can adapt to rising seas primarily in the area of land use planning.

There will be opportunities for the community to discuss coastal flooding in May at pop-ups.

Referring this report to project partners and Advisory Planning Commissions for information is recommended.

Final material is expected for Committee of the Whole in Q3 2025.

Reviewed by:			
Manager		Finance	
GM	X - I. Hall	Legislative	
CAO	X - T. Perreault	Communications	
		Risk	X - V. Cropp

June 10 2025

To: Islands Trust Council

From: Gabriola Ferry working group (or whatever we call ourselves)

Re: Communication with BC Ferries

All of us **who** reside in the Islands Trust Area are dependent on BC Ferries (BCF) and thus we have a concerted an ongoing interest in the operation of the minor ferry routes. We watch the ferries come and go, we see what types of vehicles, bicycles, and passengers are going back and forth. We hear from friends, neighbours, and the community groups we belong to, about their ferry experiences – good and bad. We help visitors navigate the sometimes difficult process of coming to and leaving Gabriola via our ferries. We watch the lineups from season to season, and know the best times to travel in order to avoid excessive wait times.

For the past 30 years the experiences and observations of island residents have been communicated to BCF by the Ferry Advisory Committees (FACs). In December 2024 BCF announced that the FACs were no longer working and a more effective way would be sought for BCF to communicate to ferry-dependent communities. The new way announced in April of this year is a website where anyone can send a message to BCF and receive a response.

Ferry-dependent communities in the Islands Trust Area (and elsewhere in coastal BC) no longer have a legitimate, community-supported voice to relay concerns to BCF, and this includes concerns on the smaller routes that can help both BCF and ferry customers, with regard to schedule changes, passenger safety, and other relatively minor BCF services.

We ask Islands Trust Council to write to the Ferry Authority Board, the Ferry Commissioner, and Minister Farnworth, requesting BC Ferries to re-establish a communication model that includes local community-representative members who can reliably gather the concerns of islanders and communicate then to BCF in a manner that is accountable both to BCF and to our communities.

Sincerely,

cc: Gabriola Sounder, MLA Sheila Malcolmson

To Minister Kahlon: HMA.Minister@gov.bc.ca

Copied to:

Rob.Botterell.MLA@leg.bc.ca;

Debra.Toporowski.MLA@leg.bc.ca;

Sheila.Malcolmson.MLA@leg.bc.ca;

Stephanie.Higginson.MLA@leg.bc.ca;

Josie.Osborne.MLA@leg.bc.ca;

Jeremy.Valeriotte.MLA@leg.bc.ca;

Randene.Neill.MLA@leg.bc.ca;

premier@gov.bc.ca

The Honorable Ravi Kahlon, Minister of Housing and Municipal Affairs:

Each of the undersigned is either a current or former Trustee of the Islands Trust. The views in this letter are expressed solely in our personal capacities.

On May 30, 2025, a group of retired Trustees wrote to you promoting a regrettably flawed interpretation of section 3 of the Islands Trust Act - the mandate.

It is not true that the Islands Trust's "primary duty is protecting the natural environment and ecosystems". We refer you to the attached November 2024 legal opinion, that Trust Council made publicly available on the Islands Trust website. The opinion unambiguously explains that a statutory interpretation of section 3 of the *Islands Trust Act* grants the Islands Trust broad discretion to adopt policies that strike a reasonable balance among the inter-related, but different, objectives of preserving and protecting "the trust area **and** its unique amenities **and** environment" (emphasis added).

Trust Council commissioned this opinion to obtain an update on advice originally provided by two legal opinions rendered in 2007 and 2020, respectively. These contained the analysis Trust Council relied upon when, in September 2023, it issued its interpretation of the meaning of the mandate.

It is incorrect to allege that Trust Council's purpose in developing the interpretation was to offer "a legal argument that would justify trustees re-defining and expanding the interpretation of 'unique amenities'". The interpretation was issued, rather, further to the advice of one of your predecessors. We refer you to the attached September 23, 2022 letter by which then Minister Cullen encouraged Trust Council to use its existing authorities to address the findings of the March 2022 Governance Review.

One of those findings was that:

Despite the Trust's "Preserve and Protect" Object being essentially unchanged since set out in legislation nearly 50 years ago, there is a remarkable lack of consensus among Trustees as to

what that Object means and entails.This constitutes a fundamental – not to say existential – challenge.”

Term after term, the Islands Trust has been hamstrung in its ability to meet the Trust Area’s most serious challenges precisely because Trustee deliberations have been persistently troubled by wrangling, sometimes acrimonious, over the nature of the Islands Trust’s mission.

That is why the Trustees this term chose to formally articulate and adopt a legally sound interpretation of the mandate: it is urgently necessary to put an end to the misconception that has hobbled the organization’s effectiveness for too many years, namely, that the Islands Trust exists solely to transform the Trust Area into an ecological preserve that only the privileged may enjoy.

We do not know why the retired Trustees chose to give no weight to the November 2024 legal opinion. Nor why while in office they gave no consideration to the 2007 and 2020 legal opinions that contradict their position. What we do know is that it is unreasonable to ignore the plainly expressed intentions of the Provincial legislature. It is also profoundly unjust to assume an extreme and doctrinaire stance that is indifferent to the pressing needs of the Trust Areas’s human communities.

Trust Council requested a review of the legislation because, like last term, a strong majority of Trustees believe Provincial leadership is necessary to ensure the Islands Trust is fit for purpose as we move forward into the 21st century and its challenges.

Respectfully, we ask that you accept the invitation from Chair Patrick and the Executive Committee to meet with you to discuss these challenges and how to prepare for them.

Attachments:

Nov 2024 legal opinion.

Sept 2022 Letter from Minister Cullen

Other:

Governance Review of Governance and Management by Great Northern Management Team received March 2022.

Islands Trust Council Statement on the Scope and Meaning of Section 3 of the Islands Trust Act (Object Clause)

REPLY TO: VANCOUVER OFFICE

PRIVILEGED AND CONFIDENTIAL

VIA EMAIL: jmobbs@islandstrust.bc.ca

November 13, 2024

Julia Mobbs
Interim Chief Administrative Officer
200 – 1627 Fort Street
Victoria, BC V8R 1H8

TC-IC-2024-007

It was **MOVED** by Trustee Bernardo, and **SECONDED** by Trustee Yates, that Trust Council request staff to release the November 13, 2024 Young Anderson legal opinion relating to the interpretation of Section 3 provided to Trust Council to the public.

CARRIED

Dear Ms. Mobbs:

Re: Islands Trust Object Clause
Our File No. 00002-0020

You have requested that we review and update opinions that we have previously provided to the Islands Trust on the interpretation of s. 3 of the *Islands Trust Act*, the “object” clause. Those opinions consist of the following:

- A July 12, 2007 opinion addressing a legal opinion that was prepared by another law firm on whether the object clause restricts the policy options of trust bodies to environmental conservation.
- A September 1, 2020 opinion dealing with whether the policy statement may contain policies regarding housing and sustainable communities. (The Trust Council shared the advice contained in this opinion with the general public later in 2020.)
- Another September 1, 2020 opinion addressing whether the object clause permits the Islands Trust policy statement to contain policies regarding reconciliation with Indigenous people.

For reference, s. 3 of the *Islands Trust Act* is as follows:

The object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.

WWW.YOUNGANDERSON.CA

1616 – 808 Nelson Street, Box 12147 Nelson Square, Vancouver, BC V6Z 2H2 | tel: 604.689.7400 | fax: 604.689.3444 | toll free: 1.800.665.3540
201 – 1456 St. Paul Street, Kelowna, BC V1Y 2E6 | tel: 250.712.1130 | fax: 250.712.1180

To summarize:

- Our 2007 opinion concluded that the policy options of trust bodies aren't restricted to environmental conservation. Rather, the scope of the object clause is broader, and includes consideration of island communities as part of the trust area that is to be preserved and protected.
- Our September 2020 opinion concluded that it would be a reasonable interpretation of the object clause, unlikely to be disturbed on judicial review, to include in the policy statement policies regarding housing and sustainable communities. That opinion included consideration of the Supreme Court of Canada's important 2019 administrative law decision in *Canada (Minister of Citizenship and Immigration) v. Vavilov*, which determined that judicial review of interpretations of their enabling legislation by delegated decision-makers (such as the Islands Trust Council) must apply a reasonableness standard that affords deference to the judgment of the decision-maker. This would quintessentially include Trust Council interpretations of the object clause.

We consider our conclusion on the topic of housing and sustainable communities to have been recently confirmed by the fact that the local trust committees, like municipalities and regional districts, are required (under the new s. 473.1 of the *Local Government Act*) to provide in their official community plans housing policies respecting each class of housing needs addressed in their housing needs reports. (Other parts of Bill 44 including the requirement to permit small-scale multi-family housing in restricted zones don't apply to the local trust committees, which indicates that the application of s. 473.1 to local trust committees cannot be a legislative oversight.) Since provincial statutes are meant to be interpreted consistently with one another, the implication must be that the policy statement prepared under the *Islands Trust Act* may properly reflect the fact that local trust committees are required to plan for increases in housing supply.

- Our other September 2020 opinion concluded that policies in the policy statement aimed at reconciliation with Indigenous people would be within scope to the extent they were ancillary to substantive policies dealing with preservation and protection of the trust area (as contrasted with free-standing policies dealing with reconciliation for its own sake). We identified a significant risk that stand-alone reconciliation policies were outside the Trust Council's authority.

Having reviewed those opinions in the preparation of this letter, we would advise that we remain comfortable with our previous conclusions. The development of the local case law on the reasonableness test in judicial review since 2019 has confirmed that a court would defer to the judgment of the Trust Council on the interpretation of the object clause as long as its interpretation met the reasonableness test. In regard to the topic of reconciliation, one significant change in the

legislative landscape is the enactment of the *Declaration of the Rights of Indigenous Peoples Act* (DRIPA), which includes the following:

2 The purposes of this Act are as follows:

- (a) to affirm the application of the Declaration to the laws of British Columbia;
- (b) to contribute to the implementation of the Declaration;
- (c) to support the affirmation of, and develop relationships with, Indigenous governing bodies.

While the Declaration contains many Articles that might be considered to be potentially relevant to the work of the Trust Council and the local trust committees, perhaps the most obviously relevant is Article 32(2):

States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.

It is important to note that DRIPA didn't itself change any of the laws of British Columbia except to the extent that it requires the government to prepare an action plan to achieve the objects of the U.N. Declaration in the province, and authorizes the government to enter into decision-making agreements with Indigenous governing bodies in regard to a broad range of administrative-level decisions. That this is so was confirmed by the B.C. Supreme Court in *Gitxaala v. British Columbia (Chief Gold Commissioner)*, 2023 BCSC 1680, which dealt with the on-line staking procedure for mineral claims. At paragraph 470 of its decision, the Court briefly concluded that "In sum, s. 2(a) of DRIPA does not implement UNDRIP into the domestic law of British Columbia." The government would presumably, should it choose to do so, implement the U.N. Declaration in the trust area by (for example) entering into a decision-making agreement with representatives of one or more First Nations that requires the consent of the First Nations before the Minister of Municipal Affairs may approve the Islands Trust Policy Statement or an official community plan of a local trust committee, or their consent to the approval by a provincial approving officer of a subdivision in the trust area. We don't consider that the enactment of DRIPA has had any effect on the interpretation of the object clause in the *Islands Trust Act*. Thus, for example, the Islands Trust policy statement cannot establish a "free and informed consent" entitlement for local First Nations in respect of matters that are within the jurisdiction of a trust body, or be premised on an assumption that such a right exists, merely because DRIPA has been enacted.

The Legislature has also amended the *Interpretation Act* to include the following, which applies to the construal (interpretation) of s. 3 of the *Islands Trust Act* in the event of any ambiguity in the wording of the section:

8.1 (3) Every Act and regulation must be construed as being consistent with the [United Nations Declaration on the Rights of Indigenous Peoples].

We don't consider that the enactment of s. 8.1 changes the opinions we have previously expressed on the interpretation of the object clause in relation to the question of reconciliation, because we haven't identified any particular ambiguity in the clause in relation to that subject. Rules of interpretation like s. 8.1 cannot be used to import new content into statutory language like that used in s. 3 of the *Islands Trust Act*; they can only be used as a tool in interpreting content that is already there. In 2020 we expressed the view that s. 3 probably authorizes inclusion in the policy statement of policies on such matters as engagement with First Nations on the preparation of local trust committee bylaws if Trust Council considers that such engagement would tend to support reconciliation objectives; this is based on such LTC bylaws themselves being squarely within the scope of the object clause.

We trust that this opinion will be helpful to the members of Trust Council and look forward to meeting with them on December 4 and dealing with any outstanding questions.

Yours truly,

YOUNG ANDERSON



Bill Buholzer

buholzer@younganderson.ca

BB/jms



September 23, 2022

Ref: 270776

Peter Luckham, Chair
Islands Trust
200-1627 Fort St
Victoria BC V8R 1H8

Dear Chair Luckham:

Thank you for your letter of July 8, 2022, requesting a recommendation to the Lieutenant Governor in Council to undertake a provincial review of the Islands Trust mandate, governance and structure. The Ministry of Municipal Affairs has responsibility for the *Islands Trust Act* and would be responsible for policy work to support any review that may be undertaken. I appreciate that there are a number of challenges facing the Islands Trust that you have identified in your letter.

The recent governance and management review undertaken by the Islands Trust has highlighted a number of actions the Islands Trust can take within its existing authorities to address some of the emerging concerns and pressures, and I encourage you to look at these opportunities. In addition, with local elections being held on October 15, 2022, the ministry wants to understand the perspectives and opinions that the newly elected Trust Council has on the requested review.

I look forward to learning of the measures being taken by the Trust in response to the governance and management review and in relation to the broader issues that are raised in the context of this request for a review of the Islands Trust governance, mandate and opportunities for alignment with the principles of the Declaration Act.

Thank you again for writing.

Sincerely,

Nathan Cullen
Minister

To: Trust Council and CAO

June 14, 2025

Re: Draft Bylaw 197

Following are my comments, questions and suggested amendments on the draft bylaw being considered at the June 2025 Trust Council meeting.

I apologize if I have misconstrued the text or intent of the bylaw as I have not listened to the previous Council discussions on this draft bylaw.

Use of terms:

The bylaw has inconsistent use of terminology. Using different terms to describe the same thing could be construed as implying some difference exists between them.

For example, some bylaw provisions refer to the “Chair” and other provisions refer to “Chairperson”. While this example is likely not impactful, it is identified to highlight the need to be review draft bylaws carefully for consistency in use of terms.

The bylaw also establishes a definition of “principal office” and that term is only referenced in section 21. Yet in section 6 (a), there is reference to the “Victoria Office of the Islands Trust” rather than “principal office”. This could imply it is other than the “principal office”. I suggest amending section 6 (a) to refer to “principal office” and if need be amending the definition of “principal office” to include a reference to “Victoria”. The downside to referencing “Victoria” in the bylaw is the possible need to amend the bylaw should the Victoria office ever move. I realize this may seem a minor point but keeping a focus on consistency in terminology used in legislation may avoid unexpected consequences at other times.

Comments on the some of the draft bylaw provisions:

The following text boxes list one or more sections) of draft bylaw 197 and are followed by my comments/questions regarding those sections. I have also underlined the relevant portions of the bylaw provision as an aid to the focus of my comments.

MEETINGS AND NOTICE OF MEETINGS

4. The first regular meeting of a local trust committee shall be held on a date to be determined by each Local Trust Committee by Resolution Without Meeting following a general local election.

Question section 4.

The section relates to incoming trustees and presumes

- (a) the previous LTC has not scheduled any LTC meeting for a date after the date the new trustees are sworn in, and
- (b) the local chair has been appointed by the TC chair.

Would this mean that in the last year of a term, the schedule of meetings will only run to the date incoming trustees are sworn in and not the full fiscal year?

5. *At the first regular meeting referred to in Section 4, and at the last regular meeting of each of the first, second, and third years following a general election, or by Resolution Without Meeting, each Local Trust Committee shall establish a schedule of the date, time and place of its regular Local Trust Committee meetings for the following fiscal year, of which there shall be at least two held in-person except for the Executive Committee Acting as a Local Trust Committee, in which case all regular meetings may be electronic.*

Question section 5:

if my reading of section 4 is correct, the incoming trustees at their first meeting will also need to schedule meetings for the remainder of the current fiscal period (ie Dec to March). But if the previous term LTC is to include the full fiscal year, then is the RWM for the initial meeting of the new LTC to be done prior to the first established meeting after the new LTC is sworn in? I find the timelines somewhat confusing.

8. *Advance public notice of a regular or special meeting that is to be conducted by means of electronic or other communication facilities shall include the way in which the meeting is to be conducted by means of electronic or other communication facilities and the place where the public may attend to hear, or watch and hear, that the proceedings are open to the public and shall be posted at the places specified in Section 6 and delivered to trustees in accordance with Section 9. Notice of a special meeting which is to be conducted by means of electronic or other communication facilities shall be delivered to the trustee in accordance with Section 10.*
9. *Each local trustee shall provide to the Deputy Secretary of the Islands Trust a telephone number and mailing address for the purpose of receiving notices of Local Trust Committee meetings, and notice shall be deemed to have been sufficiently given to the local trustee if the notice is delivered to the trustee's Islands Trust email address or given to the trustee in person.*
10. *Any two members of a local trust committee may call a special meeting by giving notice of the day, time, place and purpose of the meeting to the third member of the Committee by telephone or written notice delivered or emailed to the trustee's Islands Trust email address at least 48 hours before the time of the meeting, and by posting the notice at the places specified in Section 6, except that notice to Local Trust Committee members may be waived by unanimous vote.*

Comments section 8 and 10:

Sections 6 and 7 (not cited above) set rules regarding when and where the annual schedule of regular meetings is to be posted and whether the meeting is in person or held electronically.

Section 8 governs how the advance notice of electronic meetings, whether regular or special, is to be provided.

Section 9 is worded such that it includes regular and special meeting notices to trustees.

Section 10 is limited to a special meeting called for by 2 trustees. I don't see the need for the above underlined sentence in section 8 as section 10 could relate to an "in person" or "electronic" special meeting.

Section 10 allows for 2 trustees to give the third trustee at a minimum 48 hours notice and posting the notice. Shouldn't the 48 hours relate to when a public notice is to be given rather than the meeting date? The public and the third trustee would have been given a minimum 48 hours notice and this timeline could include an "in person" special meeting.
I find these sections somewhat confusing.

11. If the Chairperson is not one of the members calling the special meeting, the members calling the special meeting shall, prior to doing so, advise the Chairperson of the calling of the meeting and consider the Chairperson's representations, if any, regarding the calling of the meeting.

Question Section 11:

The section applies only if the Chair is not one of the trustees calling the meeting. Is the requirement to advise the chair prior to calling the meeting to be done verbally prior to giving the Chair the notice of the meeting as set out in section 10?

REGULAR MEETING AGENDA

15. The Deputy Secretary must prepare an agenda for each regular meeting, which must:

- a. state the general nature of each business item to be dealt with at the regular meeting;*
- b. be sent to each trustee's email address at least seven (7) days before the scheduled meeting date; and*
- c. the agenda outline to be released publically at least two (2) days before the release of the full agenda.*

Question section 15:

What about agendas for special meetings? This appears to be missing.

The Section 15 heading refers to "regular meeting agenda" and in the section there is reference to "agenda", "agenda outline" and "full agenda" with differing timelines. What is the difference between "agenda outline" and "full agenda"?

Is the release of the full agenda to the public also 7 days before the scheduled meeting date? What will the public see in the outline released 2 days prior to the full agenda. Not clear what is intended here.

22. *A Delegation period is limited to fifteen (15) minutes in duration, and may be scheduled for each regular meeting of a local trust committee. The time limit may be extended by unanimous vote of the members present.*
39. *Members of a local trust committee may, with the Chair's approval, invite a person, persons, or organizations(s) to make a presentation to the Local Trust Committee. Time permitting, the Deputy Secretary shall include the subject of the presentation and the designated speaker on the meeting agenda.*
40. *A public participation period, limited to fifteen (15) minutes in duration, may be scheduled for each regular meeting of a local trust committee and may be extended by majority vote of the Local Trust Committee members present.*

Comment sections 22, 39 and 40:

There will be no delegations or public participations at special meetings of the LTC. but trustees may allow invited presentations to meetings.

The invited presentations have no to timelines or requirements similar to that required of delegations or public participations.

26. *All written requests to appear before the Local Trust Committee must be received by the Deputy Secretary by 12:00 noon fourteen (14) calendar days prior to the meeting.*
34. *If the delegation wishes to appeal the Deputy Secretary's decision, the information must be distributed under separate cover to the Local Trust Committee for their consideration.*
30. *Where written requests have not been received by the Deputy Secretary as prescribed in Section 34, an individual may address the meeting in the Public Participation period, as outlined within this bylaw.*

Comment Section 30

I believe that Section 30 should reference section 26 not 34. Section 26 sets out a necessary a timeline whereas Section 34 relates to appeal procedures regarding a refusal.

31. *A local trust committee must not permit a delegation to address a meeting of the Committee regarding a bylaw in respect of which a public hearing has been held, where the public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw.*

Comment section 31:

Section 31 implies some public hearings may not be required under an enactment. If the intent is to allow a delegation to address an issue on a topic for which the public hearing was optional for the LTC (ie not mandatory under the LGA), the phrase makes sense. Otherwise, the

underlined portion should be removed to avoid that implication.

48. An individual member of a local trust committee may not participate by means of electronic or other communication facilities in two consecutive regular Local Trust Committee meetings that are held in- person

Question section 48:

I find this text somewhat ambiguous. I thought the intent was to allow a trustee to attend a maximum of 2 consecutive in-person meetings electronically. However, Section 48 could also be read as meaning a trustee is limited to one electronic attendance out of any 2 consecutive in-person meetings. If there are 3 consecutive in-person meetings a trustee could attend electronically at the first and third meeting. Was the intent to allow for a maximum of 2 meetings in a row? If so then shouldn't the provision state "in more than two consecutive regular in-person meetings".

I note that section 48 does not apply to or incorporate special meetings, whether they are held in person or electronically. Eliminating the term "regular" in the section would draw in special meetings.

I hope these comments may be of some use.

Respectfully submitted,
Kees Langereis
Gabriola Island

June 18, 2025

To members of Islands Trust Council

Because of transportation difficulties we are unable to attend your meeting today on Salt Spring Island. However, as residents of Galiano Island we want to give our views about your mandate and responsibilities as Islands' trustees, in light of the recent letter you have received from the Minister of Housing and Municipal Affairs.

This letter makes quite clear what many island residents have been saying for some time – that **the mandate of the Islands Trust is to first and foremost preserve and protect the natural environment and ecological values of the Trust area from over-development.** This is especially critical at a time when climate change brings increasing pressure on freshwater resources and increases wildfire risks. The Minister's letter also requires trustees to engage meaningfully with the public and First Nations "in a manner that demonstrates mutual respect and builds towards consensus."

We believe trustees have wasted considerable time and energy seeking a review of the Islands Trust Act and trying to re-define "unique amenities."

We remind you that the Islands Trust was established as a special purpose local government with land use planning as your "core responsibility." **Trust Council is expected to recognize "that this requires careful deliberation and consideration of perspectives to manage expectations of growth, development and local economies, without exceeding the carrying capacity of local ecosystems, and preserving unspoiled natural amenities."** (Minister's letter April 28, 2025)

If you are not prepared to carry out the mandate and these expectations, you should not be serving on this critical body.

We support our MLA Rob Botterill in his defence of the Islands Trust mandate. We are disappointed some trustees have chosen to attack him, while some other trustees, including the chair, have omitted or mis-stated the key messages of the Minister (noted above) in their public reporting about his letter.

We believe there is nothing in your mandate that prevents you from working productively on other key community concerns such as the shortage of affordable housing. For example, on Galiano our Official Community Plan, as amended in 2010-11, already permits increased residential density for projects specifically designated for affordable and seniors housing, with two sites rezoned and awaiting senior government financial support.

2/....

You have all the tools necessary to work as an effective special purpose government with your unique ecological mandate and expectation to work collaboratively with First Nations and other member of your communities. Please respect the Islands Trust mandate and get on with this work.

Sincerely,

Sheila Anderson

Akasha Forest

Gerrit Forest

Suzanne Fournier

Diana Lilly

Tom Mommsen

Art Moses

Zev Moses

John Ronsley