



Executive Committee Revised Agenda

Date: Wednesday, February 25, 2026
Time: 9:15 a.m.
Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Victoria Office
#200 - 1627 Fort Street
Victoria, BC V8R 1H8

	Pages
1. CALL TO ORDER	
2. TERRITORIAL ACKNOWLEDGEMENT	
3. APPROVAL OF AGENDA	
3.1 Introduction of New Items	
3.2 Approval of Agenda	
3.2.1 Agenda Context Notes	8 - 8
For information.	
4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING	
Chair Patrick to rise and report that at their February 4th meeting the Executive Committee adopted the January 14, 2026 in-camera meeting minutes.	
5. ADOPTION OF MINUTES/RESOLUTIONS WITHOUT MEETING	
5.1 Draft Executive Committee Meeting Minutes of February 4, 2026	
Late item.	
5.2 EC-RWM-2026-01 AVICC Proposed Reso Remote Ports	9 - 11
For information.	
6. FOLLOW UP ACTION LIST AND UPDATES	
6.1 Follow Up Action List/Director/CAO Updates	12 - 20
6.2 Local Trust Committee Chair Updates and Reports on Local Advocacy Topics	
6.3 Islands Trust Conservancy Liaison Update	

7. PUBLIC COMMENT PERIOD

The public comment period has been added to the agenda for members of the public to speak to South Pender Island Local Trust Committee Bylaw No. 129.

Please know, Executive Committee's consideration regarding this Bylaw is the Islands Trust Policy Statement.

8. BYLAWS FOR APPROVAL CONSIDERATION

8.1	Denman Island Local Trust Committee - Bylaws 250, 254 and 255 - Request for Decision	21 - 100
1. THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 250, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024” in accordance with Section 27 of the <i>Islands Trust Act</i>. 2. THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 254, cited as “Denman Island Housing Agreement Bylaw No. 254, 2025” in accordance with Section 27 of the <i>Islands Trust Act</i>. 3. THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 255, cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025” in accordance with Section 27 of the <i>Islands Trust Act</i>.		
8.2	Denman Island Local Trust Committee - Bylaws 256 and 257 - Request for Decision	101 - 172
1. THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 256, cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” in accordance with Section 27 of the <i>Islands Trust Act</i>. 2. THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 257, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” in accordance with Section 27 of the <i>Islands Trust Act</i>.		
8.3	Galiano Island Local Trust Committee - Bylaws 292 and 293 - Request for Decision	173 - 217
1. THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 292, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024” in accordance with Section 27 of the <i>Islands Trust Act</i>. 2. THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 293, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024” in accordance with Section 27 of the <i>Islands Trust Act</i>.		

8.4	Galiano Island Local Trust Committee - Bylaws 294 and 295 - Request for Decision	218 - 262
	1. THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 294, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” in accordance with Section 27 of the <i>Islands Trust Act</i>. 2. THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 295, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2024” in accordance with Section 27 of the <i>Islands Trust Act</i>.	
8.5	Mayne Islands Local Trust Committee - Bylaws 196 and 197 - Request for Decision	263 - 313
	1. THAT the Islands Trust Executive Committee approve Mayne Island Local Trust Committee Bylaw No. 196, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025” in accordance with Section 27 of the <i>Islands Trust Act</i>. 2. THAT the Islands Trust Executive Committee approve Mayne Island Local Trust Committee Bylaw No. 197, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025” in accordance with Section 27 of the <i>Islands Trust Act</i>.	
8.6	Saturna Island Local Trust Committee Bylaw No. 143 - Request for Decision	314 - 337
	1. THAT the Islands Trust Executive Committee approve Saturna Island Local Trust Committee Bylaw No. 143, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024” in accordance with Section 27 of the <i>Islands Trust Act</i>.	
8.7	South Pender Island Local Trust Committee - Bylaw 129 - Request for Decision	338 - 364
	1. THAT the Islands Trust Executive Committee approve South Pender Island Local Trust Committee Bylaw No. 129, cited as South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025” in accordance with Section 27 of the <i>Islands Trust Act</i>.	
8.8	South Pender Island Local Trust Committee - Proposed Bylaw No. 130 - Repeal of Meeting Procedures Bylaw - Request for Decision	365 - 371
	1. THAT the Islands Trust Executive Committee approve South Pender Island Local Trust Committee Bylaw No. 129, cited as South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025” in accordance with Section 27 of the <i>Islands Trust Act</i>.	

9. TRUST COUNCIL MEETING PREPARATION

All items under this heading are for review and forwarding to March's Islands Trust Council Quarterly Meeting agenda.

9.1	Executive							
	<table> <tr> <td>9.1.1</td> <td>Chief Administrative Officer Quarterly Report</td> <td>372 - 373</td> </tr> <tr> <td>9.1.2</td> <td><i>Draft June Trust Council 3 Day Schedule</i></td> <td>374 - 374</td> </tr> </table>	9.1.1	Chief Administrative Officer Quarterly Report	372 - 373	9.1.2	<i>Draft June Trust Council 3 Day Schedule</i>	374 - 374	
9.1.1	Chief Administrative Officer Quarterly Report	372 - 373						
9.1.2	<i>Draft June Trust Council 3 Day Schedule</i>	374 - 374						

9.2	Planning Services	
9.2.1	Director of Planning Services Quarterly Report	375 - 379
9.2.2	Bylaw Compliance and Enforcement Statistical Reports - Briefing	380 - 385
9.2.3	Species at Risk Presentations and Discussion - Session Outline	386 - 386
9.3	Financial and Employee Services	
9.3.1	Director of Financial and Employee Services Quarterly Report	387 - 391
9.3.2	Enhancing Mental Health Benefits for Trustees - Request for Decision Late item.	
	9.3.2.1 <i>Enhancing Mental Health Benefits for Trustees - Request for Decision</i>	392 - 398
9.4	Trust Area Services	
9.4.1	Director of Trust Area Services Quarterly Report	399 - 404
9.4.2	Islands Trust Conservancy Quarterly Report	405 - 410
9.4.3	Project Update - Policy Statement Amendment Project (PSAP) - Briefing	411 - 428
9.4.4	CLOSED MEETING THAT the meeting be closed to the public subject to Sections s.90(2)(b)(iii) of the Community Charter in order to consider matters related to the consideration of information received and held in confidence relating to negotiations between the Islands Trust and a first nation or a prescribed Indigenous entity, or between a first nation or a prescribed Indigenous entity and a third party; and that staff attend the meeting.	
9.4.5	Indigenous Relations Action Plan 2026-2028 - Request for Decision	429 - 467
9.4.6	Budget Process Policy Amendment - Request for Decision	468 - 479
9.4.7	Pre-Budget Public Engagement - Request for Decision	480 - 481
9.4.8	Natural Area Protection Tax Exemption Program (NAPTEP) – Hypothetical Tax Shift Analysis – Request for Decision	482 - 510
9.4.9	Secretariat Services to Coordination Groups in the Trust Area - Request for Decision	511 - 513
9.5	Legislative and Information Services	
9.5.1	Director of Legislative and Information Services Quarterly Report	514 - 515
9.5.2	Legislative Monitoring Report	516 - 535
9.5.3	Trust Council Public Notification Bylaw - Request for Decision	536 - 539
9.6	March Trust Council Delegation Applications	

9.6.1	Bryan Young - Transition Salt Spring Society	540 - 540
	Late item.	
9.6.1.1	<i>Delegation Written Presentation Material</i>	541 - 546
9.7	Draft March Trust Council Agenda	
	See Appendix A	
9.8	Draft March Trust Council 3-day Schedule	547 - 547
10.	EXECUTIVE COMMITTEE PROJECTS	
10.1	Trust Council Initiated	
10.1.1	Executive	
10.1.1.1	Trust Council Continuous Learning Update - Request for Decision	548 - 549
	THAT Executive Committee approve deferral of the Continuous Learning Plan items on public engagement best practices and structured decision-making for consideration of Trust Council in the next council term.	
10.1.2	Trust Area Services	
10.1.3	Planning Services	
10.1.4	Financial and Employee Services	
10.1.5	Legislative and Information Services	
10.1.5.1	Local Trust Committee Meetings Scheduled for November 2026 - Briefing	550 - 551
10.2	Executive Committee Initiated	
10.2.1	Executive	
10.2.2	Trust Area Services	
10.2.2.1	<i>Addition of Archaeology Branch Brochure to Living in the Trust Area Mailing - Request for Decision</i>	552 - 555
	THAT Executive Committee endorse the addition of the Archaeology in British Columbia: A Guide for Property Owners and Developers brochure to the Living in the Trust Area Mailing to beginning in March 2026.	
10.2.3	Planning Services	
10.2.4	Financial and Employee Services	
10.2.5	Legislative and Information Services	

11. NEW BUSINESS

- 11.1 Executive/Trust Council**
- 11.2 Trust Area Services**
- 11.3 Planning Services**
- 11.4 Financial and Employee Services**
- 11.5 Legislative and Information Services**

12. CORRESPONDENCE (for information unless raised for action)

12.1	2026-02-09 B Granger - Proposed Increase in Bowen Island Tariff Islands Trust Budget 2026	556 - 556
	For consideration of forwarding to the March Trust Council Quarterly Meeting agenda.	
12.2	2026-02-09 W Quinn - Islands Trust - A Perspective	557 - 559
	For consideration of forwarding to the March Trust Council Quarterly Meeting agenda.	
12.3	2026-02-13 MP Elizabeth May - Financial Support for Southern Gulf Islands Forum	560 - 562
	For consideration of forwarding to the March Trust Council Quarterly Meeting agenda.	
12.4	2026-02-16 S Wright - South Pender Proposed Bylaw 129	563 - 572
12.5	2025-08-29 & 2026-02-18 D Greer - Request for Review of South Pender Bylaw 129	573 - 578
12.6	2026-02-18 P Petrie - South Pender Bylaw 129	579 - 582
12.7	2026-02-20 P Petrie - Submission to EC re FN Consultation	583 - 587
12.8	<i>2026-02-23 S Yates - BC Ferries Electric Vehicle Transport Policy</i>	<i>588 - 603</i>
	For consideration of forwarding to the March Trust Council Quarterly Meeting agenda.	
12.9	<i>2026-02-24 D Louis - Opposition to Bylaw 129</i>	<i>604 - 604</i>
12.10	<i>2026-02-24 P Petrie - Bylaw 129 - Submission to Exec. Ctte.</i>	<i>605 - 608</i>

13. WORK PROGRAM

- 13.1 Review and amendment of current work program** 609 - 612
For review and forwarding to the Trust Council agenda.

14. NEXT MEETING

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

15. CLOSED MEETING

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

16. ADJOURNMENT

Agenda No.	From	Context Notes
9.6.1	Executive Coordinator	Transition Salt Spring Society submitted their delegation application, noting that their accompanying required presentation material would be provided prior to the start of the meeting as a late item.
9.7	Executive Coordinator	Following the meeting, all agenda items carried forward from Item 9, <i>Trust Council Meeting Preparation</i> , will be included in the March Trust Council Quarterly Meeting agenda.
9.8	Executive Coordinator	Following the meeting, the 3-day schedule agenda item numbering will be updated to reflect agenda items forwarded to the Trust Council agenda during the meeting, including any other changes or requests approved by Executive Committee.

Islands Trust Executive Committee
RESOLUTION WITHOUT MEETING

RWM Number: EC-RWM-2026-01

The following matter is considered urgent and necessary in order to approve the below resolution and attached backgrounder for the Association of Vancouver Island and Coastal Communities and Union of British Columbia Municipalities conventions by the February 12, 2026, deadline.

It was Moved by Trustee Maude and Seconded by Trustee Peterson:

that Executive Committee request staff forward a resolution with backgrounder for consideration at the 2026 Association of Vancouver Island and Coastal Communities (AVICC) and Union of BC Municipalities (UBCM) conventions, requesting that Transport Canada cease divestment efforts of remote port facilities.

The committee was notified of the call for resolution via email: February 9, 2026

The committee was notified of the call for vote via email: February 9, 2026

Please vote on the above motion by completing the ballots below:

☒ IN FAVOUR

☒ IN FAVOUR

☒ IN FAVOUR

☐ OPPOSED

☐ OPPOSED

☐ OPPOSED

David Maude

Laura Patrick

Tim Peterson

Email Approval

Verbal Approval

Email Approval

February 9, 2026

February 9, 2026

February 9, 2026

Date

Date

Date

☒ IN FAVOUR

☐ OPPOSED

Tobi Elliott

Verbal Approval

February 10, 2026

Date

THE CHAIR DECLARED THE ABOVE NOTED RESOLUTION **CARRIED** IN ACCORDANCE WITH SECTION 13 OF THE *ISLANDS TRUST ACT*, THIS 10TH DAY OF FEBRUARY 2026.

Chair's Signature

RECEIVED BY THE ISLANDS TRUST SECRETARY THIS 10TH DAY OF FEBRUARY 2026.

Recording Staff's Signature (if applicable)

Secretary or Designate's Signature

CEASE DIVESTMENT EFFORTS OF REMOTE PORT FACILITIES

RESOLUTION:

WHEREAS “remote port facilities” are essential services, defined by Transport Canada as serving isolated communities where marine transportation is the primary mode of transportation;

AND WHEREAS Transport Canada has ongoing efforts to divest remote port facilities despite the remaining remote port facilities in BC not being conducive to transfer according to Transport Canada’s 2020 evaluation of its Port Asset Transfer Program:

THEREFORE BE IT RESOLVED that AVICC and UBCM request Transport Canada and the Federal Government to cease further efforts to divest remote port facilities, to continue the National Marine Strategy commitment to ongoing maintenance of remote port facilities, and to provide transition funding for divested facilities that provide critical access to remote communities without the capacity to maintain the infrastructure.

Background:

Transport Canada owns and manages a number of wharf and port facilities across Canada, and defines some as “remote port facilities” if they provide the primary access point to communities (including ferry-dependent communities). Seven such facilities in Coastal BC are included in Transport Canada’s list of remote port facilities, including one in the qathet Regional District/Islands Trust Area (False Bay Wharf on Lasqueti Island).

<https://tc.canada.ca/en/marine-transportation/ports-harbours-anchorage/list-ports-owned-transport-canada>

Transport Canada has made ongoing efforts to divest many federal wharves, and in some cases to close or demolish facilities. The Port Divestiture Program (PDP) transferred or removed 499 out of the inventory of 549 at the start of the program (over 90%). The Port Asset Transfer Program (PATP) started in 2015 as a successor to the PDP, and included more incentives to divest the remaining 50 ports “that were inherently more challenging to transfer”. By 2020, the PATP transferred or sold 12 ports, and demolished 3 ports (leaving 35 in the inventory).

According to a 2020 Evaluation of the PATP by Transport Canada:

- “Given these ports’ attributes made it challenging to attract interested stakeholders”;
- “Many of the ports that the PATP inherited faced decades-old issues that were not conducive to transfer.”; and
- “Given the challenges associated with the remaining ports, there is also recognition that a number of them will continue to remain in TC’s inventory for the foreseeable future.”

However, the 2020 PATP Evaluation also states:

- *“Under the PATP, there is no explicit differentiation between remote ports and regional/local ports; the program allows for closures and demolitions of any remaining facility where there was no acquisition interest and there was no strategic value to ongoing port operations.”*

Further, the divestment efforts of Transport Canada continue despite the Port Asset Transfer Program apparently being renewed until 2022 with a focus on three ports only.

<https://tc.canada.ca/en/corporate-services/transparency/corporate-management-reporting/evaluation-ports-asset-transfer-program>

The 1996 National Marine Policy included an objective to “Continue the Government of Canada's commitment to safe transportation, a clean environment, service to designated remote communities...” and “Remote ports were to remain under Transport Canada unless local groups expressed an interest in acquiring them.”

<https://publications.gc.ca/collections/Collection/T22-120-2003E.pdf>

Although Transport Canada has indicated a commitment to maintain remote port facilities, continued efforts to divest remote port facilities causes uncertainty in remote communities.

<https://tc.canada.ca/en/programs/funding-programs/ports-asset-transfer-program/list-ports-under-patp>

The ongoing efforts by Transport Canada to divest remote port facilities causes unnecessary uncertainty on affected communities. The lack of divestment of the remaining remote ports indicates a low likelihood of a viable transfer for the reasons articulated in the 2020 PATP Evaluation by Transport Canada. Given the high cost of such facilities (which should be considered as part of the public highway system), transfers to parties that do not have taxation authority may lead those parties to seek divestment after only a few years. This may lead to regional districts becoming the “owner of last resort”, effectively downloading costs onto small communities that cannot afford it.

Divestment of remote ports has resulted in negative impacts for some affected communities. For example, the New Brighton Dock on Gambier Island was divested in 2013. After the 5-year federal contract ended, the current owner expressed interest in divesting. The current owner does not have the ability to requisition property taxes from the community served by the port, posing challenges to sufficiently fund ongoing maintenance, and to date, no level of government has agreed to assume responsibility. Since many residents depend on this port as their only all-season access for groceries, school and emergency response via BC Ferries Route 13 water taxi service, the Sunshine Coast Regional District (SCRD) recently completed a feasibility study to explore solutions. Without significant funds from provincial or federal sources, there isn't a clear path forward.

Transport Canada should consider its efforts to divest remote ports a success, and end any further efforts (except in cases where a remote port facility no longer meets the definition).

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: 13-Mar-2026	In Progress
100%	2 Staff to forward the following to the March Trust Council meeting agenda: 1.Allocation of First Nations Engagement Grant - Request for Decision 2.Updated Trust Council Policy 2.1.15 Secretariat Services - Request for Decision 3.2026-01-19 Gabriola Ferry Committee and Gabriola Island Transportation Society - Keeping Experience Cards Affordable	Rueben Bronee	Meeting: 04-Feb-2026 Target: 05-Feb-2026	Completed
100%	3 Staff to complete the necessary changes to make the February 25th Executive Committee meeting electronic.	Rueben Bronee	Meeting: 04-Feb-2026 Target: 05-Feb-2026	Completed

Follow Up Action Report

Executive Committee

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Investigate options for policies or policy updates for formal opportunities for First Nations presentations and engagement at Trust Council meetings. DEFERRED: Not yet started. Trust Council December 2025 resolution to not start new work this term.	David Marlor	Meeting: 07-Oct-2021 Target: 03-Jun-2026	In Progress
51%	2 Staff to develop policy regarding s. 8 (2) (h.1) (iii) and (iv) of the Islands Trust Act. This request responded to changes to the Islands Trust Act to give Trust Council new discretionary powers relating to supporting and give financial assistance to others to (iii)engage in activities to gain knowledge about the unique amenities and environment of the trust area and to increase public awareness, understanding and appreciation of the unique amenities and environment; (iv)preserve and protect the unique amenities and environment of the trust area. Executive Committee has discussed there may be an opportunity to concurrently review the secretariat services, and grants in aid policies with the intention of identifying administrative efficiencies.	Clare Frater David Marlor	Meeting: 12-Apr-2022 Target: 31-Mar-2026	In Progress
50%	3 Staff to prepare a primer on principles of the meeting assembly based on the guidelines from the training session May 19, 2022 along with clarification on points of order.	David Marlor	Meeting: 15-Jan-2025 Target: 16-Jun-2026	In Progress
0%	4 Staff to draft options for an updated version of Policy 6.12.2 UBCM/AVICC MEMBERSHIP AND RESOLUTIONS. This will be undertaken as part of the Governance Committee on-going project to review and update TC policies.	David Marlor	Meeting: 17-Jun-2025 Target: 09-Jun-2026	In Progress

Follow Up Action Report

Executive Committee

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
75%	5 Staff will review the Resolution Without Meetings (RWMs) policy further and report back with findings and recommendations. Being undertaken and will go to GC and then to EC and TC. Expected to TC in June 2026.	David Marlor	Meeting: 02-Jul-2025 Target: 09-Jun-2026	In Progress
50%	6 Staff to amend the Islands Trust Council Meeting Procedures Bylaw No.101 to reflect the fact that the Islands Trust is unable to proceed with its first Trust Council meeting of a new term until Bowen Island Municipality formally appoints two Bowen Island Municipality Councilors as Islands Trust Trustees, which occurs in the first couple weeks of November. Underway and will come to June 2026 Trust Council.	David Marlor	Meeting: 29-Oct-2025 Target: 02-Jun-2026	In Progress
50%	7 Staff to inform the Governance Committee that Executive Committee request Governance Committee that policy 6.12.2 UBCM/AVICC Membership and Resolutions be included in the policies queued for amendment updates before the end of the term.	David Marlor	Meeting: 19-Nov-2025 Target: 03-Mar-2026	In Progress
100%	8 Staff to provide a report on the November 2026 standing committee and local trust committee meeting schedule providing rationale for the schedule.	David Marlor	Meeting: 14-Jan-2026 Target: 17-Feb-2026	Completed

Follow Up Action Report

Executive Committee

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
66%	1 Staff to: a) evaluate the implications of a longer referral response window, and; b) consider how Trust Council and local trust committees (LTC's) might consult with First Nations to better understand what changes to the current referral process should be made to both improve communication and to further reconciliation, and report back to Trust Council.	Stefan Cermak	Meeting: 29-Jun-2023 Target: 31-Mar-2026	In Progress
100%	2 Staff to forward the Short Term Rental Accommodation - Principal Residence Opt-In Update Briefing to all local trust committees.	Stefan Cermak	Meeting: 03-Sep-2025 Target: 21-Jan-2026	Completed
100%	3 Staff to inform Northern Office planning staff that Executive Committee approved the following bylaws: 1.that the Islands Trust Executive Committee approve Gambier Island Local Trust Committee Bylaw No. 161, cited as "Gambier Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 161, 2025" in accordance with Section 27 of the Islands Trust Act. 2.that the Islands Trust Executive Committee approve Lasqueti Island Local Trust Committee Bylaw No. 106, cited as "Lasqueti Island Local Trust Committee Public Notification Bylaw No. 106, 2025" in accordance with Section 27 of the Islands Trust Act. 3.that the Islands Trust Executive Committee approve Thetis Island Local Trust Committee Bylaw No. 116, cited as "Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025" in accordance with Section 27 of the Islands Trust Act.	Stefan Cermak	Meeting: 04-Feb-2026 Target: 05-Feb-2026	Completed

Follow Up Action Report

Executive Committee

Director, Financial and Employee Services

Progress	Activity		Responsibility	Dates	Status
51%	1	Staff to add to a future EC agenda: Honoraria for Indigenous elders providing welcomes or presentations at local trust committee meetings.	Clare Frater Julia Mobbs	Meeting: 20-Dec-2023 Target: 03-Jun-2026	In Progress
95%	2	Staff to forward the Enhanced Mental Health Benefits for Trustees - Request For Decision to the March Trust Council Quarterly Meeting agenda.	Julia Mobbs	Meeting: 19-Nov-2025 Target: 25-Feb-2026	In Progress
100%	3	Staff to forward the draft February 18 Committee of the Whole Special Meeting Agenda to Committee of the Whole.	Julia Mobbs	Meeting: 04-Feb-2026 Target: 11-Feb-2026	Completed

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
51%	1 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 David Marlor	Meeting: 12-Apr-2022 Target: 31-Mar-2026	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: 03-Jun-2026	In Progress
15%	3 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%	4 Implement the Executive Committee approved "The Role of the Trust" webinar project charter.	Clare Frater	Meeting: 05-Jun-2024 Target: 17-Oct-2026	In Progress
10%	5 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: 08-Sep-2026	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	6 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 Joe Elliott	Meeting: 18-Jun-2024 Target: 25-Mar-2026	In Progress
49%	7 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
100%	8 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: 20-Feb-2026	Completed
15%	9 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_SÁNEC Leadership Council Society, to develop an agreement for Trust Council consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 08-Sep-2026	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

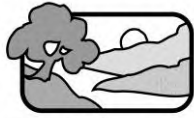
Progress	Activity	Responsibility	Dates	Status
80%	10 Staff to apply for, and, if successful, manage a \$20,000 grant from the UBCM Community to Community grant program to support a relationship building event with Tsawout First Nation.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 03-Jul-2026	In Progress
2%	11 Staff to develop a protocol agreement in cooperation with Tsawout First Nation for Trust Council's consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 03-Jul-2026	In Progress
96%	12 Trust Council Direction: Trust Council request Executive Committee to allocate \$1500 to communications explaining the draft 2026/27 budget.	Clare Frater	Meeting: 03-Dec-2025 Target: 13-Feb-2026	In Progress
0%	13 Staff to prepare a request for decision recommending undertaking advocacy on enshrining the Coastal Marine Strategy into legislation for the June Trust Council meeting.	Clare Frater	Meeting: 04-Feb-2026 Target: 26-May-2026	In Progress
0%	14 Staff to invite a presentation on the Coastal Marine Strategy for the June Trust Council meeting.	Clare Frater	Meeting: 04-Feb-2026 Target: 15-May-2026	In Progress
0%	15 Staff to prepare a report evaluating advocacy for the term and to provide background on the advocacy program for trustee orientation.	Clare Frater	Meeting: 04-Feb-2026 Target: 01-Oct-2026	In Progress

Follow Up Action Report

Executive Committee

Senior Indigenous Relations Advisor

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to put on a future Executive Committee meeting agenda for Executive Committee to consider: "that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) request that the Executive Committee consider a policy on engagement and communication with First nations in the Trust area, to be developed with Local Trust Committees, with respect to standing resolutions on Reconciliation and engagement with local First Nations. "	Clare Frater Joe Elliott	Meeting: 18-Jun-2024 Target: 25-Mar-2026	In Progress
100%	2 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: 20-Feb-2026	Completed
15%	3 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_SÁNEC Leadership Council Society, to develop an agreement for Trust Council consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 08-Sep-2026	In Progress
80%	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: 03-Jul-2026	In Progress
2%	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: 03-Jul-2026	In Progress



Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: DE-RZ-2024.1 (Triple Rock
Land Cooperative)

DATE OF MEETING: February 25, 2026
TO: Islands Trust Executive Committee
FROM: Marlis McCargar, Island Planner
SUBJECT: Denman Island Local Trust Committee – Bylaws 250, 254 and 255

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 250, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024” in accordance with Section 27 of the *Islands Trust Act*.**
2. **THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 254, cited as “Denman Island Housing Agreement Bylaw No. 254, 2025” in accordance with Section 27 of the *Islands Trust Act*.**
3. **THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 255, cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025” in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

Denman Island Local Trust Committee has referred Bylaw Nos. 255, 254 and 250 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational

None

Financial

None

Policy

None

Implementation/Communications

Communication to **Denman Island Local Trust Committee** regarding the Executive Committee decision by **March 2, 2026**.

Other

None

PURPOSE

Denman Island Local Trust Committee Bylaw No. 255, cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025” (Attachment 11), Bylaw No. 254, cited as “Denman Island Housing Agreement Bylaw No. 254, 2025” (Attachment 12) and Bylaw No. 250, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024” respond to an application to rezone 5201 Denman Road, Denman Island to permit an increase in the number of residential units on the subject property by four units, withdraw four densities from the OCP density bank, permit secondary suites in all units, and increase the maximum permitted floor area for outbuildings.

If adopted, Bylaw No. 255 will amend the Denman Island Official Community Plan (OCP) to withdraw four densities from the density bank to enable an increase in residential units on the subject property by four.

If adopted, Bylaw No. 254 proposes to authorize the LTC to enter into a new housing agreement with the owner of the subject lands. The proposed agreement will regulate the occupancy and affordability of the residential units, including associated secondary suites. The agreement will also establish monitoring and reporting requirements to ensure ongoing compliance.

If adopted, Bylaw No. 250 will amend the Denman Island Land Use Bylaw (LUB) to support additional residential capacity and associated accessory development on the subject property. Specifically, the proposed amendments would:

- Increase the number of permitted residential units on the subject property by four (4) units.
- Permit secondary suites within all residential units.
- Increase the maximum permitted gross floor area for single-family dwellings from 139.4 m² to 186 m² to accommodate the inclusion of secondary suites.
- Increase the maximum permitted floor area for outbuildings from 1,275 m² to 2,174 m² to address ongoing operational needs and to support the additional secondary suites.

These amendments are intended to enhance housing capacity, improve site functionality, and provide flexibility to meet current and future residential needs.

BACKGROUND

Denman Island Local Trust Committee Bylaw Nos. 255, 254 and

The LTC gave Bylaw No. 250 First Reading on October 8, 2024 and Second Reading on May 20, 2025. The LTC gave Bylaw No. 255 First and Second Readings on May 20, 2025. A Community Information Meeting was held on February 17, 2026. In accordance with requirements in section 464 of the *Local Government Act* a Public Hearing was held for the bylaws on February 17, 2026, and following the completion of the Public Hearing the LTC gave Bylaw Nos. 255, 254 and 250 Third Reading.

The LTC considered and determined that proposed Bylaw No. 255 and 254 are not contrary to or at variance with the Islands Trust Policy Statement (Attachments 9 and 10).

Issues Relating To Provincial Interest

The Ministry of Agriculture and Food, Agricultural Land Commission and Ministry of Housing and Municipal Affairs received a referral of the proposed bylaws. A response from the Ministry of Agriculture and Food and Ministry of Housing and Municipal Affairs were received stating they had no objections to the proposed bylaws. The Agricultural Land Commission responded with concerns regarding the Housing Agreement and its application to ALR lands. The Housing Agreement was amended to specify that it only applies to non-ALR lands. Staff clarified that the Housing Agreement does not override or enable residential development within the ALR.

The Bylaws were also referred to regional agencies including the Vancouver Island Health Authority who responded that each dwelling will continue using individual rainwater systems and onsite sewerage systems; however, any shared water system or modifications to existing septic systems may trigger regulatory requirements and will require assessment and compliance review.

Issues Relating To First Nation Interest

The proposed bylaws were referred to Cowichan Tribes, Da'naxda'xw First Nation, Halalt First Nation, Homalco First Nation, K'omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Nanwakolas Council, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Te'mexw Treaty Association, Tla'amin Nation, Tlowitsis Nation, Ts'uubaa-asatx First Nation, We Wai Kai Nation and Wei Wai Kum First Nation for comment.

The following is a summary of responses received:

- Cowichan Tribes - Defer to communities closer to Denman Island.
- Snuneymuxw First Nation – Deferred comment on the referral.
- Tla'amin Nation – Outside of Tla'amin Nation's core territory.
- Homalco First Nation – No concerns at this time.
- Nanwakolas Council – Please contact the nations directly regarding this referral.
- Ts'uubaa-asatx First Nation – Defer to any directly affected Nations.
- Mamalilikulla First Nation – Denman Island is not located within the territory of the Mamalilikulla First Nation.

Issues Relating To Resources and Enforcement

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

Public Comments

Public comments were solicited through one community information meeting and a public hearing.

No public comments to the Executive Committee on these bylaws have been received.

Staff Comments

Staff recommend Executive Committee approve Denman LTC Bylaws Nos. 255, 254 and 250, these recommendations are supported by the following:

- The proposed bylaw is consistent with the ITPS;

- First Nation referrals were completed and no concerns were raised;
- Agency referrals were completed and no concerns were raised;
- Statutory processes have been completed including a Public Hearing.

RELEVANT POLICY

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

ALTERNATIVE

1. Determine that the bylaw is contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise Denman Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 255, cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025” and Bylaw No. 250, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024” is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the Denman Island Local Trust Committee on steps needed to address the specified issues.

2. Not approve the Bylaw:

THAT the Executive Committee request that staff advise Denman Island Local Trust Committee in writing that Bylaw Nos. 255, 254 or 250 are not approved for [INSERT REASONS], and advise the Denman Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Marlis McCargar, Island Planner	February 18, 2026
Concurrence:	Stefan Cermak, Director Planning Services	February 19, 2026

ATTACHMENTS

1. Bylaw 255 EC Submission Cover
2. Bylaw 254 EC Submission Cover
3. Bylaw 250 EC Submission Cover
4. Bylaw 255 Policy Checklist
5. Bylaw 254 Policy Checklist
6. Bylaw 250 Policy Checklist
7. Bylaw 255 Referrals Report
8. Bylaw 250 Referrals Report
9. Islands Trust Policy Statement Directives Only Checklist Bylaw No. 255
10. Islands Trust Policy Statement Directives Only Checklist Bylaw No. 250
11. Bylaw No. 255
12. Bylaw No. 254
13. Bylaw No. 250



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Denman Island Local Trust Committee

Bylaw No.: DE-255

Bylaw Type: Official Community Plan Bylaw

Date of resolution referring bylaw to Executive Committee: 17-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Denman Island Local Trust Committee

Bylaw No.: DE-254

Bylaw Type: Housing Agreement Procedure Bylaw

Date of resolution referring bylaw to Executive Committee: 17-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Denman Island Local Trust Committee

Bylaw No.: DE-250

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: 17-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Nadine Mourao

Status

Date Resolution Referred to Exective Committee: 17-Feb-2026

Reading:

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Nadine Mourao

Status

Date Resolution Referred to Exective Committee: 17-Feb-2026

Reading: 17-Feb-2026

Third Reading

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Nadine Mourao

Status

Date Resolution Referred to Exective Committee: 17-Feb-2026

Reading:

Proponent: First Nation Engagement Communication Log

FIRST NATION: Cowichan Tribes

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Emery Sanderson	bylaw referral	
2025-06-09	email	Marlis McCargar	Emery Sanderson	bylaw referral response	

Proponent Engagement: First Nation's Interests /Concerns Tracking						
FIRST NATION: Cowichan Tribes						
PROPOSER NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:				
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island			
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Generation)	DATE SUBMITTED TO PROVINCE:				
APPLICATION TYPE(S) AND FILE #'S (where available):						
Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments
2025-06-09	Emery Sanderson	Marlis McCargar	At this time Cowichan tribes will defer to the local First Nation		Resolved	

Proponent: First Nation Engagement Communication Log

FIRST NATION: Da'naxda'xw First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Robert Duncan	bylaw referral	
2025-06-09	email	Marlis McCargar	Robert Duncan	bylaw referral response	

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Da'naxda'xw First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Generation)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments
2025-06-09	Robert Duncan	Marlis McCargar	The Danaxdaxw have no comment		resolved	

Proponent: First Nation Engagement Communication Log

FIRST NATION: Halat First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/ Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
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FIRST NATION: Halat First Nation

PROPOSER NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Homalco First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-13	portal	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	

FIRST NATION: Homalco First Nation

PROPOSER NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: K'omoks First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	
2025-10-01	email	Marlis McCargar	~~Referrals Coordinator~~ and Izzy Duggan	bylaw referral	
2025-10-29	in person meeting	Marlis McCargar	Izzy Duggan	bylaw referral	
2025-12-15	email	Marlis McCargar	Izzy Duggan	bylaw referral	
2026-01-22	email	Marlis McCargar	Izzy Duggan	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
1. First Nation's Interests /Concerns 2. Proponent Engagement	3. First Nation's Interests /Concerns 4. Proponent Engagement

FIRST NATION: K'omoks First Nation

PROPOSER NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Lyackson First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/ Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
1. First Nation's Interests /Concerns 2. Proponent Engagement	3. Comments

FIRST NATION: Lyackson First Nation

PROPOSER NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Mamalilikulla First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Barb Drennan	bylaw referral	
2025-06-06	email	Marlis McCargar	Barb Drennan	bylaw referral response	

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Mamalilikulla First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Generation)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments
2025-06-06	Barb Drennan	Marlis McCargar	Denman Island is not located within the territory of the Mamalilikulla First Nation. No further information sharing or consultation is needed		Resolved	

Proponent: First Nation Engagement Communication Log

FIRST NATION: Penelakut First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	

FIRST NATION: Penelakut First Nation

PROPOSER NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Penelakut First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/ Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
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FIRST NATION: Penelakut First Nation

PROPOSER NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Snaw-Naw-As First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/ Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Snaw-Naw-As First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Generation)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments

Proponent: First Nation Engagement Communication Log

FIRST NATION: Snuneymuxw First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-13	portal	Marlis McCargar	Referrals Coordinator	bylaw referral	
2025-06-16	email	Marlis McCargar	Taylor Charette	bylaw referral response	see interest log

Proponent Engagement: First Nation's Interests /Concerns Tracking						
FIRST NATION: Snuneymuxw First Nation						
PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:				
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island			
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land <i>Cooperative</i>)	DATE SUBMITTED TO PROVINCE:				
APPLICATION TYPE(S) AND FILE #'S (where available):						
Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments
2025-06-16	Taylor Charette	Marlis McCargar	Thank you for the referral details and application information.		Resolved	

			defers comment on the above-mentioned referral. Snuneymuxw's deferral is only applicable to initial notification and non-transferrable. Snuneymuxw's deferral does not mean that there are no potential impacts to Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the			

Proponent: First Nation Engagement Communication Log

FIRST NATION: Stz'uminus First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/ Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Stz'uminus First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land <i>Cooperative</i>)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments

Proponent: First Nation Engagement Communication Log

FIRST NATION: Tla'amin First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-13	portal	Marlis McCargar	Referrals Coordinator	bylaw referral	

					your submission. This application is for an area outside of Tla'amin Nation's core territory. As such, we will defer to the Nation(s) with a more immediate stewardship role
2025-07-12	portal	Marlis McCargar	Rachael Sydenham	bylaw referral response	

Proponent Engagement: First Nation's Interests /Concerns Tracking	

FIRST NATION: Tla'amin First Nation

PROPOSER NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Tlowitsis First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/ Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Tlowitsis First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land <i>Cooperative</i>)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments

Proponent: First Nation Engagement Communication Log

FIRST NATION: Tsuubaasatx First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	portal	Marlis McCargar	Referrals Coordinator	bylaw referral	
2025-06-16	portal	Marlis McCargar	Monty Horton	bylaw referral response	see interest log

Proponent Engagement: First Nation's Interests /Concerns Tracking						
FIRST NATION: Tsuubaasatx First Nation						
PROPONENT NAME:	Denman Local Trust Committee		PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar		LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Cooperative)		DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):						
Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments

2025-06-16	Monty Horton	Marlis McCargar	This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory		Resolved	

Proponent: First Nation Engagement Communication Log

FIRST NATION: We Wai Kai First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	

FIRST NATION: We Wai Kai First Nation

PROPOSER NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Wei Wai Kum First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	DE-RZ-2024.1 (Triple Rock Land Cooperative)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-06-06	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Wei Wai Kum First Nation

PROPONENT NAME:	Denman Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	DE-RZ-2024.1 (Triple Rock Land <i>Cooperative</i>)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments

Proponent: First Nation Engagement Communication Log

FIRST NATION:

PROPONENT NAME:		PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:		LOCATION (REGION/RESOURCE DISTRICT):	
PROPOSED PROJECT/ACTIVITY(IES)		DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date	Activity	Proponent Contact	First Nation Contact	Purpose	Notes
Year/Month/Day	(e.g. Letter, E-mail, Phone Call, Meeting)				

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION:

PROPONENT NAME:		PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:		LOCATION (REGION/RESOURCE DISTRICT):	
PROPOSED PROJECT/ACTIVITY(IES):		DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date	First Nation	Proponent	Interest/Concern Raised (General or Site Specific)	Proponents Response	Interest/Concern Status	Comments
<i>Year/Month/Day</i>	<i>Contact Name</i>	<i>Contact Name</i>	<i>Details</i>	<i>How/if addressing concern/issue</i>	<i>Resolved / Outstanding</i>	<i>Brief Notes</i>



Agency Referrals: Bylaw 255

Agency	Sent	Received
Agricultural Land Commission (Provincial) <i>Lindsay McCoubrey</i> Comments: Thank you for forwarding a draft copy of Denman Island Local Trust Committee Bylaw No. 255 which amends the Denman Island Official Community Plan (“OCP”) Bylaw 185, 2008 and includes the draft Housing Agreement for review and comment by the Agricultural Land Commission (“ALC”). The following comments are provided to help ensure that the proposed bylaw amendment is consistent with the Agricultural Land Commission Act (“ALCA”), the Agricultural Land Reserve (“ALR”) General Regulation, the ALR Use Regulation, and any decisions of the ALC. ALC staff understand that this is a continuation of referral #250 which the ALC provided comments for in its letter dated December 16, 2024 (ALC File: 103005m1), and that the main purpose of this proposal is to amend the “Density Banking” by four units. ALC staff reiterate comments provided in our 103005m1 response that staff expect that the R3 zoning designation will not be applied to any land within the Agricultural Land Reserve given that the level of residential use permitted in the R3 zone is inconsistent with the Agricultural Land Commission Act and its associated regulations and would set unrealistic expectations for future property owners. ALC staff note that “the Lands” definition in the draft Housing Agreement (s.219 Covenant) is inclusive of the ALR portion of the property (PID:028-101-677). The Housing Agreement supports co-operative housing with a density that exceeds what is permitted in the ALCA and ALR Use Regulation and prohibits buildings and structures other than as defined in the agreement. The Housing Agreement should only apply to the non-ALR portion of the property to avoid confusion about non-authorized residential development in the ALR. In addition, the Housing Agreement should not prohibit farm structures that are permitted on the ALR portion of the property. Any covenant that would prohibit farm use within the ALR requires permission of the Commission under section 22 of the ALCA. Part 3 of the Ministry of Agriculture and Food’s Guide to Edge Planning (2015) describes urban-side edge planning tools to	13-Jun-2025	15-Sep-2025

promote urban/rural compatibility. Should any development be considered adjacent to the ALR, ALC staff recommend considering the setback and buffer requirements outlined in the Guide to Edge Planning to reduce the potential for future urban/agricultural conflicts. ***** The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the regulations, or any decisions of the Commission. This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.		
Comox Valley Regional District <i>Stephanie Pawluk</i> Comments: Interests Unaffected	13-Jun-2025	09-Dec-2025
Hornby Island Local Trust Committee Comments: Defer comment on Denman Island Bylaw No. 255 until K'omoks First Nation has responded to any concerns.	13-Jun-2025	04-Jul-2025
Ministry of Agriculture <i>Referrals Coordinator</i> Comments: Thank you for sending proposed Bylaw No. 255 to Ministry of Agriculture and Food (Ministry) staff for review. Upon review of the bylaw, Ministry staff have determined that our interests are unaffected noting that Bylaw No. 255 is merely an OCP amendment that is now required in conjunction with Bylaw No. 250 to which the Ministry previously provided comments on November 20, 2024. With regards to Bylaw No. 250, Ministry staff are pleased to note that four new dwellings will be located within the existing CoHo Landing cluster.	13-Jun-2025	28-Jul-2025
Ministry of Housing and Municipal Affairs <i>Kelsey-Rae Russell</i> Comments:	13-Jun-2025	27-Jun-2025



Thank you for referring Bylaw No. 255 to the Ministry of Housing and Municipal Affairs. Staff have reviewed the submission and do not have any comments on the contents of the bylaw. Please ensure that when the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, the submission package includes a record of comments from all stakeholders, First Nations and other agencies, and information on whether and how the Islands Trust responded to each comment.		
Nanwokolas Council <i>Rick Everson</i> Comments: Please contact the nations directly regarding this referral as we only deal with Provincial Crown Land referrals on behalf of our member nations. G̱ilakas'la / ʔimot,	06-Jun-2025	06-Jun-2025
School District No. 71 <i>Referrals Coordinator</i> Comments:	13-Jun-2025	

Referrals: Bylaw 250

Agency	Sent	Received
Agricultural Land Commission (Provincial) <i>Nicole Mark</i> Comments: Thank you for forwarding a draft copy of Denman Island Local Trust Committee Bylaw No. 250 which amends the Denman Island Land Use Bylaw (2008) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the proposed bylaw amendment is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC. ALC staff understand that the proposal is to amend the R3 zoning designation to allow the property with PID: 028-101-677 (5201 Denman Road, Denman Island, BC) (the "Subject Property") to accommodate more residential units. The R3 zoning amendment proposes to: • Increase the number of residential units on the Subject Property by four; • Permit secondary suites in all residential units; • Increase the maximum gross floor area for single family dwellings from 139.4 m2 to 186 m2 to accommodate secondary suites; and, • Increase the maximum floor area for outbuildings from 1275 m2 to 2174 m2. ALC staff expect that the R3 zoning designation will not be applied to any land within the Agricultural Land Reserve given that the level of residential use permitted in the R3 zone is inconsistent with the Agricultural Land Commission Act and its associated regulations and would set unrealistic expectations for future property owners. Currently, under the Denman Island Land Use Bylaw, the R3 zone only applies to a portion of one property (i.e., a portion of the Subject Property). The Subject Property is partially in the ALR and is split zoned R3 and Agriculture. The ALRALC File 103005 Page 2 of 2 portion of the Subject Property is zoned Agriculture, the non-ALR portion of the Subject Property is zoned R3. As the proposed zoning amendment involves amending the R3 zone which does not affect land within the ALR, ALC staff have no comment on the zoning amendment.	16-Dec-2024	



Islands Trust

Part 3 of the Ministry of Agriculture and Food's Guide to Edge Planning (2015) describes urban-side edge planning tools to promote urban/rural compatibility. Should any development be considered adjacent to the ALR, ALC staff recommend considering the setback and buffer requirements outlined in the Guide to Edge Planning to reduce the potential for future urban/agricultural conflicts. ***** The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the regulations, or any decisions of the Commission. This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.		
Da'naxda'xw/Awaetlala First Nation <i>Referrals Coordinator</i> Comments:	17-Oct-2024	
Homalco First Nation <i>Kristen Broadfoot</i> Comments: Your referral submission has been reviewed and Homalco has no concerns at this time. Homalco reserves the right to provide input at a later date should the need arise.	17-Oct-2024	07-Nov-2024
Komoks First Nation <i>Referrals Coordinator</i> Comments:	01-Oct-2025	
Tsu'uubaa-asatx First Nation <i>Monty Horton</i> Comments: The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuuchahnulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights	17-Oct-2024	18-Oct-2024



Islands Trust

area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuuchah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area, likely K'omoks First Nation. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected. 'Uy' Skweyul, Monty Horton		
Tlowitsis First Nation <i>Referrals Coordinator</i> Comments:	17-Oct-2024	
Mamalilikulla First Nation <i>Referrals Coordinator</i> Comments:	17-Oct-2024	

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST (OCP)

File No.: DE-RZ-2024.1 (Bylaw No. 255)

File Name: Triple Rock Land Cooperative

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

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

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

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



Islands Trust

ATTACHMENT 10

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: DE-RZ-2024.1

File Name: Triple Rock Land Cooperative

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
✓	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
✓	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
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CONSISTENT	No.	DIRECTIVE POLICY
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N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
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CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
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N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

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

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

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

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 255

A BYLAW TO AMEND DENMAN ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 185, 2008

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

1. CITATION

This Bylaw may be cited for all purposes as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025”.

2. SCHEDULES

Denman Island Official Community Plan Bylaw No. 185, 2008 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	20 th	DAY OF	MAY	, 2025
PUBLIC HEARING HELD THIS	17 th	DAY OF	FEBRUARY	, 2026
READ A SECOND TIME THIS	20 th	DAY OF	MAY	, 2025
READ A THIRD TIME THIS	17 th	DAY OF	FEBRUARY	, 2026
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	, 20____
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	, 20____
ADOPTED THIS	_____	DAY OF	_____	, 20____

CHAIR

SECRETARY

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 255**

SCHEDULE 1

Appendix “D” of the Denman Island Official Community Plan No. 185, 2008, is amended as follows:

1. That the Residential Density Bank table of Appendix D, “Density Banking” be amended by the addition of a new entry, in sequential order, which reads as follows:
- 2.

Authorising Bylaw	Date Added to or transferred from the Bank	Legal Description	Number of residential dwelling units added or deleted	Cumulative total of residential dwelling units in the bank
255	[date of adoption]	Lot A, Section 17 Denman Island, Nanaimo District, Plan VIP87456	-4	$7 - 4 = 3$ (*as per standing resolution #2023-073) (* Final cumulative totals will be reconciled upon adoption of all relevant bylaws.)

DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 254

A BYLAW TO AUTHORIZE A HOUSING AGREEMENT

The Denman Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area under the *Islands Trust Act*;

AND WHEREAS Section 483 of the *Local Government Act* and Section 29 of the *Islands Trust Act* permit the Local Trust Committee to enter into a housing agreement;

AND WHEREAS the Denman Island Local Trust Committee wishes to enter into a Housing Agreement;

NOW THEREFORE the Denman Island Local Trust Committee enacts in open meeting assembled as follows:

1. Citation

This bylaw may be cited for all purposes as “Denman Island Housing Agreement Bylaw No. 254, 2025”.

2. Any two Trustees of the Denman Island Local Trust Committee are authorized to execute an agreement in the form attached to this Bylaw with Denman Community Land Trust Association.

READ A FIRST TIME THIS 20th DAY OF MAY, 2025

READ A SECOND TIME THIS 16th DAY OF DECEMBER, 2025

READ A THIRD TIME THIS 17th DAY OF FEBRUARY, 2026

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____, 202X

ADOPTED THIS _____ DAY OF _____, 202X

Chair

Secretary

Housing Agreement

THIS AGREEMENT DATED FOR REFERENCE THE ____ DAY OF ____, 20__ is BETWEEN:

TRIPLE ROCK LAND COOPERATIVE, a cooperative incorporated under the laws of the
province of British Columbia and having its office at 5201 Denman Rd, Denman Island,
B.C., V0R 1T0.

(the "Owner");

AND:

DENMAN ISLAND LOCAL TRUST COMMITTEE, a corporation under the *Islands Trust Act*,
having an office at 2 Floor, 1627 Fort Street, Victoria, B.C., V8R 1H8

(the "Trust Committee")

WHEREAS:

- A. The Owner is the registered owner of those Lands situated on Denman Island and legally described as PID: 028-101-677, Lot A Section 17 Denman Island Nanaimo District Plan VIP87456 (the "Lands");
- B. The Owner is an association constituted under the Cooperative Association Act, SBC 1999, c. 28 and has as its sole object the creation of a co-operatively owned and managed affordable housing community on Denman Island;
- C. The Owner applied to the Denman Island Local Trust Committee for a rezoning of the Lands by means of Denman Island Land Use Bylaw, _____ to permit the development of 19 co-operative housing units with secondary suites, accessory buildings, and a common house on the area of the Lands that is zoned R3 pursuant to the Denman Island Land Use Bylaw (the "R3 Land") and, for certainty, this Agreement does not contemplate or authorize residential development on any other part of the Lands;
- D. The Trust Committee may, pursuant to Section 29 of the Islands Trust Act and Section 483 of the Local Government Act, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure and availability to specified classes of persons of dwelling units located on those lands;
- E. Section 219 of the Land Title Act permits the registration of a covenant of a negative or positive nature in favour of the Trust Committee in respect of the use of land or construction on land;
- F. The Owner and the Trust Committee wish to enter into this Agreement to ensure Cooperative Housing Units remain affordable according to the terms and conditions set out in this Agreement to have effect as both a covenant under section 219 of the Land Title Act and a housing agreement under section 483 of the Local Government Act; and
- G. The Trust Committee has, by bylaw, authorized the execution of this Agreement and the Owner

has duly authorized the execution of this Agreement.

THIS AGREEMENT is evidence that in consideration of \$1.00 paid by the Trust Committee to the Owner, the receipt of which is acknowledged by the Owner, and in consideration of the promises exchanged below, the Trust Committee and the Owner agree, as a housing agreement between the Owner and the Trust Committee under section 483 of the Local Government Act, and as a covenant under section 219 of the Land Title Act, as follows:

a. Definitions – in this Agreement:

- (1) “Co-operative Housing Unit” means a Primary Housing Unit and may include a Secondary Suite;
- (2) “Co-operative member” means a member of the Triple Rock Land Cooperative or another cooperative approved by the Denman Island Local Trust Committee;
- (3) “Co-operative Rules and policies” means the rules and policies of the Triple Rock Land Cooperative or another cooperative approved by the Denman Island Local Trust Committee;
- (4) “CPI” means the all-items consumer price index for Victoria, British Columbia published by Statistics Canada;
- (5) “Dwelling Unit” means one or more rooms in a building, containing a single set of cooking facilities, and used or intended to be used, as a residence by an individual or a group of individuals living together in common occupancy;
- (6) “Family Member” means a person who lives with and is related to the Co-operative member by blood, adoption, marriage (including a marriage-like relationship). It also includes a chosen family member, an individual with whom the member shares a close, long-standing, family-like relationship, regardless of legal or biological ties;
- (7) “Primary Housing Unit” means a single detached Dwelling Unit occupied as a residence by at least one Co-operative member; and
- (8) “Secondary Suite” means a Dwelling Unit located within the same building as, and having a lesser floor area than, a Primary Housing Unit.

b. Agreement over the Lands:

1. Pursuant to section 219 of the *Land Title Act* and Section 483 of the *Local Government Act*, the Owner covenants and agrees that:
 - a. The Lands must at all times be used and occupied in compliance with all statutes, laws, regulations, orders of any authority having jurisdiction, and this Agreement; and
 - b. If a building is demolished or is otherwise replaced, this Agreement shall continue to apply to the Lands and the construction on the Lands shall be subject to the requirements of this Agreement.
2. The Owner covenants and agrees with the Trust Committee that, in perpetuity:

- a. the R3 Land must not be used, and no building or structure may be constructed on the Lands, other than for 19 Co-operative Housing Units, a common house, and non-residential accessory buildings and structures as defined in this Agreement and the Denman Island Land Use Bylaw, and any home-based business permitted by the Denman Island Land Use Bylaw;
 - b. the Lands must not be used and no building or structure may be constructed on the Lands except in accordance with any Siting and Use Permit issued by the Denman Islands Local Trust Committee; and
 - c. the Lands shall not be subdivided by subdivision plan, strata plan or otherwise howsoever.
- c. Dissolution of the Co-operative** - If on the winding up or dissolution of the Owner, any property remains after the satisfaction of all its debts and liabilities and the costs, expenses and charges of the winding up, that property must not be paid to or distributed among the Co-operative members; and must be given or transferred to an institution:
 - a. that has as its object the co-operative ownership and management of affordable housing on Denman Island; and
 - b. that has been chosen by the Co-operative members and approved by the Trust Committee at or before the time of dissolution.
- d. Occupancy of Primary Housing Units**
 - 1. No Primary Housing Unit shall be occupied by any person who is not a Co-operative member, a family member of such a member, the guest of such a member, a tenant or roommate of a Co-operative member approved by the Owner pursuant to the Co-operative Rules and policies, a caregiver of the Co-operative member, or a person whose membership in the Owner is under consideration by the Owner pursuant to the Co-operative Rules and policies.
 - 2. Every Primary Housing Unit shall have a Co-operative member as its primary occupant, except when a Co-operative member is on a temporary leave-of-absence as permitted by the Co-operative Rules and policies.
 - 3. Co-operative members shall have the Primary Housing Unit as their principal residence.
 - 4. Primary Housing Units may not be used for any form of vacation rental, including short-term vacation rentals.
- e. Pricing of Co-operative membership shares and Housing Units**
 - 1. The purchase price of a membership share in the Owner may not exceed the acquisition price of the share, plus the lesser of: any increase in the annual average CPI from the year in which the share was acquired to the year in which it is transferred, and 2% annually.
 - 2. The purchase price of a Co-operative Housing Unit upon any sale of the Co-operative Housing Unit in connection with a transfer of shares in the Owner may not exceed the depreciated replacement cost of the Co-operative Housing Unit, as determined by a member of the Appraisal Institute of Canada who is at arm's length from each Co-operative

member and furthermore may be limited to a maximum value (a cap) as determined by policies set by the Owner.

f. Occupancy and Affordability of Secondary Suites

1. Occupancy of Secondary Suites is limited to caregivers and family members of the Co-operative member who is the main occupant of the Primary Housing Unit to which the Suite is attached, Co-operative members, people applying for Co-operative membership, and people volunteering for or otherwise actively involved with and committed to the Co-operative. Occupants of Secondary Suites must be approved by the Owner.
2. The amount of rent charged for Secondary Suites must be at least 20% less than the average comparable market rent charged for a similar unit or rental arrangement on Denman Island, or, in the absence of Denman Island data, in the Comox Valley in which case any comparables should be adjusted to reflect the likely discount or increase for Denman as compared to the Comox Valley.
3. Secondary Suites may not be used for any form of vacation rental, including short-term vacation rentals.

g. Monitoring and Reporting to the Local Trust Committee - The Owner must deliver to the Trust Committee within six weeks of the transfer of any shares in the Owner and the closing of any sale of a Co-operative Housing Unit a completed statutory declaration, substantially in the form attached as Schedule A, sworn by a director of the Owner and the Co-operative member transferring shares and attaching a copy of the share transfer agreement, the agreement of purchase and sale for the Co-operative Housing Unit, and the certification of a member of the Appraisal Institute of Canada who is at arm's length from each Co-operative member, as to the depreciated replacement cost of the Co-operative Housing Unit, assessed no more than 15 months prior to the date of the purchase and sale of the Co-operative Housing Unit.

h. Order to Comply - If the Owner is in default of the performance or observation of this Agreement, the Trust Committee may give the Owner a notice of default requiring the Owner to comply with the Agreement within the time stated in the notice. The Owner agrees that any breach or default in the performance of this Agreement on its part must be corrected, to the satisfaction of the Trust Committee, within the time stated in any Notice of Default provided to the Owner by the Trust Committee.

i. Management – The Owner covenants and agrees to furnish good and efficient management of the Lands and shared infrastructure on the Lands. If and when the Trust Committee has reasonable grounds to believe that a continuing breach of this Agreement exists, the Trust Committee may authorize its representatives to inspect the Lands at any reasonable time with reasonable notice to the Owner, subject to the notice provisions of the *Residential Tenancy Act*.

j. No Transfer - The Owner must not transfer the Lands, other than to an association constituted under the *Cooperative Association Act* or other non-profit association incorporated under the *Societies Act*, having as its object the co-operative ownership and management of affordable housing on Denman Island.

k. Cooperative Standing – The Owner must maintain its standing as a co-operative under the

Cooperative Act or as a society under the *Societies Act*, as applicable, to ensure the ongoing occupancy and affordability objectives set out in this Agreement, and must not amend its memorandum of association, co-operative rules of association, constitution, or bylaws, as applicable, in any manner that would prevent, or adversely affect, the ability of the Owner to perform its obligations under this Agreement.

- l. Specific Performance of Agreement** - The Owner agrees that the Trust Committee is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement, in view of the public interest in restricting the occupancy of the Co-operative Housing Units. The Owner further acknowledges that a breach of this Agreement may constitute a breach of the Denman Island Land Use Bylaw, as amended from time to time.
- m. Assignment** - The Owner acknowledges that the Trust Committee may delegate or assign the administration and management of this Agreement to a third party, and in that event, any reference in this Agreement to the Trust Committee shall be interpreted as a reference to that party provided that the Trust Committee has so advised the Owner.
- n. Indemnity** - The Owner shall indemnify and save harmless the Trust Committee and each of its elected officials, officers, directors, employees, and agents from and against all claims, demands, actions, loss, damage, costs, and liabilities for which any of them may be liable by reason of any act or omission of the Owner or its officers, directors, employees, agents or contractors or any other person for whom the Owner is at law responsible, including breaches of this Agreement.

This clause will survive the termination of this Agreement.

- o. Release** - The Owner releases and forever discharges the Trust Committee and each of its elected officials, officers, directors, employees, and agents and each of their heirs, executors, administrators, personal representatives, successors and assigns from all claims, demands, damages, actions, or causes of action arising out of the performance by the Owner of its obligations under this Agreement, or the enforcement of this Agreement.

This clause will survive the termination of this Agreement.

- p. Trust Committee Powers Unaffected** - This Agreement does not limit the discretion, rights, duties or powers of the Trust Committee under any enactment or the common law, impose on the Trust Committee any duty or obligation, affect or limit any enactment relating to the use or subdivision of the Lands, or relieve the Owner from complying with any enactment.
- q. No Public Law Duty** - Wherever in this Agreement an act, determination, consent, approval or agreement of the Trust Committee is provided for, such act, determination, consent, approval or agreement may be done or made in accordance with the terms of this Agreement and no public law duty, whether arising from the principles of procedural fairness or the rules of natural justice shall have any application.
- r. No Waiver** - No condoning, excusing or overlooking by the Trust Committee of any default under this Agreement, nor any consent, approval, or agreement whether written or otherwise shall be taken to operate as a waiver by the Trust Committee of any subsequent default or of

the necessity for further consent, approval or agreement in respect of a subsequent matter requiring it under this Agreement, or in any way to defeat or affect the rights or remedies of the Trust Committee.

- s. **Notice on Title** - The Owner acknowledges and agrees that this Agreement constitutes both a covenant under Section 219 of the *Land Title Act* and a housing agreement under Section 483 of the *Local Government Act* and agrees that the Owner will register a notice of this Agreement against title to the Lands.
- t. **Covenant Runs with the Land** - Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the Trust Committee in accordance with section 219 of the *Land Title Act* in respect of the Lands and this Agreement burdens the Lands and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including, by subdivision or by strata plan.
- u. **Limitation on Owner's Obligations** - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.
- v. **Amendment** - This Agreement may not be modified or amended except by bylaw of the Trust Committee, upon an agreement in writing between the Trust Committee and the Owner.
- w. **Notices** - Any notice required to be given pursuant to this Agreement shall be in writing and shall be given to the Owner or the Trust Committee, as the case may be, at the address first above written, or to any other address of which either the Owner or the Trust Committee may advise the others in writing in accordance with this paragraph. Notice to the Trust Committee must be addressed to the Secretary of the Islands Trust. If given in person or by facsimile transmission, such notice will be deemed to be received when delivered and, if mailed, such notice will be deemed to be received only when actually received by the party to whom it is addressed.
- x. **Enurement** - This Agreement is binding upon and enures to the benefit of the parties and their respective successors and permitted assigns.
- y. **Remedies Cumulative** - The remedies of the Trust Committee specified in this Agreement are cumulative and are in addition to any remedies of the Trust Committee at law or in equity. No remedy shall be deemed to be exclusive, and the Trust Committee may from time to time have recourse to one or more or all of the available remedies specified herein or at law or in equity.
- z. **Severability** - Each covenant and agreement contained in this Agreement is, and shall be construed to be, a separate and independent covenant or agreement and the breach of any such covenant or agreement by the Owner shall not discharge or relieve the Owner from its obligations to perform. If any term or provision of this Agreement, or its application to any person or circumstance shall to any extent be found to be invalid and unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

- aa. Joint and Several** - In the case of more than one Owner, the grants, covenants, conditions, provisions, agreements, rights, powers, privileges and liabilities of the Owner shall be construed and held to be several as well as joint.
- bb. Included Words** - Wherever the singular or the masculine is used in this Agreement, it shall be deemed to include the plural or the feminine, or the body politic or corporate, where the context or the parties so require.
- cc. Governing Law** - This Agreement shall be governed by and construed in accordance with the laws of the province of British Columbia.
- dd. Joint Venture** – Nothing in this Agreement shall constitute the Owner as an agent, joint venture or partner of the Trust Committee or give the Owner any authority or power to bind the Trust Committee in any way.
- ee. Time of Essence** -Time is of the essence in this Agreement.
- ff. Further Assurances** - The parties shall execute and do all such further deeds, acts, things and assurances as they reasonably require to carry out the intent of this Agreement.
- gg. Priority** - The Owner agrees to do everything necessary at the Owner's expense to ensure that this Agreement is registered against title to the Lands with priority over all financial charges, liens and encumbrances registered or pending at the time of application for registration of this Agreement.
- hh. Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

SCHEDULE "A"

DENMAN ISLAND LOCAL TRUST COMMITTEE

FORM OF STATUTORY DECLARATION

CANADA	)	IN THE MATTER OF A HOUSING
	)	AGREEMENT with the Denman Island
PROVINCE OF BRITISH COLUMBIA	)	Local Trust Committee ("Housing
	)	Agreement")

I, _____, of _____, British Columbia, do solemnly declare:

1. That I am a member of the Triple Rock Land Co-operative or its successor in title to land legally described as PID: 028-101-677, Lot A Section 17 Denman Island Nanaimo District Plan VIP87456 (the "Lands"), and make this declaration to the best of my personal knowledge.
2. The terms in this declaration have the same meaning as those defined in the Housing Agreement registered against the Lands.
3. This declaration is made pursuant to the Housing Agreement in respect of the Co-operative Housing Unit with the address _____
4. On the _____ day of, 20____ I entered into an agreement to transfer one or more shares in the owner of the Land's Co-operative Housing Unit, a true copy of which is attached to this declaration, to _____ for a total purchase price of \$_____ and no other consideration whatsoever.
5. Pursuant to an agreement of purchase and sale that will close on the _____ day of _____ 20____ of which a true copy is attached to this declaration, I intend to transfer all of my right and title in the Co-operative Housing Unit to _____ for a total purchase price of \$_____ and no other consideration whatsoever.
6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

SWORN BEFORE ME at _____, in
the Province of British Columbia, this _____
day of _____ 20____.

A Commissioner for Taking Affidavits for
British Columbia

)
)
)
)
)
) _____
) Signature of person making declaration
)
)

I, _____, of _____, British Columbia do solemnly declare:

1. That I am a director of Triple Rock Land Co-operative or its successor in title to land legally described as the South West ¼ of Section 17, Denman Island, Nanaimo District, except that Part in Plan 14174 and Plan VIP77481, and make this declaration to the best of my personal knowledge.
2. That Paragraphs 5 and 6 of the Statutory Declaration of _____ set out above correctly disclose the amount of consideration in respect of the share transfer and ownership transfers described in those paragraphs.
3. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

SWORN BEFORE ME at _____, in _____)
The Province of British Columbia, this ____)
Day of _____, 20____.

A Commissioner for Taking Affidavits for
British Columbia

)
)
)
) _____
) Signature of person making declaration

Attached:

- Share transfer agreement
- Agreement of purchase and sale for the Co-operative Housing Unit
- A certification of a member of the Appraisal Institute of Canada who is at arm's length from each Co-operative member as to the depreciated replacement cost of the Co-operative Housing Unit, assessed no more than one year prior to the date of the purchase and sale of the Unit

DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 250

A BYLAW TO AMEND DENMAN ISLAND LAND USE BYLAW, 2008

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

1. Citation

This bylaw may be cited for all purposes as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024”.

2. Denman Island Local Trust Committee Bylaw No. 186, cited as “Denman Island Land Use Bylaw, 2008,” is amended as per Schedule 1 attached to and forming part of this bylaw.

READ A FIRST TIME THIS	8 TH	DAY OF	OCTOBER	, 2024
READ A SECOND TIME THIS	20 TH	DAY OF	MAY	, 2025
PUBLIC HEARING HELD THIS	17 TH	DAY OF	FEBRUARY	, 2026
READ A THIRD TIME THIS	17 TH	DAY OF	FEBRUARY	, 2026

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

	_____	DAY OF	_____	, 202X
ADOPTED THIS	_____	DAY OF	_____	, 202X

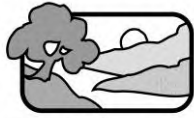
Chair

Secretary

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 250**

Schedule 1

1. Schedule "A" of Denman Island Land Use Bylaw, 2008, is amended as follows:
 - 1.1 Part 2 – GENERAL REGULATIONS, Section 2.1 – Uses, Buildings and Structures, Subsection 4 is amended by deleting the paragraph in its entirety, and renumber accordingly.
 - 1.2 Part 2 – GENERAL REGULATIONS, Section 2.1 – Uses, Buildings and Structures, Subsection 5 is amended by deleting "A secondary suite is permitted within a dwelling unit provided that:" and replacing it with "Where regulations in Part 3 permit a secondary suite within a dwelling unit, a secondary suite is permitted provided that:"
 - 1.3 Part 3 – ZONE REGULATIONS, Section 3.3 Residential Zoning Tables – Table 1 – Permitted Uses is amended by deleting "and secondary dwelling units" and the note "Secondary dwelling units must be approved through a Temporary Use Permit" in line item 10 and in the R3 column, adding a check mark.
 - 1.4 Part 3 – ZONE REGULATIONS, Section 3.3 Residential Zoning Tables – Table 1 – Permitted Uses is amended by adding "secondary dwelling units" and the note "Secondary dwelling units must be approved through a Temporary Use Permit" as a line item following number 10 and in the R2 column adding a check mark, and renumber accordingly.
 - 1.5 Part 3 – ZONE REGULATIONS, Section 3.3 Residential Zoning Tables – Table 3 – Density of Uses, Buildings and Structures, line item 3 and in the R3 column, is amended by replacing the number "15" with the number "19".
 - 1.6 Part 3 – ZONE REGULATIONS, Section 3.3 Residential Zoning Tables – Table 6 – Floor Area is amended by adding an additional line item after number 3 that states "Maximum gross floor area of a building with a single family dwelling unit and a secondary suite" and adding "186 m²" in the R3 column, and renumber accordingly.
 - 1.7 Part 3 – ZONE REGULATIONS, Section 3.3 Residential Zoning Tables – Table 6 – Floor Area is amended by deleting "1275 m²" in line item 6 and in the R3 column, and replacing it with "2174 m²".



REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: PL-RZ-2024-0055 (Denman Conservancy)

DATE OF MEETING: February 25, 2026
TO: Islands Trust Executive Committee
FROM: Marlis McCargar, Island Planner
SUBJECT: Denman Island Local Trust Committee – Bylaws 256 and 257

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 256, cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” in accordance with Section 27 of the *Islands Trust Act*.**
2. **THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 257, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

Denman Island Local Trust Committee has referred Bylaw Nos. 256 and 257 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational

None

Financial

None

Policy

None

Implementation/Communications

Communication to **Denman Island Local Trust Committee** regarding the Executive Committee decision by **March 2, 2026**.

Other

None

PURPOSE

Denman Island Local Trust Committee Bylaw No. 256, cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” (Attachment 8) and Bylaw No. 257, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” (Attachment 9) respond to an application to rezone four properties on Denman Island from forestry to conservation (PID 006-639-771; 006-657-656; 023-005-424; 023-005-432).

If adopted, Bylaw No. 256 will amend the Denman Island Official Community Plan (OCP) to re-designate four parcels from “Sustainable Resource” to “Conservation/Recreation”. The amendment also adds four residential units to the Density Bank.

If adopted, Bylaw No. 257 will amend the Denman Island Land Use Bylaw (LUB) to rezone three parcels and the Forestry portion of a fourth parcel from Forestry (F) to Conservation (CN) to reflect their use as protected natural areas. The other half of this split parcel, which is designated as Agriculture and lies within the ALR, will remain zoned Agriculture (A), in accordance with ALC direction.

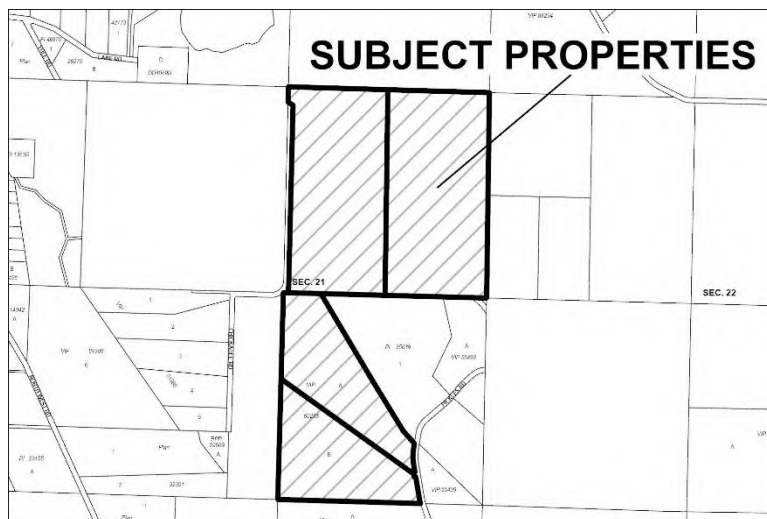


Figure 1. Location of Subject Properties



Figure 2. Subject Properties and ALR Land

BACKGROUND

Denman Island Local Trust Committee Bylaw Nos. 256 and 257

At the Denman Island Local Trust Committee (LTC) Regular Business Meeting of May 20, 2025 the LTC gave First and Second Reading to Bylaw No. 256 and 257. A Community Information Meeting was held on February 17, 2026. In accordance with requirements in section 464 of the *Local Government Act* a Public Hearing was held for the bylaws on February 17, 2026, and following the completion of the Public Hearing the LTC gave Bylaws 256 and 257 Third Reading.

The LTC considered and determined that proposed Bylaw No. 256 and 257 are not contrary to or at variance with the Islands Trust Policy Statement (Attachment 6 and 7).

Issues Relating To Provincial Interest

The Ministry of Agriculture and Food, Agricultural Land Commission and Ministry of Housing and Municipal Affairs received a referral of the proposed bylaws. A response from the Ministry of Housing and Municipal Affairs was received stating they were supportive of adding the residential densities to the density bank.

The Bylaws were also referred to regional agencies including the Comox Valley Regional District.

Issues Relating To First Nation Interest

The proposed bylaws were referred to Cowichan Tribes, Da'naxda'xw First Nation, Halalt First Nation, Homalco First Nation, K'omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Nanwakolas Council, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Te'mexw Treaty Association, Tla'amin Nation, Tlowitsis Nation, Ts'uubaa-asatx First Nation, We Wai Kai Nation and Wei Wai Kum First Nation for comment.

The following is a summary of responses received:

- Cowichan Tribes - Defer to communities closer to Denman Island.

- Snuneymuxw First Nation – Deferred comment on the referral.
- Danaxdaxw First Nation – No comment.
- Tsu'uubaa-asatx First Nation – Defer to any directly affected Nations.

Issues Relating To Resources and Enforcement

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

Public Comments

Public comments were solicited through one community information meeting and a public hearing.

No public comments to the Executive Committee on these bylaws have been received.

Staff Comments

Staff recommend Executive Committee approve Denman LTC Bylaws No. 256 and 257, these recommendations are supported by the following:

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

RELEVANT POLICY

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

ALTERNATIVE

1. Determine that the bylaw is contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise Denman Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 256, cited as "Denman Island Official Community Plan, 2008, Amendment No. 3, 2025" and Bylaw No. 257, cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025" is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the Denman Island Local Trust Committee on steps needed to address the specified issues.

2. Not approve the Bylaw:

THAT the Executive Committee request that staff advise Denman Island Local Trust Committee in writing that Bylaw Nos. 256 and 257 are not approved for [INSERT REASONS], and advise the Denman Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Marlis McCargar, Island Planner	February 18, 2026

Concurrence:	Stefan Cermak, Director, Planning Services	February 19, 2026

ATTACHMENTS

1. Bylaw 256 EC Submission Cover
2. Bylaw 256 EC Submission Cover
3. Bylaw 256 Policy Checklist
4. Bylaw 257 Policy Checklist
5. Bylaw Referrals Report
6. Islands Trust Policy Statement Directives Only Checklist Bylaw No. 256
7. Islands Trust Policy Statement Directives Only Checklist Bylaw No. 257
8. Bylaw No. 256
9. Bylaw No. 257



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Denman Island Local Trust Committee

Bylaw No.: DE-256

Bylaw Type: Official Community Plan Bylaw

Date of resolution referring bylaw to Executive Committee: 17-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk



Local Trust Committee Bylaws
Submission for Executive committee Approval

ATTACHMENT 2

Local Trust Committee: Denman Island Local Trust Committee

Bylaw No.: DE-257

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: 17-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Nadine Mourao

Status

Date Resolution Referred to Exective Committee: 17-Feb-2026

Reading:

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Nadine Mourao

Status

Date Resolution Referred to Exective Committee: 17-Feb-2026

Reading:

Proponent: First Nation Engagement Communication Log

FIRST NATION: Cowichan Tribes

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	
2025-07-09	email	Marlis McCargar	Emery Sanderson	bylaw referral response	Thanks for your email. At this time Cowichan Tribes defers to local First Nation(s).

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Cowichan Tribes

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments

Proponent: First Nation Engagement Communication Log

FIRST NATION: Da'naxda'xw First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	
2025-07-09	email	Marlis McCargar	Robert Duncan	bylaw referral response	we have no comment at this time.

Proponent Engagement: First Nation's Interests /Concerns Tracking	

FIRST NATION: Da'naxda'xw First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Halat First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	

FIRST NATION: Halat First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Homalco First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	portal	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	

FIRST NATION: Homalco First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (<i>where available</i>):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: K'omoks First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	
2025-10-01	email	Marlis McCargar	Izzy Duggan	more time required	
2025-12-15	email	Marlis McCargar	Izzy Duggan	bylaw referral	
2026-01-22	email	Marlis McCargar	Izzy Duggan	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
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FIRST NATION: K'omoks First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (<i>where available</i>):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Lyackson First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
1. First Nation's Interests /Concerns 2. Proponent Engagement	3. First Nation's Interests /Concerns 4. Proponent Engagement

FIRST NATION: Lyackson First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Mamalilikulla First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Mamalilikulla First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments
2026-02-06	Barb Drennan	Marlis McCargar	Denman Island is outside of the Mamalilikulla First Nation Territory, no further information			

Proponent: First Nation Engagement Communication Log

FIRST NATION: Penelakut First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
1. First Nation's Interests /Concerns 2. Proponent's Response	3. Comments

FIRST NATION: Penelakut First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Penelakut First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Penelakut First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments

Proponent: First Nation Engagement Communication Log

FIRST NATION: Snaw-Naw-As First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Snaw-Naw-As First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments

Proponent: First Nation Engagement Communication Log

FIRST NATION: Snuneymuxw First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	portal	Marlis McCargar	Referrals Coordinator	bylaw referral	
2025-07-14	portal	Marlis McCargar	Taylor Charette	bylaw referral response	Thank you for the referral details and application information.

					Snuneymuxw First Nation defers comment on the above-mentioned referral. Snuneymuxw's deferral is only applicable to initial notification and non-transferrable. Snuneymuxw's deferral does not mean that there are no potential impacts to Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does

Proponent Engagement: First Nation's Interests /Concerns Tracking

FIRST NATION: Snuneymuxw First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

Date Year/Month/Day	First Nation Contact Name	Proponent Contact Name	Interest/Concern Raised (General or Site Specific) Details	Proponents Response (How/if addressing	Interest/Concern Status (Resolved / Outstanding)	Comments

Proponent: First Nation Engagement Communication Log

FIRST NATION: Stz'uminus First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
1. First Nation's Interests /Concerns 2. Proponent Engagement	3. First Nation's Interests /Concerns 4. Proponent Engagement

FIRST NATION: Stz'uminus First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (<i>where available</i>):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Tla'amin First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	portal	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
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FIRST NATION: Tla'amin First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Tlowitsis First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
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FIRST NATION: Tlowitsis First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Tsuubaasatx First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					
Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	portal	Marlis McCargar	Referrals Coordinator	bylaw referral	

					appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-
2025-07-10	portal	Marlis McCargar	Monty Horton	bylaw referral response	

Proponent Engagement: First Nation's Interests /Concerns Tracking	

FIRST NATION: Tsuubaasatx First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: We Wai Kai First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
1. First Nation's Interests /Concerns 2. Proponent Engagement	3. First Nation's Interests /Concerns 4. Proponent Engagement

FIRST NATION: We Wai Kai First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (<i>where available</i>):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION: Wei Wai Kum First Nation

PROPONENT NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island
PROPOSED PROJECT/ACTIVITY(IES)	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date Year/Month/Day	Activity (e.g. Letter, E-mail, Phone Call, Meeting)	Proponent Contact	First Nation Contact	Purpose	Notes
2025-07-09	email	Marlis McCargar	Referrals Coordinator	bylaw referral	

Proponent Engagement: First Nation's Interests /Concerns Tracking	
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FIRST NATION: Wei Wai Kum First Nation

PROPOSER NAME:	Denman Island Local Trust Committee	PROVINCIAL CONTACT/CONSULTATION LEAD:			
PROPOSER LEAD:	Marlis McCargar	LOCATION (REGION/RESOURCE DISTRICT):	Denman Island		
PROPOSED PROJECT/ACTIVITY(IES):	PLRZ2024005 (Denman Conservancy)	DATE SUBMITTED TO PROVINCE:			
APPLICATION TYPE(S) AND FILE #'S (where available):					

[illegible]

Proponent: First Nation Engagement Communication Log

FIRST NATION:

PROPONENT NAME:		PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:		LOCATION (REGION/RESOURCE DISTRICT):	
PROPOSED PROJECT/ACTIVITY(IES)		DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (where available):			

Date	Activity	Proponent Contact	First Nation Contact	Purpose	Notes
<i>Year/Month/Day</i>	<i>(e.g. Letter, E-mail, Phone Call, Meeting)</i>				

Proponent Engagement: First Nation's Interests /Concerns Tracking	
1. First Nation's Interests /Concerns 2. Proponent's Response	3. Comments

FIRST NATION:

PROPONENT NAME:		PROVINCIAL CONTACT/CONSULTATION LEAD:	
PROPONENT LEAD:		LOCATION (REGION/RESOURCE DISTRICT):	
PROPOSED PROJECT/ACTIVITY(IES):		DATE SUBMITTED TO PROVINCE:	
APPLICATION TYPE(S) AND FILE #'S (<i>where available</i>):			

[illegible]



Referrals: Bylaw 256 (OCP) and 257 (LUB)

Agency	Sent	Received
Agricultural Land Commission <i>Referrals Coordinator</i> Comments:	09-Jul-2025	
Comox Valley Regional District <i>Stephanie Pawluk</i> Comments: Interests Unaffected	09-Jul-2025	09-Dec-2025
Hornby Island Local Trust Committee Comments: Interests Unaffected	11-Jul-2025	05-Sep-2025
Ministry of Agriculture and Food <i>Reed Bailey</i> Comments: Interests Unaffected	09-Jul-2025	10-September
Ministry of Housing and Municipal Affairs <i>Caitlin Moran, Land Use, Planning and Regional Impacts Branch</i> Comments: The Ministry of Housing and Municipal Affairs will provide comment only on the OCP amending bylaw, Proposed Bylaw No. 256. The Ministry acknowledges the addition of residential density to the OCP's Density Bank to account for the removal of development potential. This flexibility in land use will help support long-term housing needs on Denman Island while preserving the environmental and recreational objectives of these valuable conservation areas. Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval. When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations and provincial agencies.	09-Jul-2025	31-Jul-2025



Additionally, please include information on how the Islands Trust responded to each comment.

Should you have any questions or wish to discuss these comments further, please feel free to contact me at Caitlin.Moran@gov.bc.ca or by telephone at 236 478-2301. Thank you again for referring this bylaw to the Ministry of Housing and Municipal Affairs.

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST (OCP)

File No.: PLRZ20240055 (Bylaw No. 256)
File Name: Denman Conservancy Assoc.

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

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

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

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

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST (LUB)

File No.: PLRZ20240055 (Bylaw No. 257)

File Name: Denman Conservancy Assoc.

PURPOSE

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

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CONSISTENT	No.	DIRECTIVE POLICY
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	4.6	Soils and Other Resources
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CONSISTENT	No.	DIRECTIVE POLICY
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N/A	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
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✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

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

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

PROPOSED

ATTACHMENT 8

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 256

A BYLAW TO AMEND DENMAN ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 185, 2008

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

1. CITATION

This Bylaw may be cited for all purposes as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025”.

2. SCHEDULES

Denman Island Official Community Plan Bylaw No. 185, 2008 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS 20th DAY OF MAY, 2025

PUBLIC HEARING HELD THIS 17th DAY OF FEBRUARY, 2026

READ A SECOND TIME THIS 20th DAY OF MAY, 2025

READ A THIRD TIME THIS 17th DAY OF FEBRUARY, 2026

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 20____

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS

_____ DAY OF _____ 20__

ADOPTED THIS

_____ DAY OF _____ 20_

CHAIR

SECRETARY

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 256**

SCHEDULE 1

1. That the Residential Density Bank table of Appendix D, “Density Banking” be amended by the addition of a new entry, in sequential order, which reads as follows:

Authorising Bylaw	Date Added to or transferred from the Bank	Legal Description	Number of residential dwelling units added or deleted	Cumulative Total of residential dwelling units in the bank
2XX	[date of adoption]	The east 1/2 of the north east 1/4 of Section 21, Denman Island, Nanaimo District The west 1/2 of the north east 1/4 of Section 21, Denman Island, Nanaimo District except that part in plan VIP78186 Lot A, Section 21 Denman Island, Nanaimo District, Plan VIP60286 Lot B, Section 21 Denman Island, Nanaimo District, Plan VIP60286	+4	4 + 7 = 11 (*as per standing resolution #2023-073) (* Final cumulative totals will be reconciled upon adoption of all relevant bylaws.)

2. Schedule C [Land Use Designations Map] is amended by changing the land use designations as follows:
- a) On portions of land legally described as THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT the land use designation is changed:
- from a split “Sustainable Resource” and “Agriculture” designation to a split “Conservation/Recreation” and “Agriculture” designation;

as shown on Appendix No. 1 attached to and forming part of this bylaw.

- b) On portions of land legally described as THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT EXCEPT THAT PART IN PLAN VIP78186 the land use designation is changed:

from a “Sustainable Resource” designation to
“Conservation/Recreation”;

as shown on Appendix No. 2 attached to and forming part of this bylaw.

- c) On portions of land legally described LOT A SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 the land use designation is changed:

from a “Sustainable Resource” designation to
“Conservation/Recreation”;

as shown on Appendix No. 3 attached to and forming part of this bylaw.

- d) On portions of land legally described as LOT B SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 the land use designation is changed:

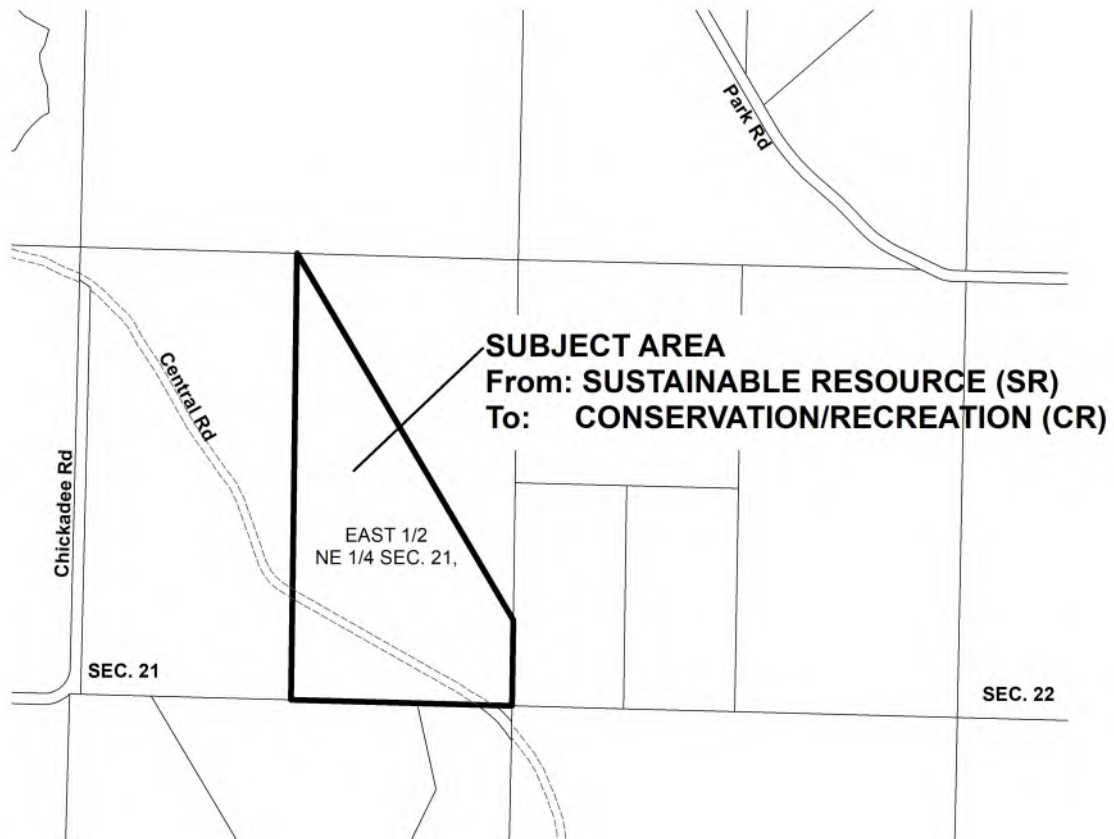
from a “Sustainable Resources” designation to
“Conservation/Recreation”;

as shown on Appendix No. 4 attached to and forming part of this bylaw.

DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

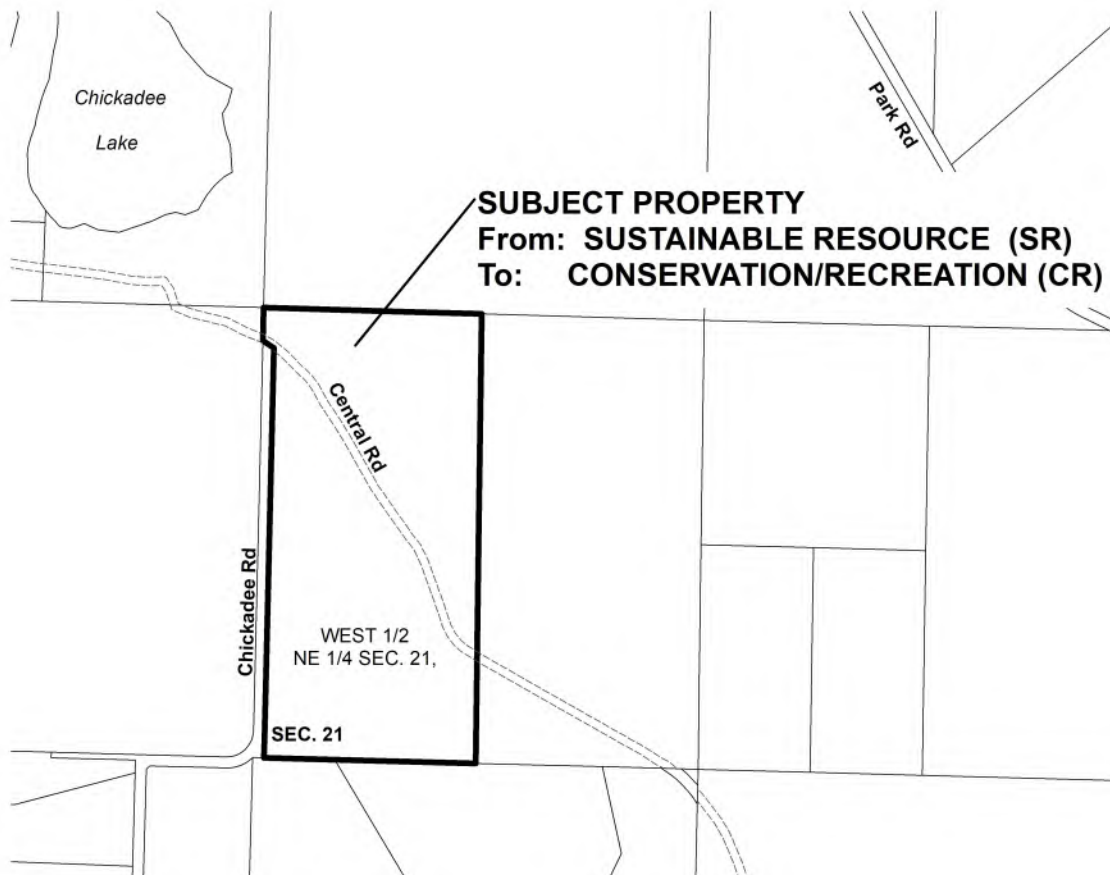
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

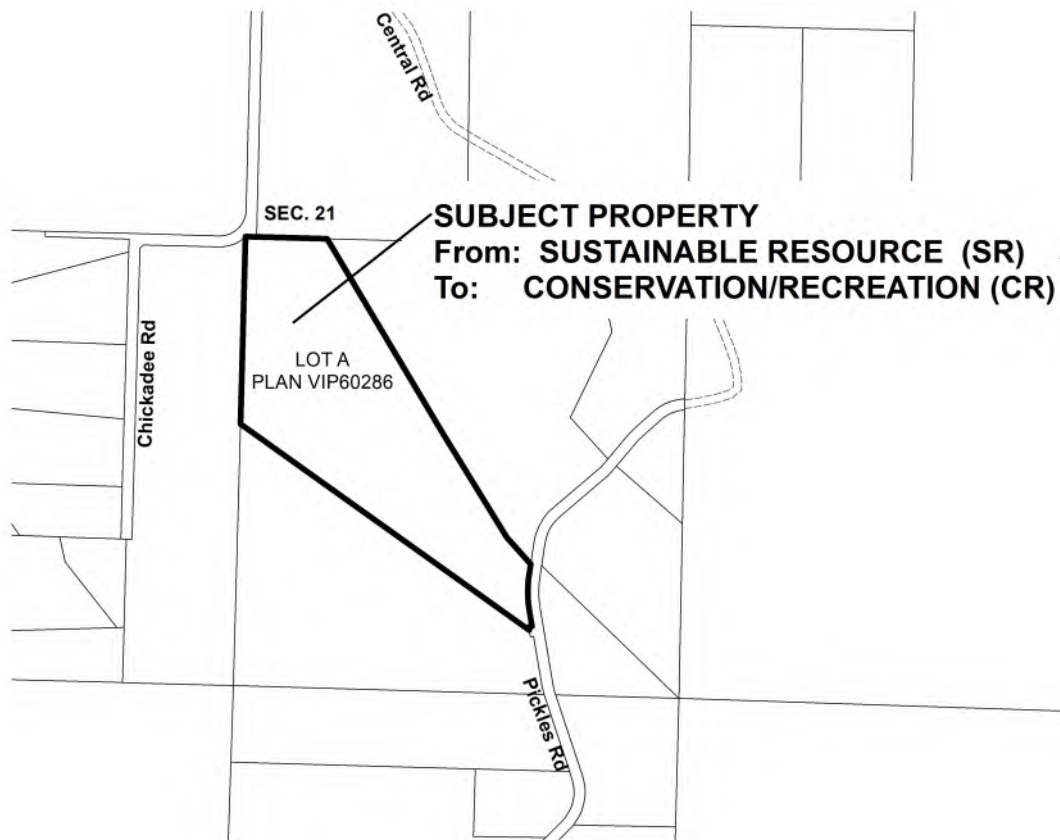
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 3



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 4



DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

A BYLAW TO AMEND DENMAN ISLAND LAND USE BYLAW, 2008

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

1. Citation

This bylaw may be cited for all purposes as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025”.

2. Denman Island Local Trust Committee Bylaw No. 186, cited as “Denman Island Land Use Bylaw, 2008,” is amended as per Schedule 1 attached to and forming part of this bylaw.

READ A FIRST TIME THIS 20TH DAY OF MAY , 2025

READ A SECOND TIME THIS 20TH DAY OF MAY , 2025

PUBLIC HEARING HELD THIS 17th DAY OF FEBRUARY , 2026

READ A THIRD TIME THIS 17th DAY OF FEBRUARY , 2026

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202X

ADOPTED THIS _____ DAY OF _____ , 202X

Chair

Secretary

**DENMAN ISLAND LOCAL TRUST
COMMITTEE BYLAW NO. 257**

Schedule

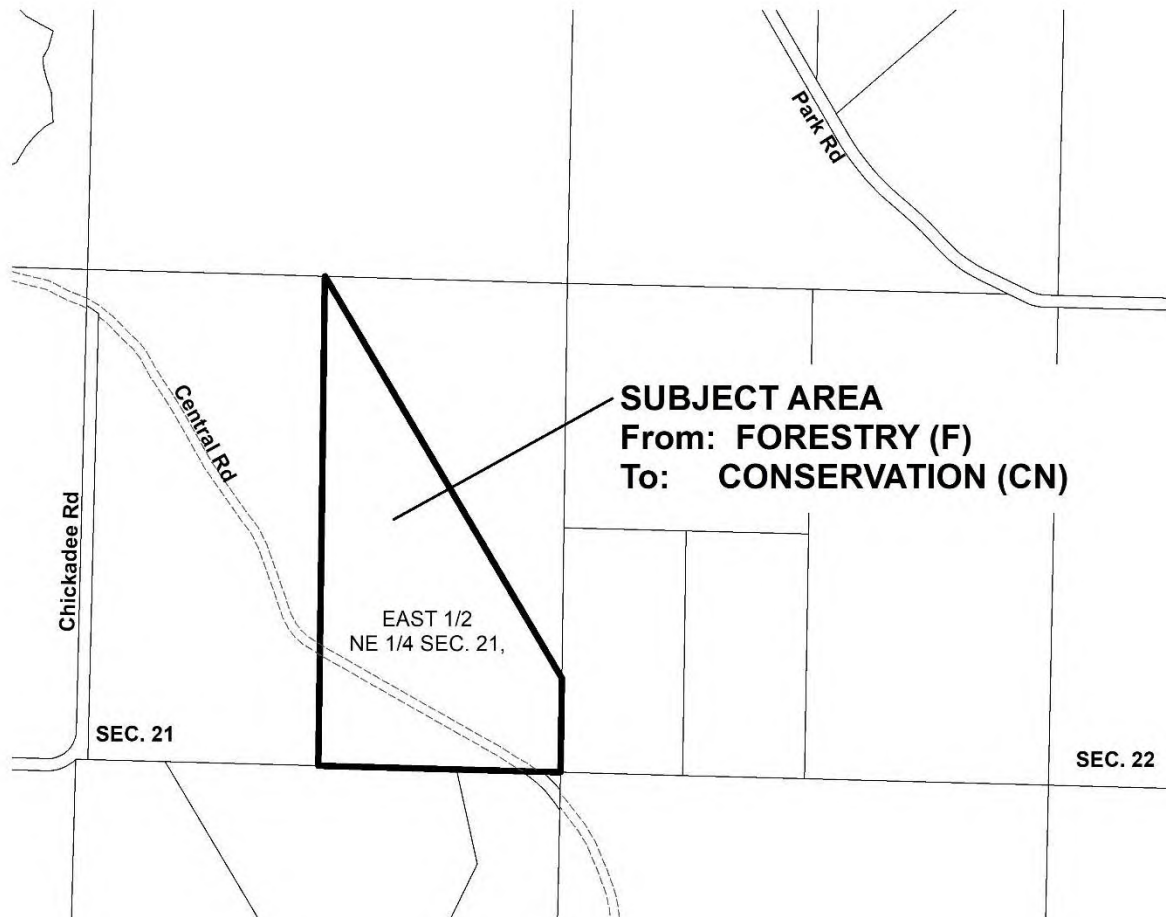
1

1. Schedule “B” of Denman Island Land Use Bylaw, 2008, is amended as follows:
 - 1.1 Schedule “B” – North Map, is amended by changing the zoning classification of the non-Agricultural Land Reserve portion of THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT (PID 006-639-771) as shown on Appendix No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 186 as are required to effect this change.
 - 1.2 Schedule “B” – North Map, is amended by changing the zoning classification of PID 006-657-656 THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT EXCEPT THAT PART IN PLAN VIP78186 as shown on Appendix No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 186 as are required to effect this change.
 - 1.3 Schedule “B” – North Map, is amended by changing the zoning classification of PID 023-005-424 LOT A SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 as shown on Appendix No. 3 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 186 as are required to effect this change.
 - 1.4 Schedule “B” – North Map, is amended by changing the zoning classification of PID 023-005-432 LOT B SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 as shown on Appendix No. 4 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 186 as are required to effect this change.

DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 257

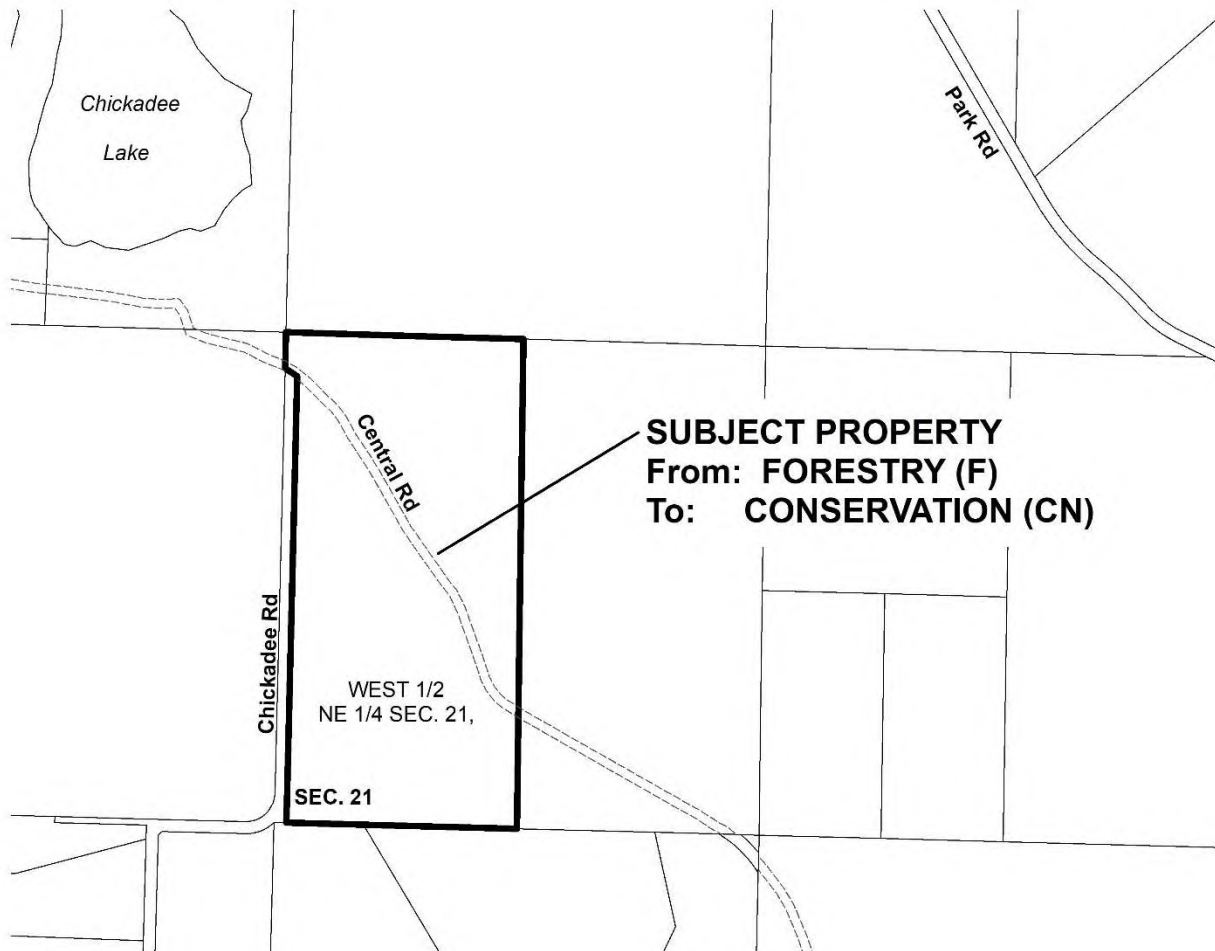
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 220

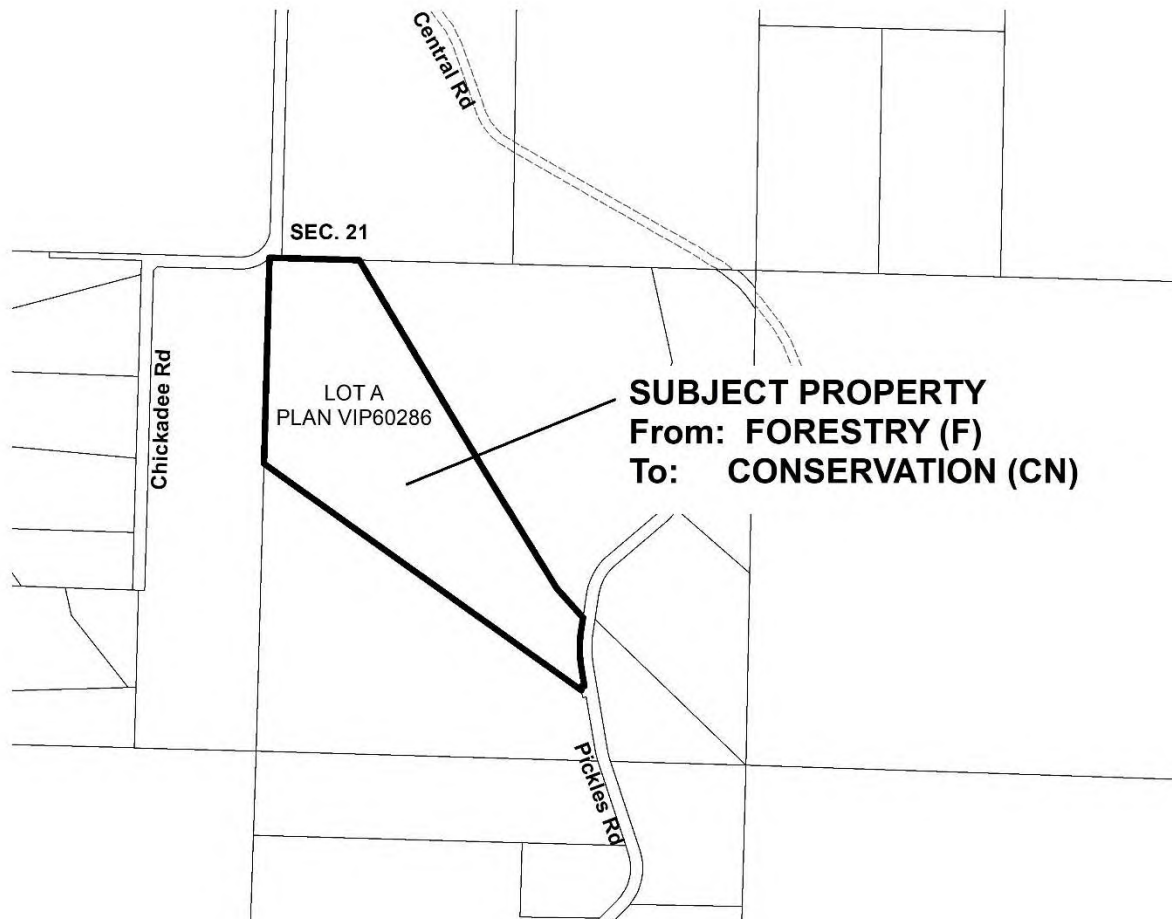
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 257

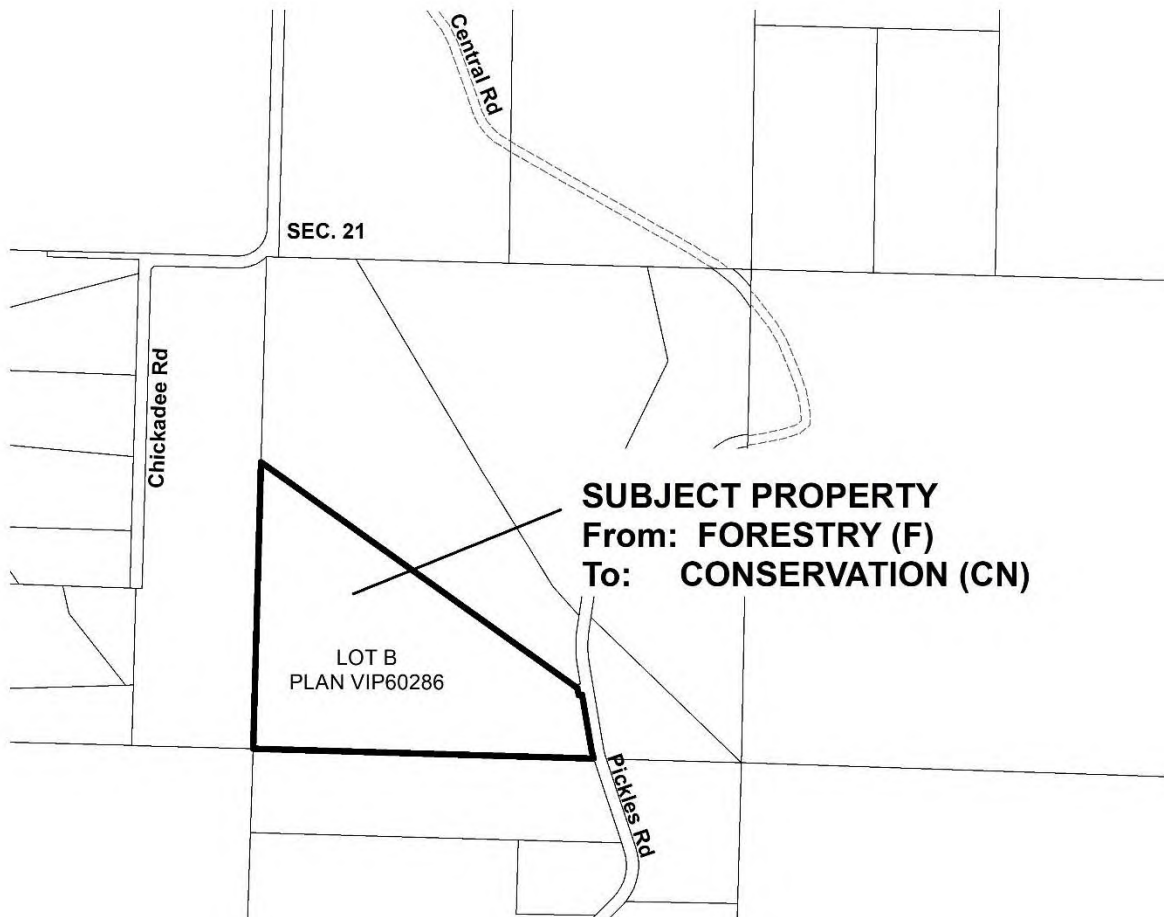
Appendix No. 3



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 257

Appendix No. 4





Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: 3900-04
GL-RZ-2021.2 (Matheson-Bairstow)

DATE OF MEETING: February 25, 2026
TO: Islands Trust Executive Committee
FROM: Kim Stockdill, Island Planner
SUBJECT: Galiano Island Local Trust Committee – Bylaws 292 and 293

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 292, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024” in accordance with Section 27 of the *Islands Trust Act*.**
2. **THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 293, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024” in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

Galiano Island Local Trust Committee has referred Bylaws 292 and 293 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational

Islands Trust to post a News Release after the adoption of the bylaws notifying the intent of transfer to land to Penelakut Tribe and the continued relationship between the Galiano Island Local Trust Committee and Penelakut Tribe.

Financial

None.

Policy

None.

Implementation/Communications

Communication to **Galiano Island Local Trust Committee** regarding the Executive Committee decision by **February 27, 2026**.

Other

None.

PURPOSE

The purposed of Galiano Island Local Trust Committee (LTC) **Bylaw No. 292**, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024” is to amend the Galiano Island Official Community Plan (OCP) to re-designate a portion of the subject property from the **Forest** designation to the following designations: **Nature Protection, Rural Residential, and Park**. A portion of the subject property will retain the Forest designation.

The purposed of **Bylaw No. 293** cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024” is to amend the Galiano Island Land Use Bylaw to re-zone the 38.5-hectare subject property (District Lot 86, Galiano Island) from **Forest 1 (F1)** to the following split-zones: 4.2 ha to a site specific **Rural Residential e (RR(e))**, 0.6 ha to **Park (P)**, 20.0 ha to **Forest 3 (F3)**, and approximately 13 ha to **Nature Protection (NP)**.

As a condition of bylaw adoption, the applicant is required to register on title a sustainable forestry management covenant and a Section 219 covenant. The Section 219 covenant will identify developable areas, require the submission of additional groundwater information, and secure the transfer of land (to be zoned Nature Protection) to the Penelakut Tribe.

Subject to successful bylaw adoption, the applicant intends to apply to subdivide the property into two site-specific Rural Residential (RR(e)) parcels, one Park-zoned parcel, one Forest 3 zoned parcel, one Nature Protection-zoned parcel (to be transferred to the Penelakut Tribe), and road dedication.

BACKGROUND

Galiano Island Local Trust Committee Bylaws 292 and 293

The subject property is located south of Dionisio Point Provincial Park at the north end of Galiano Island. An undedicated easement bisects the property from north to south, with a locked gate restricting access north to Dionisio Point Provincial Park.

The rezoning application would legalize existing residential uses on the district lot, which is currently zoned to allow forestry only. In compliance with Galiano Island OCP Forest Policy 3a, a portion of the property will be rezoned to Forest 3 to allow for one accessory dwelling unit. A Section 219 sustainable forestry covenant must be registered prior to consideration of bylaw adoption (a draft covenant has been submitted to the Galiano LTC).

Twenty-five percent of the remainder parcel will be rezoned to a site-specific rural residential zone to permit residential use. The remaining seventy-five percent of the parcel will be transferred to Penelakut Tribe (11.25 ha), dedicated as road to the Ministry of Transportation and Transit, and allocated as a 0.6 ha community park (recipient to be determined).

The bylaws received First Reading on July 8, 2025, and Second Reading on December 9, 2025. A public hearing was held on February 10, 2026, and the bylaws received Third Reading at the same meeting. The LTC determined that the bylaws are not contrary to, or at variance with, the Islands Trust Policy Statement on July 8, 2025 (Attachment 4).

Issues Relating To Provincial Interest

BC Provincial Parks response to the bylaw referrals by stating their interest to ensuring a current easement agreement remains on property title to ensure access to facilitate staff and contractor access to the park. Islands Trust staff replied to the referral response by confirming that the easement will remain on the property title. In addition, the easement will become a dedicated highway access through the subdivision process. The Ministry of Transportation and Transit is aware of the forthcoming subdivision application.

Issues Relating To First Nation Interest

Referral responses were received from Pauquachin First Nation, Snuneymuxw First Nation, Ts'uubaa-asatx Nation, Tsawwassen First Nation, and Tsawout First Nation indicating that their interests are not affected by the proposed bylaws, or that they defer to the First Nation(s) within whose traditional territory the project is located or may be affected.

Lyackson First Nation advised that it supports the proposed transfer of land to Penelakut Tribe.

The Galiano Island Local Trust Committee (LTC) and Penelakut Tribe have engaged in discussions regarding these bylaws over the past several years. Representatives of the Galiano Island LTC and Islands Trust staff attended a Penelakut Tribe Council meeting on January 9, 2025, to review the proposed rezoning location, the subject property site plan, and the lands to be transferred to Penelakut Tribe at the time of subdivision.

On March 24, 2025, Chief Chakeenakwaut Jack provided written confirmation to Islands Trust staff that Penelakut Tribe gratefully accepts the proposed land donations as presented in the application. Chief Chakeenakwaut Jack has attended numerous Galiano Island LTC meetings and spoken in support of both the application and the proposed land transfer to Penelakut Tribe.

This rezoning application, together with the rezoning application for District Lot 85, constitutes the first instance of a land transfer to a First Nation as a condition of bylaw adoption. The process has strengthened the working relationship and enhanced communication between Penelakut Tribe and the Galiano Island Local Trust Committee.

Issues Relating To Resources and Enforcement

If the bylaws are successfully adopted, any related bylaw enforcement files may be closed.

Public Comments

None.

Staff Comments

Staff recommend approval of the bylaws:

- Bylaw adoption would legalize residential use on the property
- As a condition of rezoning, a section 219 covenant will be registered on the property to require land transfer to the Penelakut Tribe at time of subdivision
- LTC considers the bylaws consistent with the Islands Trust Policy Statement directive policies

KEY ISSUES/CONCEPTS

- Galiano Island Official Community Plan and Land Use Bylaw amendments
- Land use and designations changes from Forest to mix use/designations: Rural Residential, Forest 3, Nature Protection and Park
- Portion of land to be transferred to Penelakut Tribe at time of subdivision

RELEVANT POLICY

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

ALTERNATIVE

1. Determine that the bylaw is contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise Galiano Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 292, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024” and Bylaw No. 293 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024” is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the Galiano Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Kim Stockdill, Island Planner	February 17, 2026
Concurrence:	Stefan Cermak, Director Local Planning Services	Select Date.

ATTACHMENTS

1. EC Submission Cover
2. Bylaw Submission Checklist
3. Bylaw Referrals Report
4. Islands Trust Policy Statement Directives Only Checklist
5. EC Policy Checklist
6. Bylaw No. 292
7. Bylaw No. 293
8. First Nations follow-up Tracking
9. Letter from Penelakut Chief Chakeenakwaut Jack dated March 24, 2025



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Galiano Island Local Trust Committee

Bylaw No.: GL-292

Bylaw Type: Official Community Plan Bylaw

Date of resolution referring bylaw to Executive Committee: 10-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Galiano Island Local Trust Committee

Bylaw No.: GL-293

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: 10-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Bylaw: GL-292

Trust Area: Galiano Island Local Trust Committee
Type: Official Community Plan Bylaw
Bylaw No.: GL-292
Application No.: GL-RZ-2021.2
Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 08-Jul-2025

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 10-Jul-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Chonk, Jas

Date: 20-Jan-2026

File complete and ready for Public review: Yes

Public Hearings:

Location: Galiano South Community Hall
Proofread By: Chonk, Jas

Legal Paper: Gulf Island Driftwood
First Publish Date:

Second Publish Date:

Alternate Paper: The Active Page
First Publish Date: 01-Jan-2026

Second Publish Date:

Mailout Date: 21-Jan-2026
Second Reading Date: 09-Dec-2025

Delivery Notices: 21-Jan-2026
Date Public Hearing Held: 10-Feb-2026
Third Reading Date: 10-Feb-2026

Bylaw: GL-293

Trust Area: Galiano Island Local Trust Committee
Type: Land Use Bylaw
Bylaw No.: GL-293
Application No.: GL-RZ-2021.2
Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 08-Jul-2025

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 10-Jul-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Chonk, Jas

Date: 20-Jan-2026

File complete and ready for Public review: Yes

Public Hearings:

Location: Galiano South Community Hall
Proofread By: Chonk, Jas

Legal Paper: Gulf Island Driftwood
First Publish Date:

Second Publish Date:

Alternate Paper: The Active Page
First Publish Date: 01-Jan-2026

Second Publish Date:

Mailout Date: 21-Jan-2026
Second Reading Date: 09-Dec-2025

Delivery Notices: 21-Jan-2026
Date Public Hearing Held: 10-Feb-2026
Third Reading Date: 10-Feb-2026

Jas Chonk

From: Mikes, Anya TT:EX <Anya.Mikes@gov.bc.ca>
Sent: Tuesday, December 16, 2025 10:52 AM
To: Jas Chonk
Subject: eDAS #2025-05540 - Zoning Bylaw - MOTT Approval

Good morning,

The Ministry of Transportation and Transit (MoTT) has received and reviewed your referral dated December 9, 2025, to amend the Galiano Island Land Use Bylaw to re-zone the 38.5-hectare subject property (District Lot 86, Galiano Island) from Forest 1 (F1) to the following split-zones: 4.2 ha to a site specific Rural Residential e (RR(e)), 0.6 ha to Park (P), 20.0 ha to Forest 3 (F3), and approximately 13 ha to Nature Protection (NP).

The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature.

Please include file #2025-05540 for future correspondence.

The Ministry has no objections to the proposed *Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024*. If a zoning bylaw amendment is being prepared, please forward the document to this email address for Ministry signature. Otherwise, please accept this email as the Ministry's formal response.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at 236-478-0833 or by email at Anya.Mikes@gov.bc.ca.

Anya Mikes
Development Services Officer
Highways & Regional Services Division
Ministry of Transportation & Transit
Saanich Area Office
Suite 240- 4460 Chatterton Way
Victoria, BC V8X 5J2
(236)-478-0833



Ministry of
Transportation
and Transit

[APPLY FOR PERMIT](#)
[APPLY FOR BCeID](#)
[SUBDIVISION INFORMATION](#)

BYLAW REFERRAL FORM

RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☒

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.

Galiano Island Local Trust Area

(Island)

Ratwal

(Signature)

December 18, 2025

(Date)

292 and 293

(Bylaw Number)

Rajpreet Atwal (Environmental Health Officer)

(Name and Title)

Island Health

(Agency)

Jas Chonk

From: HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX <LGLUPRI@gov.bc.ca>
Sent: Monday, January 5, 2026 10:30 AM
To: Jas Chonk
Cc: Kim Stockdill
Subject: RE: Galiano Island Local Trust Committee Proposed Bylaws 292 and 293 Referral - For Response

Dear Jas Chonk,

Thank you for referring proposed Bylaw No. 292 and 293 to the Ministry of Housing and Municipal Affairs for review. I am pleased to provide feedback.

The Ministry of Housing and Municipal Affairs will provide comment only on the OCP amending bylaw, proposed Bylaw No. 292.

The Profiles of Indigenous Peoples webapp (<https://apps.nrs.gov.bc.ca/int/fnp/#/organizations>) identified the following First Nations with interests in the bylaw area:

1. Cowichan Tribes
2. Halalt First Nation
3. Lyackson First Nation
4. Pauquachin First Nation
5. Penelakut Tribe
6. Semiahmoo First Nation
7. Snuneymuxw First Nation
8. Stz'uminus First Nation
9. Ts'uubaa-asatx First Nation
10. Tsartlip First Nation
11. Tsawout First Nation
12. Tsawwassen First Nation
13. Tseycum First Nation

I see that the above First Nations have been included in your agency referrals. The proposal includes a potential donation of lands to the Penelakut Tribe, and I understand Islands Trust staff have previously met with Penelakut to discuss other local Nations' perspectives on the proposed land transfer. Please ensure that referrals to Nations other than Penelakut include information on the proposed land transfer, such as road access and proposed zoning designations, so their views can be captured directly during engagement.

When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations and provincial agencies. Additionally, please include information on how the Islands Trust responded to each comment from First Nations and agencies.

Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval.

Thank you again for referring this bylaw to the Ministry of Housing and Municipal Affairs for comment.

If you have any questions or concerns, please reach out to me directly by email (kelsey-rae.russell@gov.bc.ca) or by telephone (778-405-4919).

Thank you again for writing.

Yours truly,

Kelsey-Rae Russell (she/her)
Senior Planner
Land Use, Planning and Regional Impacts Branch
Local Government Division
Ministry of Housing and Municipal Affairs
Kelsey-Rae.Russell@gov.bc.ca

I am thankful to live and work on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.

From: Jas Chonk <jchonk@islandstrust.bc.ca>

Sent: December 5, 2025 3:50 PM

To: HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX <LGLUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; South Island District Office, Forests FOR:EX <Forests.SouthIslandDistrictOffice@gov.bc.ca>; Vancouver.island@bcassessment.ca; 'shar@gifn.ca' <shar@gifn.ca>; 'georgeson508@outlook.com' <georgeson508@outlook.com>; 'chief.ngvfd@gmail.com' <chief.ngvfd@gmail.com>; 'HBE@islandhealth.ca' <HBE@islandhealth.ca>; Britt Holowaty <bholowaty@islandstrust.bc.ca>; Mourao, Nadine <nmourao@islandstrust.bc.ca>

Cc: Stockdill, Kim <kstockdill@islandstrust.bc.ca>

Subject: Galiano Island Local Trust Committee Proposed Bylaws 292 and 293 Referral - For Response

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Referral Coordinators,

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 292 and 293 (GL-RZ-2023.2 (Larsen) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of **Bylaw 293** is to amend the Galiano Island Land Use Bylaw to re-zone the 38.5-hectare subject property (District Lot 86, Galiano Island) from **Forest 1 (F1)** to the following split-zones: 4.2 ha to a site specific **Rural Residential e (RR(e))**, 0.6 ha to **Park (P)**, 20.0 ha to **Forest 3 (F3)**, and approximately 13 ha to **Nature Protection (NP)**.

The purpose of **Bylaw 292** is to amend the Galiano Island Official Community Plan to re-designate a portion of the subject property from the **Forest** designation to the following designations: **Nature Protection, Rural Residential, and Park**. A portion of the subject property will retain the Forest designation.

As a condition of bylaw adoption, the applicant must register on property title a sustainable forestry management covenant and a s.219 covenant that identifies developable areas, requires further groundwater information, and requires the transfer of land (to be zoned Nature Protection) to Penelakut Tribe.

If bylaw adoption is successful, the applicant intends to apply to subdivide the property into two site specific RR(e) zone parcels, one Park zoned parcel, one Forest 3 zoned parcel, one Nature Protection zone parcel (to be transferred to Penelakut Tribe), and road dedication.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage:

<https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Wednesday, January 7, 2026**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəðən, səliwətał, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SȚÁUTW, Stz'uminus, ȥaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkww, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

Jas Chonk

From: Appleton, Andrew ENV:EX <Andrew.Appleton@gov.bc.ca>
Sent: Friday, January 16, 2026 2:08 PM
To: Jas Chonk; Kim Stockdill
Cc: Lesyshen, Katherine ENV:EX; Joannis, Sarah M ENV:EX; Popowich, Geoff ENV:EX
Subject: Referral Response - Galiano Island - Bylaws 292, 293, 294, and 295

Hello:

Thank you for the opportunity to respond to the rezoning referrals for Galiano Island related to Bylaws 292, 293, 294, and 295.

BC Parks manages several parks and land holdings on Galiano Island. As a neighboring parcel, the proposed rezoning applications will impact Dionisio Point Park. The park is currently landlocked and has no legal public access; as such, it is accessible to the public by boat only.

An existing easement agreement over the properties subject to these rezoning applications provides BC Parks, its employees, servants and agents with access over the private portion of the road at all times with and without vehicle and equipment. A gate located within the easement area controls vehicle access, for which BC Parks maintains a key to facilitate staff and contractor access to the park. This easement does not provide for public access.

Through this rezoning process, BC Parks wishes to identify our interest in ensuring that this access arrangement is maintained. We request confirmation that the existing easement will continue following rezoning and any future transfer of ownership, or clarification as to whether a new or amended agreement would be required.

The Ministry maintains the position they are interested in establishing public vehicle access to park.

We look forward to productive discussions to ensure this matter is appropriately addressed.

Thank you,
Andrew Appleton

Andrew Appleton (He / Him)

Regional Director

West Coast Region | Coast Area

Parks and Recreation Program | Ministry of Environment and Parks

778-974-2445 | Andrew.Appleton@gov.bc.ca

I am grateful to live and work on the traditional territory of the Lkwungen speaking people.



BYLAW REFERRAL FORM
 RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area
 (Island)

J. Chonk
 (Signature)

January 26, 2026
 (Date)

292 and 293
 (Bylaw Number)

Jas Chonk, Legislative Clerk
 (Name and Title)

Mayne Island Local Trust Committee
 (Agency)

Jas Chonk

From: Mikes, Anya TT:EX <Anya.Mikes@gov.bc.ca>
Sent: Tuesday, February 3, 2026 1:04 PM
To: Jas Chonk
Cc: Kim Stockdill
Subject: eDAS #2025-05540 - Zoning Bylaw - MOTT Response

Hello,

The Ministry of Transportation and Transit (MoTT) has received and reviewed your referral dated December 9, 2025, to amend the Galiano Island Land Use Bylaw to re-zone the 38.5-hectare subject property (District Lot 86, Galiano Island) from Forest 1 (F1) to the following split-zones: 4.2 ha to a site specific Rural Residential e (RR(e)), 0.6 ha to Park (P), 20.0 ha to Forest 3 (F3), and approximately 13 ha to Nature Protection (NP).

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Transit formal approval.

The Ministry has no objections to the proposed *Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024*.

Thank you for the opportunity to comment.

Please let me know if you have any questions or comments.

Anya Mikes

Development Services Officer
Highways & Regional Services Division
Ministry of Transportation & Transit
Saanich Area Office
Suite 240- 4460 Chatterton Way
Victoria, BC V8X 5J2
(236)-478-0833



Ministry of
Transportation
and Transit

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[APPLY FOR BCeID](#)
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Pauquachin First Nation

10-Dec-2025 15:59 PST

Islands Trust

Attn: Jas Chonk

Proposed Decision: L1 - Defer to Other Coast Salish

Project Name: Galiano LTC Bylaws 292 and 293

Date Received: 9-Dec-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 1

Pauquachin First Nation is in receipt of the referral for: Galiano LTC Bylaws 292 and 293

This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com

From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Wednesday, December 10, 2025 9:26 AM
To: Jas Chonk
Subject: [Snuneymuxw Connect] Taylor Charette (Snuneymuxw First Nation) posted a comment on GL-BLs-293-293 - Galiano LTC Bylaws 292 and 293

Snuneymuxw Connect

New Comment

Taylor Charette (Snuneymuxw First Nation) posted a comment

Good morning,

Thank you for the referral details and application information.

Snuneymuxw First Nation defers comment on the above-mentioned referral.

Snuneymuxw's deferral is only applicable to initial notification and non-transferrable.

Snuneymuxw's deferral does not mean that there are no potential impacts to Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right to review this deferral if new information arises.

Please feel free to contact our Referrals Clerk by email at SFNReferrals@snuneymuxw.ca if you have any questions.

Hay ch q'a,

Taylor Charette

-
- PROJECT NAME

Galiano LTC Bylaws 292 and 293

- ISSUING AGENCY FILE NUMBER(S)

GL-BLs-293-293

- REFERRAL ID

510

[View this Submission](#)



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

12-Dec-2025 09:16 PST

Islands Trust
Attn: Jas Chonk

Proposed Decision: L1 - Defer to Other Coast Salish
Project Name: Galiano LTC Bylaws 292 and 293
Date Received: 9-Dec-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 1

'Au Si'em:

Ts'uubaa-asatx Nation is in receipt of the referral for: Galiano LTC Bylaws 292 and 293

This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.

Jas Chonk

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Thursday, January 8, 2026 2:29 PM
To: Jas Chonk
Cc: Sheila Williams; Kelly Scott
Subject: Re: Galiano Island Local Trust Committee Proposed Bylaws 292 and 293 Referral - For Response

Hi Jas,

Thank you for making us aware of this change.

Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.

hay čx^w qə
Thank you,

Amelia Cooper, BA

*Referrals Analyst
Treaty Rights and Title
1926 Tsawwassen Drive
C:604-619-6930*



From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: Friday, December 5, 2025 3:53 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Proposed Bylaws 292 and 293 Referral - For Response

Dear Tsawwassen First Nation Referral Coordinators,

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 292 and 293 (GL-RZ-2023.2 (Larsen) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of **Bylaw 293** is to amend the Galiano Island Land Use Bylaw to re-zone the 38.5-hectare subject property (District Lot 86, Galiano Island) from **Forest 1 (F1)** to the following split-zones: 4.2 ha to a site specific **Rural Residential e (RR(e))**, 0.6 ha to **Park (P)**, 20.0 ha to **Forest 3 (F3)**, and approximately 13 ha to **Nature Protection (NP)**.

The purpose of **Bylaw 292** is to amend the Galiano Island Official Community Plan to re-designate a portion of the subject property from the **Forest** designation to the following designations: **Nature Protection, Rural Residential, and Park**. A portion of the subject property will retain the Forest designation.

As a condition of bylaw adoption, the applicant must register on property title a sustainable forestry management covenant and a s.219 covenant that identifies developable areas, requires further groundwater information, and requires the transfer of land (to be zoned Nature Protection) to Penelakut Tribe.

If bylaw adoption is successful, the applicant intends to apply to subdivide the property into two site specific RR(e) zone parcels, one Park zoned parcel, one Forest 3 zoned parcel, one Nature Protection zone parcel (to be transferred to Penelakut Tribe), and road dedication.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage:

<https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Thursday, February 5, 2026.**

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəðən, səlilwətaʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁŁP, WSIKEM, Xeláltxw, Xwémalhkwx, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



SṪÁUTW FIRST NATION

7728 TETAYUT RD | SAANICHTON, BC | V8M 2E4

SṪÁUTW First Nation
7728 Tetayut Rd
Saanichton BC
V8M 2E4

2026-01-21

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

SṪÁUTW First Nation File No. 2025-00651

RE: Islands Trust - GL-BLs-292-293

Dear Jas Chonk,

Thank you for your referral to SṪÁUTW First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the local Nations. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests.

SṪÁUTW First Nation holds unextinguished Aboriginal rights & title to the land and its resources within our traditional territory. As a signatory to the Douglas Treaty 1852, SṪÁUTW has Treaty rights to "hunt and carry on our fisheries as formerly", safeguard our village sites, and maintain our ĆELÁÑEN (way of life) in perpetuity, as guaranteed under the treaty's provisions. These rights have been affirmed by section 35 of the Constitution Act, 1982, the United Nations Declaration on the Rights of Indigenous Peoples and various court decisions.

The Crown and other government entities, are legally obligated to engage in meaningful consultation and accommodate First Nations regarding proposed decisions that have the potential to adversely affect our rights and title interests. Additionally, SṪÁUTW First Nation has inherent jurisdiction and authority to enact laws that apply throughout our traditional territory.

If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.

HÍSWĶE,

Bel Manson | Referrals Coordinator
referrals@tsawout.ca



**PENELAKUT
TRIBE**

February 05, 2026

Islands Trust

Attn: Jas Chonk

The Penelakut Tribe acknowledges receipt of the referral concerning Galiano LTC Bylaws 292 and 293, which is situated within the Penelakut Traditional Territory or statement of intent area. The Tribe affirms its commitment to safeguarding its rights and access to lands and resources within its territory.

After discussions with Islands Trust staff, the Tribe has no further comments regarding this referral. This response is specific to this matter and does not prejudice future consultations or negotiations with the Nation.

Additionally, the Tribe reserves the right to address issues related to Aboriginal rights, title infringement, and compensation through appropriate channels such as treaty negotiations, judicial processes, or alternative dispute resolution mechanisms. The Tribe also retains the right to raise objections if cultural sites, archaeological resources, or environmental impacts are identified during development activities, or if unforeseen impacts on rights or interests are discovered.

For further information or clarification, please contact our office directly.

Sincerely,

Monty Horton, MCIP RPP

Lands Consultant

Penelakut Tribe

Cell: 250-937-9195

Email: landsmanager@penelakut.ca

From: Lands Coordinator <Lands.Coordinator@Lyackson.bc.ca>
Sent: Monday, February 9, 2026 1:02 PM
To: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Re: Galiano Public Hearings - Bylaw Nos. 292, 293, 294, 295

Hi Kim,

I connected with Karyn, and she confirmed that Christina at Referrals@Lyackson.bc.ca is the appropriate contact for referrals. I reached out to Christina, and she shared that she supports the donation to Penelakut. Email is the best way to reach her if anything further is needed.

I would definitely love to attend tomorrow's meeting as well. I'll check in with Josh today to confirm.

Thank you,
Kellie

From: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Sent: February 9, 2026 11:54 AM
To: Lands Coordinator <Lands.Coordinator@Lyackson.bc.ca>
Subject: Galiano Public Hearings - Bylaw Nos. 292, 293, 294, 295

Hi Kellie,

Hope you're having a great Monday.

I've attached the Public Hearing notices for District Lot 85 and 86. I heard from Ben Mabberley that Penelakut Chief and council, elders, and some staff members plan to attend the public hearing tomorrow. Will you or James be able to attend as well?

The bylaw referrals have been sent to Karyn. I don't believe we've received a formal response back for the referrals. If Karyn has any questions, I am more than happy to chat with her.

All the best,

Kim Stockdill (she/her)

Island Planner

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5157 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Penelakut, Qualicum, scəwəθən, səlihwətał, SEMYOME, shishálh, Skw' xwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, laʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOLEELP, W SIKEM, Xeláltxw, Xwémalhkwx, Xwsepsum, and x'məθk'əyəm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GL-RZ-2021.2 (Matheson-Bairstow)
Bylaws: 292 & 293

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

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

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

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

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Jas Chonk

Status

Date Resolution Referred to Exective Committee: 10-Feb-2026

Reading:

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Jas Chonk

Status

Date Resolution Referred to Exective Committee: 10-Feb-2026

Reading:

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 292

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024”.

2. SCHEDULES

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	8 TH	DAY OF	JULY	2025.
READ A SECOND TIME THIS	9 TH	DAY OF	DECEMBER	2025.
PUBLIC HEARING HELD THIS	10 TH	DAY OF	FEBRUARY	2026.
READ A THIRD TIME THIS	10 TH	DAY OF	FEBRUARY	2026.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 292**

SCHEDULE 1

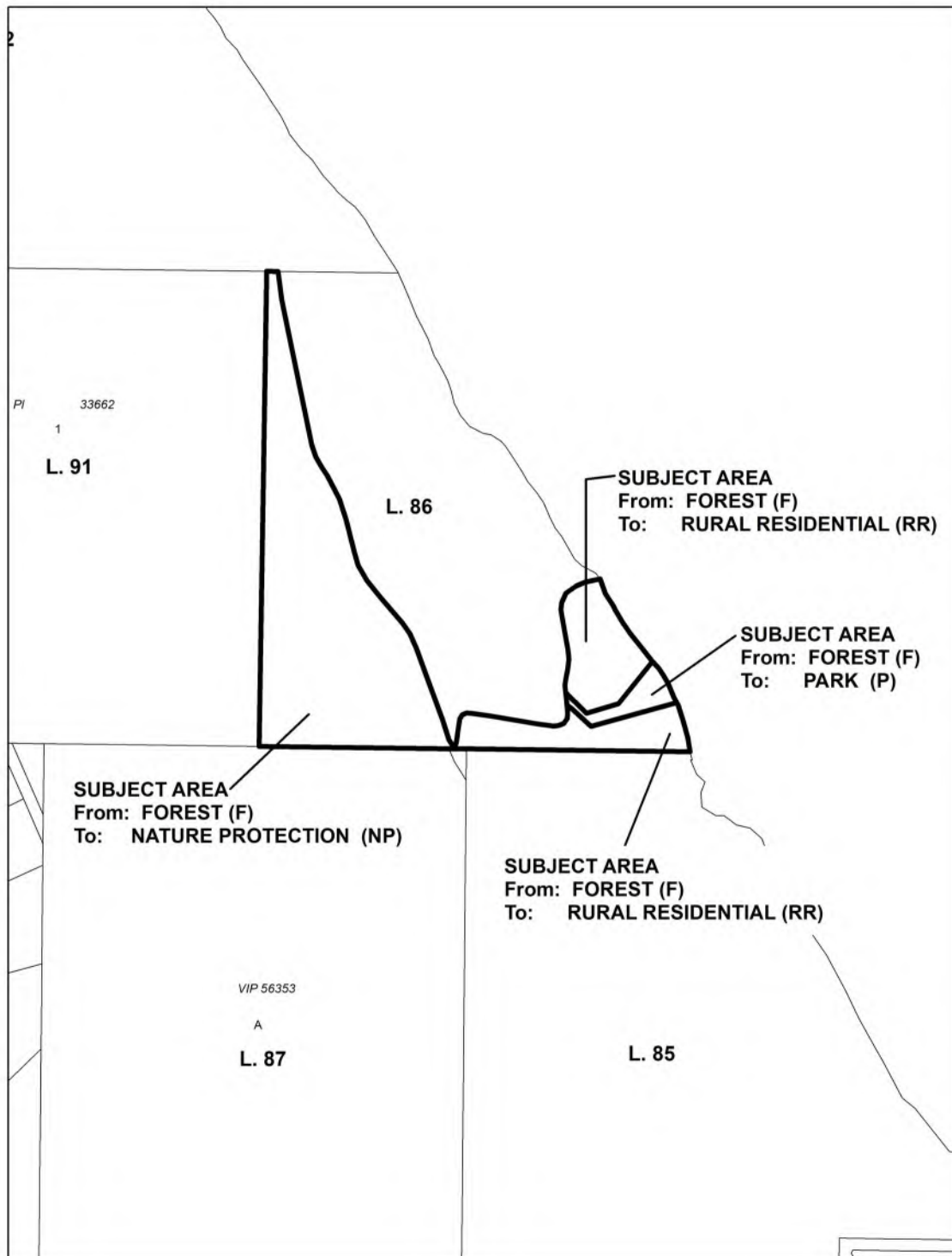
The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Schedule A, Section II, 1.4 Rural Residential is amended by inserting the following as a new Rural Residential policy, and by making such consequential numbering alterations to effect this change:

“For the properties described as District Lot 86, Galiano Island, Cowichan District, zoning shall establish a minimum average parcel area of 38 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres) on the Rural Residential designated portion of the lands and 20 hectares (49 acres) on the Forest designated portion of the lands, applicable only if the landowner provides land to be transferred to the Province of British Columbia, Penelakut Tribe, the Capital Regional District or other transferees designated in the Land Use Bylaw amendment, to be used for conservation, ecosystem protection, public parkland, community forest, or trails. Approval of any such rezoning shall be subject to the following conditions:

- i) the area of land to be transferred shall include all of the land designated Nature Protection and Park;
- ii) incorporation of a siting plan into the Land Use Bylaw identifying the location and area of the residential home plate, including driveways, on each lot in the proposed subdivision, sited in a manner that avoids sensitive ecosystems and hazardous lands, and minimizes extension of services; and
- iii) the registration of a s. 219 covenant granted to the LTC which restricts the layout and area of the future lots to provide for the contiguous clustering of lots in a manner that protects the integrity of forest ecosystems, surface water and groundwater supplies and minimizes the impact of residential services such as roads.”

2. Schedule B (Land Use Designation) is amended for the lands legally described District Lot 86 Galiano Island, Cowichan District as depicted in the map below.



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 293

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” is amended as follows:

2.1 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(e), despite 5.4.9 and 5.4.10, zoning shall establish a minimum average parcel area of 38 hectares, with a minimum average subdivision parcel area as low as 2 hectares for the RR(e) zoned portions applicable once the landowner provides the portions of the land legally described as District Lot 86, Galiano Island, Cowichan District that are zoned Nature Protection (NP) and Park (P) to be transferred to the Province of British Columbia, the Capital Regional District, non-profit park or conservation society, or Penelakut Tribe, for use for conservation, ecosystem protection, public parkland, community forest, or trails.”

2.2 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(e), in addition to the other regulations in Section 5.4, all buildings, structures and paved parking areas on each lot must be sited entirely within the area marked “Developable Area” designated on Plan 7 of Schedule D of this bylaw.”

2.3 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot 86, Galiano Island, Cowichan District as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change.

2.4 Schedule “D”, is amended by adding ‘Plan No. 7’ as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

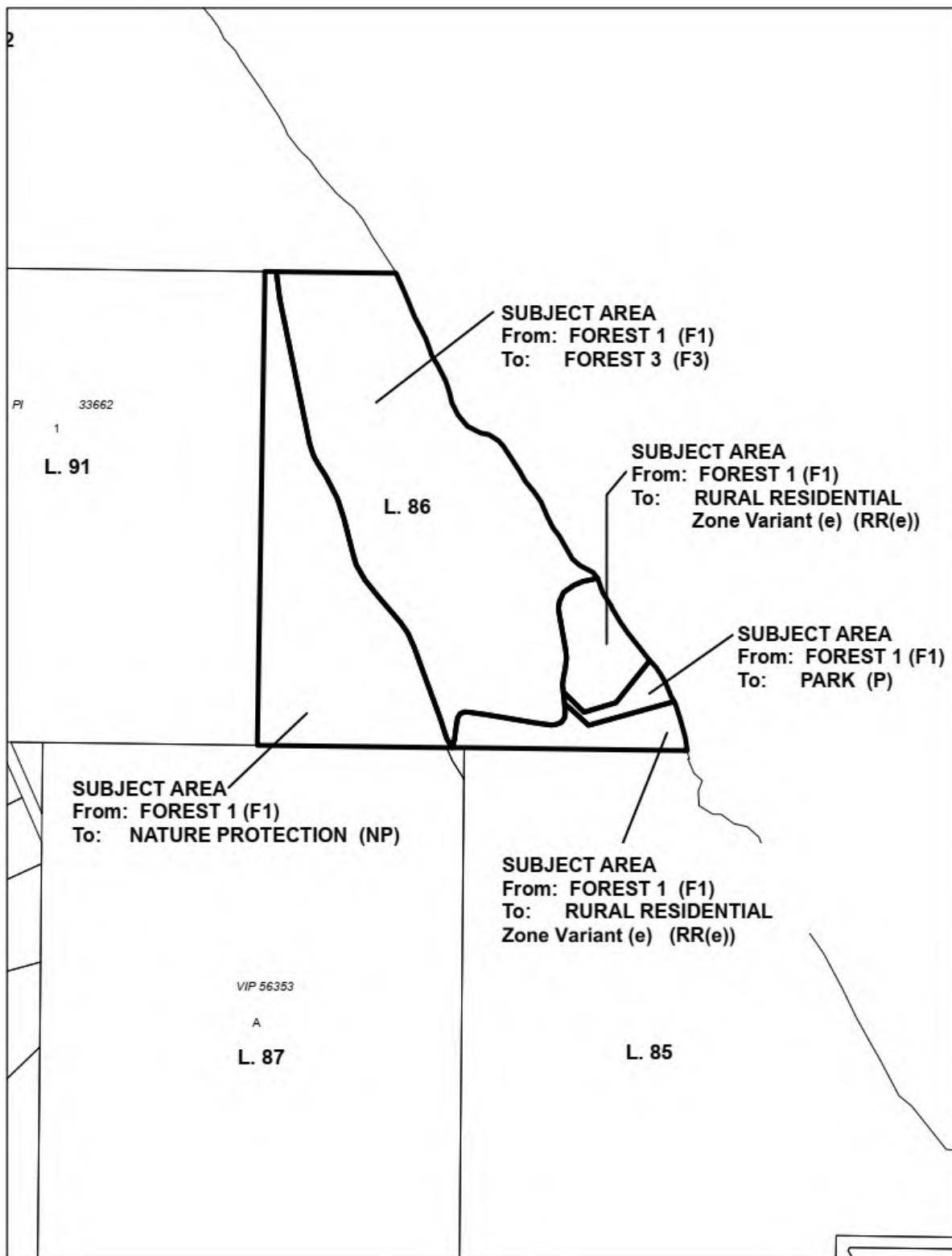
READ A FIRST TIME THIS	8 TH	DAY OF	JULY	2025.
READ A SECOND TIME THIS	9 TH	DAY OF	DECEMBER	2025.
PUBLIC HEARING HELD THIS	10 TH	DAY OF	FEBRUARY	2026.
READ A THIRD TIME THIS	10 TH	DAY OF	FEBRUARY	2026.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 293

Plan No. 1



First Nation Engagement

Referral of: Galiano Bylaws 292 and 293
Re: GL-RZ-2021.2 (Matheson-Bairstow)

First Nation: Cowichan Tribes

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Halalt

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Lyackson

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC
February 9, 2026	I connected with Karyn, and she confirmed that Christina at Referrals@Lyackson.bc.ca is the appropriate contact for referrals. I reached out to Christina, and she shared that she supports the donation to Penelakut. Email is the best way to reach her if anything further is needed. I would definitely love to attend tomorrow's meeting as well. I'll check in with Josh today to confirm.	JC

First Nation: Pauquachin First Nation

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
December 10, 2025	Pauquachin First Nation is in receipt of the referral for: Galiano LTC Bylaws 292 and 293. This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	JC

January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Penelakut Tribe

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC
February 5, 2026	The Penelakut Tribe acknowledges receipt of the referral concerning Galiano LTC Bylaws 292 and 293, which is situated within the Penelakut Traditional Territory or statement of intent area. The Tribe affirms its commitment to safeguarding its rights and access to lands and resources within its territory. After discussions with Islands Trust staff, the Tribe has no further comments regarding this referral. This response is specific to this matter and does not prejudice future consultations or negotiations with the Nation. Additionally, the Tribe reserves the right to address issues related to Aboriginal rights, title infringement, and compensation through appropriate channels such as treaty negotiations, judicial processes, or alternative dispute resolution mechanisms. The Tribe also retains the right to raise objections if cultural sites, archaeological resources, or environmental impacts are identified during development activities, or if unforeseen impacts on rights or interests are discovered.	JC

First Nation: Semiahmoo

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Snuneymuxw

Date	Comment/Action	Initial
Feb 2, 2022	Sent Referral	JC
December 10, 2025	Snuneymuxw First Nation defers comment on the above-mentioned referral. Snuneymuxw's deferral is only applicable to initial notification and non-transferrable. Snuneymuxw's deferral does not mean that there are no potential impacts to Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right to review this deferral if new information arises.	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Stz'uminus

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Ts'uubaa-asatx (Lake Cowichan)

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
December 12, 2025	This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsartlip First Nation

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawout First Nation

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 21, 2026	Thank you for your referral to S̓ÁÚTW̓ First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the local Nations. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. S̓ÁÚTW̓ First Nation holds unextinguished Aboriginal rights & title to the land and its resources within our traditional territory. As a signatory to the Douglas Treaty 1852, S̓ÁÚTW̓ has Treaty rights to "hunt and carry on our fisheries as formerly", safeguard Tsawout our village sites, and maintain our CÉLÁNEN (way of life) in perpetuity, as guaranteed under the treaty's provisions. These rights have been affirmed by section 35 of the Constitution Act, 1982, the United Nations	JC

	Declaration on the Rights of Indigenous Peoples and various court decisions. The Crown and other government entities, are legally obligated to engage in meaningful consultation and accommodate First Nations regarding proposed decisions that have the potential to adversely affect our rights and title interests. Additionally, SṠÁUTW First Nation has inherent jurisdiction and authority to enact laws that apply throughout our traditional territory. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.	
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawwassen First Nation

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 8, 2026	Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tseycum First Nation

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

Non-Agency Referrals

First Nation: Coast Salish Peoples Society

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: WSANEC Leadership Council

Date	Comment/Action	Initial
December 5, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC



11330 Clam Bay Road North, Penelakut Island, BC. V0R 5K0 Phone:

[\(250\) 246-2321](tel:(250)246-2321) or [\(877\) 246-0530](tel:(877)246-0530)

Fax: [\(250\) 246-2725](tel:(250)246-2725)

Email: bandofficereception@penelakut.ca

March 24, 2025

Kim Stockdill, Islands Trust Planner
200-1627 Fort Street
VICTORIA, BC V8R 1H8

Dear Kim Stockdill,

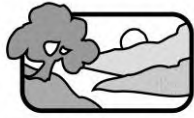
At a meeting with Penelakut Chief & Council, Galiano Local Trustees and Island Trust Staff on January 9, 2025, the following applications were represented:

District Lot 85 GL-RZ-2023.2 (McElhanney)
District Lot 86 GL-R2-2021.2 (Matheson/Bairstow)

Penelakut Tribes gratefully accepts the above Land Donations as presented in the applications. 4
With Respect,

Chakeenakwaut Pam Jack

Chief Chakeenakwaut Jack
Electronic signature



Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: 3900-04
GL-RZ-2023.2 (Larsen)

DATE OF MEETING: February 25, 2026
TO: Islands Trust Executive Committee
FROM: Kim Stockdill, Island Planner
SUBJECT: Galiano Island Local Trust Committee – Bylaws 294 and 295

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 294, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” in accordance with Section 27 of the *Islands Trust Act*.**
2. **THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 295, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2024” in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

Galiano Island Local Trust Committee has referred Bylaws 294 and 295 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational

Islands Trust to post a News Release after the adoption of the bylaws notifying the intent of transfer to land to Penelakut Tribe and the continued relationship between the Galiano Island Local Trust Committee and Penelakut Tribe.

Financial

None.

Policy

None.

Implementation/Communications

Communication to **Galiano Island Local Trust Committee** regarding the Executive Committee decision by **February 27, 2026**.

Other

None.

PURPOSE

The purposed of Galiano Island Local Trust Committee (LTC) **Bylaw No. 294**, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” is to amend the Galiano Island Official Community Plan (OCP) to re-designate a portion of the subject property from the **Forest** designation to the following designations: **Nature Protection, Rural Residential, and Park**. A portion of the subject property will retain the Forest designation.

The purposed of **Bylaw No. 295** cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2024” is to amend the Galiano Island Land Use Bylaw to re-zone the 60 hectare subject property (District Lot 85, Galiano Island) from **Forest 1 (F1)** to the following split-zones: 10.0 ha to a site-specific **Rural Residential d (RR(d))**, 0.9 ha to **Park (P)**, 20.0 ha to **Forest 3 (F3)**, and approximately 24 ha to **Nature Protection (NP)**.

As a condition of bylaw adoption, the applicant is required to register on title a sustainable forestry management covenant and a Section 219 covenant. The Section 219 covenant will identify developable areas, require the submission of additional groundwater information, and secure the transfer of land (to be zoned Nature Protection) to the Penelakut Tribe.

In addition to the above, a statutory right of way for emergency access in compliance with the Galiano Island OCP Schedule ‘C’ Road Network Plan is required as a condition of bylaw adoption.

Subject to successful bylaw adoption, the applicant intends to apply to subdivide the property into five site-specific Rural Residential (RR(d)) parcels, one Park-zoned parcel, one Forest 3 zoned parcel, one Nature Protection-zoned parcel (to be transferred to the Penelakut Tribe), and road dedication.

BACKGROUND

Galiano Island Local Trust Committee Bylaws 294 and 295

The rezoning application would legalize existing residential uses on the district lot, which is currently zoned to allow forestry only. In compliance with Galiano Island OCP Forest Policy 3a, a portion of the property will be rezoned to Forest 3 to allow for one accessory dwelling unit. A Section 219 sustainable forestry covenant must be registered prior to consideration of bylaw adoption (a draft covenant has been submitted to the Galiano LTC).

Twenty-five percent of the remainder parcel will be rezoned to a site-specific rural residential zone to permit residential use. The remaining seventy-five percent of the parcel will be transferred to Penelakut Tribe (24 ha), dedicated as road to the Ministry of Transportation and Transit, and allocated as a 0.9 ha community park (recipient to be determined).

The bylaws received First Reading on July 8, 2025, and Second Reading on December 9, 2025. A public hearing was held on February 10, 2026, and the bylaws received Third Reading at the same meeting. The LTC determined that the bylaws are not contrary to, or at variance with, the Islands Trust Policy Statement on July 8, 2025 (Attachment 4).

Issues Relating To Provincial Interest

BC Provincial Parks response to the bylaw referrals by stating their interest to ensuring a current easement agreement remains on property title to ensure access to facilitate staff and contractor access to the park. Islands Trust staff replied to the referral response by confirming that the easement will remain on the property title. In addition, the easement will become a dedicated highway access through the subdivision process. The Ministry of Transportation and Transit is aware of the forthcoming subdivision application.

Issues Relating To First Nation Interest

Referral responses were received from Pauquachin First Nation, Snuneymuxw First Nation, Ts'uubaa-asatx Nation, Tsawwassen First Nation, and Tsawout First Nation indicating that their interests are not affected by the proposed bylaws, or that they defer to the First Nation(s) within whose traditional territory the project is located or may be affected.

Lyackson First Nation advised that it supports the proposed transfer of land to Penelakut Tribe.

The Galiano Island Local Trust Committee (LTC) and Penelakut Tribe have engaged in discussions regarding these bylaws over the past several years. Representatives of the Galiano Island LTC and Islands Trust staff attended a Penelakut Tribe Council meeting on January 9, 2025, to review the proposed rezoning location, the subject property site plan, and the lands to be transferred to Penelakut Tribe at the time of subdivision.

On March 24, 2025, Chief Chakeenakwaut Jack provided written confirmation to Islands Trust staff that Penelakut Tribe gratefully accepts the proposed land donations as presented in the application. Chief Chakeenakwaut Jack has attended numerous Galiano Island LTC meetings and spoken in support of both the application and the proposed land transfer to Penelakut Tribe.

This rezoning application, together with the rezoning application for District Lot 86, constitutes the first instance of a land transfer to a First Nation as a condition of bylaw adoption (via registration of a section 29 covenant). The process has strengthened the working relationship and enhanced communication between Penelakut Tribe and the Galiano Island Local Trust Committee.

Issues Relating To Resources and Enforcement

If the bylaws are successfully adopted, any related bylaw enforcement files may be closed.

Public Comments

None.

Staff Comments

Staff recommend approval of the bylaws:

- Bylaw adoption would legalize residential use on the property
- As a condition of rezoning, emergency access will be secured in compliance with the Galiano Island OCP Road Network Plan
- As a condition of rezoning, a section 219 covenant will be registered on the property to require land transfer to the Penelakut Tribe at time of subdivision

- LTC considers the bylaws consistent with the Islands Trust Policy Statement directive policies

KEY ISSUES/CONCEPTS

- Galiano Island Official Community Plan and Land Use Bylaw amendments
- Land use and designations changes from Forest to mix use/designations: Rural Residential, Forest 3, Nature Protection and Park
- 24 hectares to be transferred to Penelakut Tribe at time of subdivision

RELEVANT POLICY

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

ALTERNATIVE

1. Determine that the bylaw is contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise Galiano Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 294, cited as cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” and Bylaw No. 295 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2024” is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the Galiano Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Kim Stockdill, Island Planner	February 17, 2026
Concurrence:	Stefan Cermak, Director Planning Services	February 18, 2026

ATTACHMENTS

1. EC Submission Cover
2. Bylaw Submission Checklist
3. Bylaw Referrals Report
4. Islands Trust Policy Statement Directives Only Checklist
5. EC Policy Checklist
6. Bylaw No. 294
7. Bylaw No. 295
8. First Nations follow-up Tracking



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Galiano Island Local Trust Committee

Bylaw No.: GL-294

Bylaw Type: Official Community Plan Bylaw

Date of resolution referring bylaw to Executive Committee: 10-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Galiano Island Local Trust Committee

Bylaw No.: GL-295

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: 10-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

Deadline for Executive Committee decision (one month after receipt by
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Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Bylaw: GL-294

Trust Area: Galiano Island Local Trust Committee
Type: Official Community Plan Bylaw
Bylaw No.: GL-294
Application No.: GL-RZ-2023.2
Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 08-Jul-2025

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 10-Jul-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Chonk, Jas

Date: 20-Jan-2026

File complete and ready for Public review: Yes

Public Hearings:

Location: Galiano South Community Hall
Proofread By: Chonk, Jas

Legal Paper: Gulf Island Driftwood
First Publish Date:

Second Publish Date:

Alternate Paper: The Active Page
First Publish Date: 01-Jan-2026

Second Publish Date:

Mailout Date: 21-Jan-2026
Second Reading Date: 09-Dec-2025

Delivery Notices: 21-Jan-2026
Date Public Hearing Held: 10-Feb-2026
Third Reading Date: 10-Feb-2026

Bylaw: GL-295

Trust Area: Galiano Island Local Trust Committee
Type: Land Use Bylaw
Bylaw No.: GL-295
Application No.: GL-RZ-2023.2
Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 08-Jul-2025

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 10-Jul-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Chonk, Jas

Date: 20-Jan-2026

File complete and ready for Public review: Yes

Public Hearings:

Location: Galiano South Community Hall
Proofread By: Chonk, Jas

Legal Paper: Gulf Island Driftwood
First Publish Date:

Second Publish Date:

Alternate Paper: The Active Page
First Publish Date: 01-Jan-2026

Second Publish Date:

Mailout Date: 21-Jan-2026
Second Reading Date: 09-Dec-2025

Delivery Notices: 21-Jan-2026
Date Public Hearing Held: 10-Feb-2026
Third Reading Date: 10-Feb-2026

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☒

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.

Galiano Island Local Trust Area

(Island)

Ratwal

(Signature)

December 18, 2025

(Date)

294 and 295

(Bylaw Number)

Rajpreet Atwal (Environmental Health Officer)

(Name and Title)

Island Health

(Agency)

Jas Chonk

From: HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX <LGLUPRI@gov.bc.ca>
Sent: Monday, January 5, 2026 10:35 AM
To: Jas Chonk
Cc: Kim Stockdill
Subject: RE: Galiano Island Local Trust Committee Proposed Bylaws 294 and 295 Referral - For Response

Dear Jas Chonk,

Thank you for referring proposed Bylaw No. 294 and 295 to the Ministry of Housing and Municipal Affairs for review. I am pleased to provide feedback.

The Ministry of Housing and Municipal Affairs will provide comment only on the OCP amending bylaw, proposed Bylaw No. 294.

The Profiles of Indigenous Peoples webapp (<https://apps.nrs.gov.bc.ca/int/fnp/#/organizations>) identified the following First Nations with interests in the bylaw area:

1. Cowichan Tribes
2. Halalt First Nation
3. Lyackson First Nation
4. Pauquachin First Nation
5. Penelakut Tribe
6. Semiahmoo First Nation
7. Snuneymuxw First Nation
8. Stz'uminus First Nation
9. Ts'uubaa-asatx First Nation
10. Tsartlip First Nation
11. Tsawout First Nation
12. Tsawwassen First Nation
13. Tseycum First Nation

I see that the above First Nations have been included in your agency referrals. The proposal includes a potential donation of lands to the Penelakut Tribe, and I understand Islands Trust staff have previously met with Penelakut to discuss other local Nations' perspectives on the proposed land transfer. Please ensure that referrals to Nations other than Penelakut include information on the proposed land transfer, such as road access and proposed zoning designations, so their views can be captured directly during engagement.

When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations and provincial agencies. Additionally, please include information on how the Islands Trust responded to each comment from First Nations and agencies.

Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval.

Thank you again for referring this bylaw to the Ministry of Housing and Municipal Affairs for comment.

If you have any questions or concerns, please reach out to me directly by email (kelsey-rae.russell@gov.bc.ca) or by telephone (778-405-4919).

Thank you again for writing.

Yours truly,

Kelsey-Rae Russell (she/her)
Senior Planner
Land Use, Planning and Regional Impacts Branch
Local Government Division
Ministry of Housing and Municipal Affairs
Kelsey-Rae.Russell@gov.bc.ca

I am thankful to live and work on the traditional and unceded territories of the x^wməθk^wəy^əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: December 9, 2025 12:21 PM
To: HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX <LGLUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; South Island District Office, Forests FOR:EX <Forests.SouthIslandDistrictOffice@gov.bc.ca>; Morris, Teresa MCM:EX <Teresa.Morris@gov.bc.ca>; Vancouver.island@bcassessment.ca; 'shar@gifn.ca' <shar@gifn.ca>; 'georgeson508@outlook.com' <georgeson508@outlook.com>; 'HBE@islandhealth.ca' <HBE@islandhealth.ca>; 'chief.ngvfd@gmail.com' <chief.ngvfd@gmail.com>; Britt Holowaty <bholowaty@islandstrust.bc.ca>; Mourao, Nadine <nmourao@islandstrust.bc.ca>; Joannise, Sarah M ENV:EX <Sarah.Joannise@gov.bc.ca>; Lesyshen, Katherine ENV:EX <Katherine.Lesyshen@gov.bc.ca>
Cc: Stockdill, Kim <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Proposed Bylaws 294 and 295 Referral - For Response

Some people who received this message don't often get email from jchonk@islandstrust.bc.ca. [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Referral Coordinators,

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 294 and 295 (GL-RZ-2023.2 (Larsen)) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of **Bylaw 295** is to amend the Galiano Island Land Use Bylaw to re-zone the 60.0-hectare subject property (District Lot 85, Galiano Island) from **Forest 1 (F1)** to the following split-zones: 10.0 ha to a site-specific **Rural Residential**

d (RR(d)), 0.9 ha to **Park (P)**, 20.0 ha to **Forest 3 (F3)**, 2.8 ha to a site-specific **Forest Industrial (c) ((FI(c))**, and approximately 22.1 ha to **Nature Protection (NP)**.

The purpose of **Bylaw 294** is to amend the Galiano Island Official Community Plan to re-designate a portion of the subject property from the **Forest** designation to the following designations: **Nature Protection, Rural Residential, and Park**. A portion of the subject property will retain the Forest designation.

As a condition of bylaw adoption, the applicant must register on property title a sustainable forestry management covenant and a s.219 covenant that identifies developable areas, requires further groundwater information, and requires the transfer of land to Penelakut Tribe.

If bylaw adoption is successful, the applicant intends to subdivide the property into five site-specific RR(e) zone parcels, one Park zoned parcel, one Forest 3 zoned parcel, one Nature Protection zoned parcel (to be transferred to Penelakut Tribe), one site-specific Forest Industrial zone (to be transferred to Penelakut Tribe) and road dedication.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Wednesday, January 7, 2026**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəðən, səliwətaʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁŁP, WSIKEM, Xeláltxw, Xwémalhwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

Jas Chonk

From: Appleton, Andrew ENV:EX <Andrew.Appleton@gov.bc.ca>
Sent: Friday, January 16, 2026 2:08 PM
To: Jas Chonk; Kim Stockdill
Cc: Lesyshen, Katherine ENV:EX; Joannis, Sarah M ENV:EX; Popowich, Geoff ENV:EX
Subject: Referral Response - Galiano Island - Bylaws 292, 293, 294, and 295

Hello:

Thank you for the opportunity to respond to the rezoning referrals for Galiano Island related to Bylaws 292, 293, 294, and 295.

BC Parks manages several parks and land holdings on Galiano Island. As a neighboring parcel, the proposed rezoning applications will impact Dionisio Point Park. The park is currently landlocked and has no legal public access; as such, it is accessible to the public by boat only.

An existing easement agreement over the properties subject to these rezoning applications provides BC Parks, its employees, servants and agents with access over the private portion of the road at all times with and without vehicle and equipment. A gate located within the easement area controls vehicle access, for which BC Parks maintains a key to facilitate staff and contractor access to the park. This easement does not provide for public access.

Through this rezoning process, BC Parks wishes to identify our interest in ensuring that this access arrangement is maintained. We request confirmation that the existing easement will continue following rezoning and any future transfer of ownership, or clarification as to whether a new or amended agreement would be required.

The Ministry maintains the position they are interested in establishing public vehicle access to park.

We look forward to productive discussions to ensure this matter is appropriately addressed.

Thank you,
Andrew Appleton

Andrew Appleton (He / Him)

Regional Director

West Coast Region | Coast Area

Parks and Recreation Program | Ministry of Environment and Parks

778-974-2445 | Andrew.Appleton@gov.bc.ca

I am grateful to live and work on the traditional territory of the Lkwungen speaking people.



From: Scott Sugden <chief@gvfd.ca>
Sent: Monday, January 26, 2026 9:17 PM
To: SouthInfo; Kim Stockdill
Subject: Referral Bylaw 295 Bylaw 294

Good morning,

I am responding to a request for referral of bylaws 294 and 295. I apologize for missing the January 7th deadline. We have been extremely busy here consolidating both of our Island Fire Departments into one service.

The original request sent to North Galiano Fire Department, was forwarded to me as the Fire Chief for the new Galiano Island Fire Department.

I have had a brief opportunity to examine the proposed bylaws, and have no objections or concerns related to Fire Services.

I would like to point out that these lots have been identified as potential locations for emergency road dedications. These emergency road dedications are identified in the OCP Road Network Plan, and we are currently engaged in a process with CRD staff to establish agreements with landowners whose properties have potential emergency routes currently identified in the OCP Road Network Plan.

I strongly urge the Islands Trust to observe the OCP Road Network Plan for emergency routes in all of it's rezoning applications.

I am available for questions at this email, or the phone number listed below.

Thank you,

Scott Sugden
Fire Chief
Galiano Island Volunteer Fire Dept.
250 539 2131

BYLAW REFERRAL FORM RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

 (Island)

J. Chonk

 (Signature)

January 26, 2026

 (Date)

294 and 295

 (Bylaw Number)

Jas Chonk, Legislative Clerk

 (Name and Title)

Mayne Island (Local) Trust Committee

 (Agency)

Jas Chonk

From: Mikes, Anya TT:EX <Anya.Mikes@gov.bc.ca>
Sent: Tuesday, February 3, 2026 1:05 PM
To: Jas Chonk
Cc: Kim Stockdill
Subject: eDAS #2025-05542 - Zoning Bylaw - MOTT Response

Hello,

The Ministry of Transportation and Transit (MoTT) has received and reviewed your referral dated December 9, 2025, to amend the Galiano Island Land Use Bylaw to re-zone the 60.0-hectare subject property (District Lot 85, Galiano Island) from Forest 1 (F1) to the following split-zones: 10.0 ha to a site-specific Rural Residential d (RR(d)), 0.9 ha to Park (P), 20.0 ha to Forest 3 (F3), 2.8 ha to a site-specific Forest Industrial (c) ((FI(c))), and approximately 22.1 ha to Nature Protection (NP).

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Transit formal approval.

The Ministry has no objections to the proposed Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024.

Thank you for the opportunity to comment.

Please let me know if you have any questions or comments.

Anya Mikes

Development Services Officer
Highways & Regional Services Division
Ministry of Transportation & Transit
Saanich Area Office
Suite 240- 4460 Chatterton Way
Victoria, BC V8X 5J2
(236)-478-0833



Ministry of
Transportation
and Transit

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[APPLY FOR BCeID](#)
[SUBDIVISION INFORMATION](#)

Jas Chonk

From: Mikes, Anya TT:EX <Anya.Mikes@gov.bc.ca>
Sent: Tuesday, December 16, 2025 10:59 AM
To: Jas Chonk
Subject: eDAS #2025-05542 - Zoning Bylaw - MOTT Approval

Good morning,

The Ministry of Transportation and Transit (MoTT) has received and reviewed your referral dated December 9, 2025, to amend the Galiano Island Land Use Bylaw to re-zone the 60.0-hectare subject property (District Lot 85, Galiano Island) from Forest 1 (F1) to the following split-zones: 10.0 ha to a site-specific Rural Residential d (RR(d)), 0.9 ha to Park (P), 20.0 ha to Forest 3 (F3), 2.8 ha to a site-specific Forest Industrial (c) ((FI(c))), and approximately 22.1 ha to Nature Protection (NP).

The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature.

Please include file #2025-05542 for future correspondence.

The Ministry has no objections to the proposed *Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024*. If a zoning bylaw amendment is being prepared, please forward the document to this email address for Ministry signature. Otherwise, please accept this email as the Ministry's formal response.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at 236-478-0833 or by email at Anya.Mikes@gov.bc.ca.

Anya Mikes
Development Services Officer
Highways & Regional Services Division
Ministry of Transportation & Transit
Saanich Area Office
Suite 240- 4460 Chatterton Way
Victoria, BC V8X 5J2
(236)-478-0833



Ministry of
Transportation
and Transit

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[SUBDIVISION INFORMATION](#)



Pauquachin First Nation

10-Dec-2025 16:01 PST

Islands Trust

Attn: Jas Chonk

Proposed Decision: L1 - Defer to Other Coast Salish

Project Name: Galiano LTC Bylaws 294 and 295

Date Received: 9-Dec-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 1

Pauquachin First Nation is in receipt of the referral for: Galiano LTC Bylaws 294 and 295

This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com

From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Wednesday, December 10, 2025 9:23 AM
To: Jas Chonk
Subject: [Snuneymuxw Connect] Taylor Charette (Snuneymuxw First Nation) posted a comment on GL-BLs-294-295 - Galiano LTC Bylaws 294 and 295

Snuneymuxw Connect

New Comment

Taylor Charette (Snuneymuxw First Nation) posted a comment

Good morning,

Thank you for the referral details and application information.

Snuneymuxw First Nation defers comment on the above-mentioned referral.

Snuneymuxw's deferral is only applicable to initial notification and non-transferrable.

Snuneymuxw's deferral does not mean that there are no potential impacts to Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right to review this deferral if new information arises.

Please feel free to contact our Referrals Clerk by email at SFNReferrals@snuneymuxw.ca if you have any questions.

Hay ch q'a,

Taylor Charette

-
- PROJECT NAME

Galiano LTC Bylaws 294 and 295

- ISSUING AGENCY FILE NUMBER(S)

GL-BLs-294-295

- REFERRAL ID

511

[View this Submission](#)



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

12-Dec-2025 09:18 PST

Islands Trust
Attn: Jas Chonk

Proposed Decision: L1 - Defer to Other Coast Salish
Project Name: Galiano LTC Bylaws 294 and 295
Date Received: 9-Dec-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 1

'Au Si'em:

Ts'uubaa-asatx Nation is in receipt of the referral for: Galiano LTC Bylaws 294 and 295

This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.

Jas Chonk

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Thursday, January 8, 2026 2:32 PM
To: Jas Chonk
Cc: Sheila Williams; Kelly Scott
Subject: Re: Galiano Island Local Trust Committee Proposed Bylaws 294 and 295 Referral - For Response

Hi Jas,

Thank you for making us aware of this change.

Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.

hay čx^w qə
Thank you,

Amelia Cooper, BA

*Referrals Analyst
Treaty Rights and Title
1926 Tsawwassen Drive
C:604-619-6930*



From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: Tuesday, December 9, 2025 12:00 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Proposed Bylaws 294 and 295 Referral - For Response

Dear Tsawwassen First Nation Referral Coordinators,

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 294 and 295 (GL-RZ-2023.2 (Larsen) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of **Bylaw 295** is to amend the Galiano Island Land Use Bylaw to re-zone the 60.0-hectare subject property (District Lot 85, Galiano Island) from **Forest 1 (F1)** to the following split-zones: 10.0 ha to a site-specific **Rural Residential d (RR(d))**, 0.9 ha to **Park (P)**, 20.0 ha to **Forest 3 (F3)**, 2.8 ha to a site-specific **Forest Industrial (c) ((FI(c))**, and approximately 22.1 ha to **Nature Protection (NP)**.

The purpose of **Bylaw 294** is to amend the Galiano Island Official Community Plan to re-designate a portion of the subject property from the **Forest** designation to the following designations: **Nature Protection, Rural Residential, and Park**. A portion of the subject property will retain the Forest designation.

As a condition of bylaw adoption, the applicant must register on property title a sustainable forestry management covenant and a s.219 covenant that identifies developable areas, requires further groundwater information, and requires the transfer of land to Penelakut Tribe.

If bylaw adoption is successful, the applicant intends to subdivide the property into five site-specific RR(e) zone parcels, one Park zoned parcel, one Forest 3 zoned parcel, one Nature Protection zoned parcel (to be transferred to Penelakut Tribe), one site-specific Forest Industrial zone (to be transferred to Penelakut Tribe) and road dedication.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Thursday, February 5, 2026**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəðən, səliwətał, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ɬaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkwx, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



SṪÁUTW FIRST NATION

7728 TETAYUT RD | SAANICHTON, BC | V8M 2E4

SṪÁUTW First Nation
7728 Tetayut Rd
Saanichton BC
V8M 2E4

2026-01-21

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

SṪÁUTW First Nation File No. 2025-00652

RE: Islands Trust - GL-BLs-294-295

Dear Jas Chonk,

Thank you for your referral to SṪÁUTW First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer comments to Penelakut Nation. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests.

SṪÁUTW First Nation holds unextinguished Aboriginal rights & title to the land and its resources within our traditional territory. As a signatory to the Douglas Treaty 1852, SṪÁUTW has Treaty rights to "hunt and carry on our fisheries as formerly", safeguard our village sites, and maintain our ĆELÁÑEN (way of life) in perpetuity, as guaranteed under the treaty's provisions. These rights have been affirmed by section 35 of the Constitution Act, 1982, the United Nations Declaration on the Rights of Indigenous Peoples and various court decisions.

The Crown and other government entities, are legally obligated to engage in meaningful consultation and accommodate First Nations regarding proposed decisions that have the potential to adversely affect our rights and title interests. Additionally, SṪÁUTW First Nation has inherent jurisdiction and authority to enact laws that apply throughout our traditional territory.

If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.

HÍSWƷE,

Bel Manson | Referrals Coordinator
referrals@tsawout.ca



**PENELAKUT
TRIBE**

February 05, 2026

Islands Trust

Attn: Jas Chonk

The Penelakut Tribe acknowledges receipt of the referral concerning Galiano LTC Bylaws 294 and 295, which is situated within the Penelakut Traditional Territory or statement of intent area. The Tribe affirms its commitment to safeguarding its rights and access to lands and resources within its territory.

After discussions with Islands Trust staff, the Tribe has no further comments regarding this referral. This response is specific to this matter and does not prejudice future consultations or negotiations with the Nation.

Additionally, the Tribe reserves the right to address issues related to Aboriginal rights, title infringement, and compensation through appropriate channels such as treaty negotiations, judicial processes, or alternative dispute resolution mechanisms. The Tribe also retains the right to raise objections if cultural sites, archaeological resources, or environmental impacts are identified during development activities, or if unforeseen impacts on rights or interests are discovered.

For further information or clarification, please contact our office directly.

Sincerely,

Monty Horton, MCIP RPP

Lands Consultant

Penelakut Tribe

Cell: 250-937-9195

Email: landsmanager@penelakut.ca

From: Lands Coordinator <Lands.Coordinator@Lyackson.bc.ca>
Sent: Monday, February 9, 2026 1:02 PM
To: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Re: Galiano Public Hearings - Bylaw Nos. 292, 293, 294, 295

Hi Kim,

I connected with Karyn, and she confirmed that Christina at Referrals@Lyackson.bc.ca is the appropriate contact for referrals. I reached out to Christina, and she shared that she supports the donation to Penelakut. Email is the best way to reach her if anything further is needed.

I would definitely love to attend tomorrow's meeting as well. I'll check in with Josh today to confirm.

Thank you,
Kellie

From: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Sent: February 9, 2026 11:54 AM
To: Lands Coordinator <Lands.Coordinator@Lyackson.bc.ca>
Subject: Galiano Public Hearings - Bylaw Nos. 292, 293, 294, 295

Hi Kellie,

Hope you're having a great Monday.

I've attached the Public Hearing notices for District Lot 85 and 86. I heard from Ben Mabblerley that Penelakut Chief and council, elders, and some staff members plan to attend the public hearing tomorrow. Will you or James be able to attend as well?

The bylaw referrals have been sent to Karyn. I don't believe we've received a formal response back for the referrals. If Karyn has any questions, I am more than happy to chat with her.

All the best,

Kim Stockdill (she/her)

Island Planner

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5157 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Penelakut, Qualicum, scəwəθən, səlihwətał, SEMYOME, shishálh, Skw' xwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, laʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOLEELP, W SIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and x'məθk'əyəm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GL-RZ-2023.2 (Larsen)

Bylaws: 294 & 295

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

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

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

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

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Jas Chonk

Status

Date Resolution Referred to Exective Committee: 10-Feb-2026

Reading:

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

Consistent	i	Bylaw is consistent with the object of the Trust
Consistent	ii	Bylaw is not contrary to or at variance to the Islands Trust Policy Statement
Consistent	iii	Bylaw does not expose the Islands Trust to unreasonable expense in the administration or enforcement of the bylaw
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Checklist Key:

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

Comments

Completed By: Jas Chonk

Status

Date Resolution Referred to Exective Committee: 10-Feb-2026

Reading:

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 294

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024”.

2. SCHEDULES

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	8 TH	DAY OF	JULY	2025.
READ A SECOND TIME THIS	9 TH	DAY OF	DECEMBER	2025.
PUBLIC HEARING HELD THIS	10 TH	DAY OF	FEBRUARY	2026.
READ A THIRD TIME THIS	10 TH	DAY OF	FEBRUARY	2026.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 294**

SCHEDULE 1

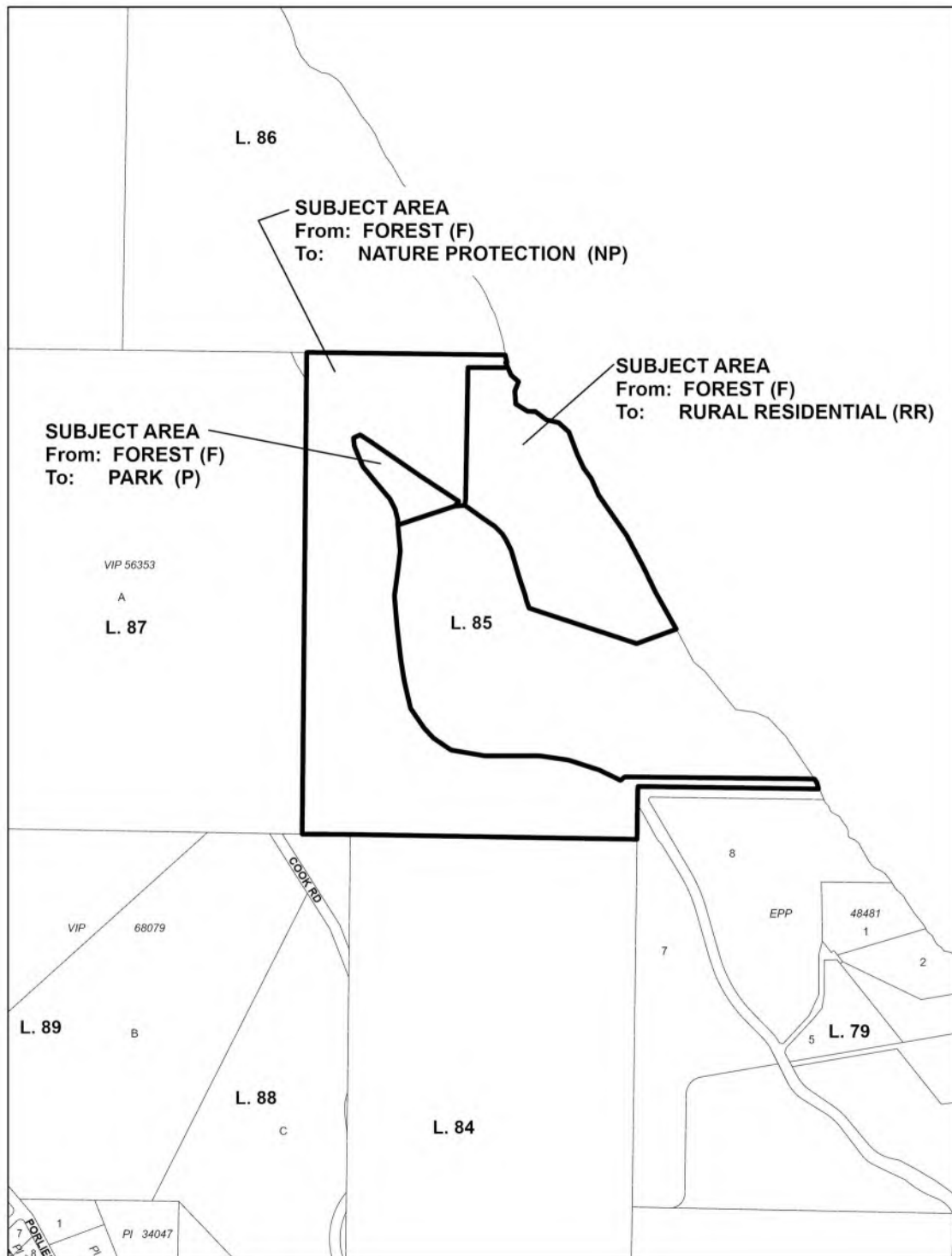
The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Schedule A, Section II, 1.4 Rural Residential is amended by inserting the following as a new Rural Residential policy, and by making such consequential numbering alterations to effect this change:

“For the properties described as District Lot 85, Galiano Island, Cowichan District, zoning shall establish a minimum average parcel area of 60 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres) on the Rural Residential designated portion of the lands and 20 hectares (49 acres) on the Forest designated portion of the lands, applicable only if the landowner provides land to the Province of British Columbia, Penelakut Tribe, the Capital Regional District or other transferees designated in the Land Use Bylaw amendment, to be used for conservation, ecosystem protection, public parkland, community forest, and trails. Approval of any such rezoning shall be subject to the following conditions:

- i) the area of land to be transferred shall include all of the land designated Nature Protection and Park;
- ii) incorporation of a siting plan into the Land Use Bylaw identifying the location and area of the residential home plate, including driveways, on each lot in the proposed subdivision, sited in a manner that avoids sensitive ecosystems and hazardous lands, and minimizes extension of services; and
- iii) the registration of a s. 219 covenant granted to the LTC which restricts the layout and area of the future lots to provide for the contiguous clustering of lots in a manner that protects the integrity of forest ecosystems, surface water and groundwater supplies and minimizes the impact of residential services such as roads.”

2. Schedule B (Land Use Designation) is amended for the lands legally described District Lot 85 Galiano Island, Cowichan District as depicted in the map below.



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 295

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2024”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” is amended as follows:

2.1 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(d), despite 5.4.9 and 5.4.10, zoning shall establish a minimum average parcel area of 60 hectares, with a minimum average subdivision lot area as low as 2 hectares for the RR(d) zoned portions applicable once the landowner provides the portions of the land legally described as District Lot 85, Galiano Island, Cowichan District that are zoned Nature Protection (NP), and Park (P) to be transferred to the Province of British Columbia, the Capital Regional District, non-profit park or conservation society, or the Penelakut Tribe, for use for conservation, ecosystem protection, public parkland, community forest, and trails.”

2.2 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(d), in addition to the other regulations in Section 5.4, all buildings, structures and paved parking areas on each lot must be sited entirely within the area marked “Developable Area” designated on Plan 6 of Schedule D of this bylaw.”

2.3 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot 85, Galiano Island, Cowichan District as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change.

2.4 Schedule “D”, is amended by adding ‘Plan No. 6’ as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

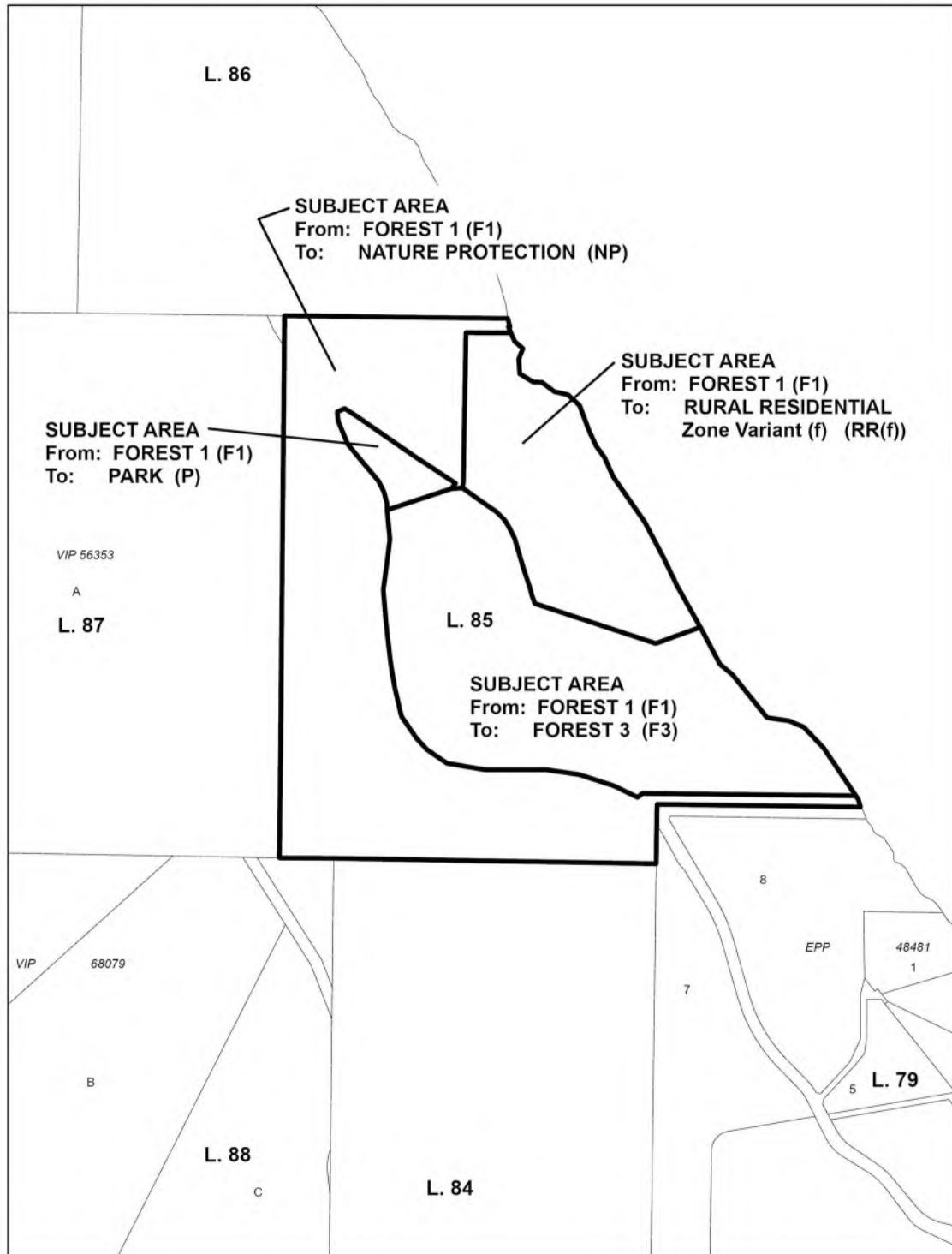
READ A FIRST TIME THIS	8 TH	DAY OF	JULY	2025.
READ A SECOND TIME THIS	9 TH	DAY OF	DECEMBER	2025.
PUBLIC HEARING HELD THIS	10 TH	DAY OF	FEBRUARY	2026.
READ A THIRD TIME THIS	10 TH	DAY OF	FEBRUARY	2026.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 295**

Plan No. 1



First Nation Engagement

Referral of: Galiano Bylaws 294 and 295

Re: GL-RZ-2023.2 (Larsen)

First Nation: Cowichan Tribes

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Halalt

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Lyackson

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC
February 9, 2026	I connected with Karyn, and she confirmed that Christina at Referrals@Lyackson.bc.ca is the appropriate contact for referrals. I reached out to Christina, and she shared that she supports the donation to Penelakut. Email is the best way to reach her if anything further is needed. I would definitely love to attend tomorrow's meeting as well. I'll check in with Josh today to confirm.	JC

First Nation: Pauquachin First Nation

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
December 10, 2025	This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Penelakut Tribe

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC
February 5, 2026	The Penelakut Tribe acknowledges receipt of the referral concerning Galiano LTC Bylaws 294 and 295, which is situated within the Penelakut Traditional Territory or statement of intent area. The Tribe affirms its commitment to safeguarding its rights and access to lands and resources within its territory. After discussions with Islands Trust staff, the Tribe has no further comments regarding this referral. This response is specific to this matter and does not prejudice future consultations or negotiations with the Nation. Additionally, the Tribe reserves the right to address issues related to Aboriginal rights, title infringement, and compensation through appropriate channels such as treaty negotiations, judicial processes, or alternative dispute resolution mechanisms. The Tribe also retains the right to raise objections if cultural sites, archaeological resources, or environmental impacts are identified during development activities, or if unforeseen impacts on rights or interests are discovered.	JC

First Nation: Semiahmoo

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Snuneymuxw

Date	Comment/Action	Initial
Feb 2, 2022	Sent Referral	JC
December 10, 2025	Snuneymuxw First Nation defers comment on the above-mentioned referral. Snuneymuxw's deferral is only applicable to initial notification and non-transferrable. Snuneymuxw's deferral does not mean that there are no potential impacts to Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right to review this deferral if new information arises.	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Stz'uminus

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Ts'uubaa-asatx (Lake Cowichan)

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
December 12, 2025	This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsartlip First Nation

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawout First Nation

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 21, 2026	Thank you for your referral to S̓ÁÚTW̓ First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to Penelakut Nation. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. S̓ÁÚTW̓ First Nation holds unextinguished Aboriginal rights & title to the land and its resources within our traditional territory. As a signatory to the Douglas Treaty 1852, S̓ÁÚTW̓ has Treaty rights to "hunt and carry on our fisheries as formerly", safeguard Tsawout our village sites, and maintain our ĊELÁNEN (way of life) in perpetuity, as guaranteed under the treaty's provisions. These rights have been affirmed by section 35 of the Constitution Act, 1982, the United Nations Declaration on the Rights of Indigenous Peoples and various court decisions. The Crown and other government entities, are legally obligated to engage in meaningful consultation and accommodate First Nations regarding proposed decisions that have the potential to adversely affect our rights and title interests. Additionally,	JC

	S7ÁUTW First Nation has inherent jurisdiction and authority to enact laws that apply throughout our traditional territory. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.	
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawwassen First Nation

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 8, 2026	Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tseycum First Nation

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

Non-Agency Referrals

First Nation: Coast Salish Peoples Society

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: WSANEC Leadership Council

Date	Comment/Action	Initial
December 9, 2025	Sent Referral	JC
January 28, 2026	Sent Follow-up Email in regards to Public Hearing.	JC



REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: 3900-04-08
Housing Project

DATE OF MEETING: February 25, 2026
TO: Islands Trust Executive Committee
FROM: Narissa Chadwick, Island Planner
SUBJECT: Mayne Island Local Trust Committee – Bylaws 196 and 197

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve Mayne Island Local Trust Committee Bylaw No. 196, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025” in accordance with Section 27 of the *Islands Trust Act*.**
2. **THAT the Islands Trust Executive Committee approve Mayne Island Local Trust Committee Bylaw No. 197, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025” in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

Mayne Island Local Trust Committee has referred Bylaws 196 and 197 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational

The project process and resulting bylaws have provided a model for other LTCs to follow, increasing efficiency with the delivery of housing projects across the Islands Trust Area.

Financial

None

Policy

None

Implementation/Communications

Communication to **Mayne Island Local Trust Committee** regarding the Executive Committee decision by **February 27, 2026**.

Other

These bylaws enable an increase in the diversity of housing that can be built on Mayne Island.

PURPOSE

Mayne Island Local Trust Committee Bylaw No. 196, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025” and Bylaw No. 197 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025” is intended to enable an increase in diversity of housing on Mayne Island while balancing the need to preserve and protect the environment and freshwater resources.

BACKGROUND

Mayne Island Local Trust Committee Bylaws 196 and 197

Housing Options Project, Phase 2 was initiated in 2023. It has involved the development of the Mayne Island Housing Action Plan, staff analysis of environmental and demographic conditions, and community meetings and informal public engagement contributing to the development of the housing related amendments to the OCP and LUB proposed in Bylaws No. 196 and 197.

At the September 29, 2025 meeting Bylaws 196 and 197 were read for the first time. At that meeting the LTC reviewed the Islands Trust Policy Statement Directives Only Checklist (Attachment 4) and determined that Bylaws 197 and 196 were not contrary to or at variance with the Islands Trust Policy Statement. The bylaws were read for the second and third time on at the January 26th Mayne Island LTC meeting.

Issues Relating to Provincial Interest

There were no issues related to provincial interests. Staff had a conversation with Ministry of Housing and Municipal Affairs regarding their interest in Islands Trust addressing the interests for the Cowichan Nation. Ministry staff were satisfied with Islands Trust staff’s follow up with the Cowichan Nation.

Issues Relating to First Nation Interest

Responses were received from the Pauquachin, Tsawout, Ts’uunaa-asatx and Tsawwassen indicating that their interests were unaffected. The Cowichan Nation sent a response detailing some of there concerns related to ground disturbance, impacts to native plant species, and mature trees as well as impacts to groundwater quality and quantity and cumulative impacts. Islands Trust Staff met with Cowichan Nation referrals staff to identify the analytical approach that was taken that addresses many of these concerns. Cowichan staff were satisfied with the approach taken.

Issues Relating to Resources and Enforcement

The shift from RVs being permitted outright to being permitted by TUP may contribute to increased bylaw enforcement and TUP application review.

Public Comments

No public comments to the Executive Committee on this bylaw have been received.

Staff Comments

The recommendations relate to the approval of Bylaws 196 (OCP) and 197 (LUB) which implement changes which support a policy framework supporting increase in housing diversity on Mayne Island.

KEY ISSUES/CONCEPTS

The amendments include:

- Updated population projections
- Statement of housing need

- Updated definitions
- Increased flexibility for residential use in commercial areas
- Permission of accessory dwelling units on lots 0.4 ha -0.6ha
- Expansion of flexible housing zoning (permitting multiple units within a max floor area)
- Expanding permission for accessory residential use
- Policy related to permitting small unit cluster housing through rezoning
- TUP guidelines for tiny homes on wheels
- Permitting non-profit housing in most OCP designations
- Permitting a reduction in minimum parcel size to facilitate land for donation to government, not for profit organizations and First Nations
- Requiring freshwater cisterns for new builds
- Updated potable water requirements for subdivision
- Prohibiting groundwater fed swimming pools
- Establishment of floor area maximums
- Permitting RVs as temporary dwellings through Temporary Use Permit

RELEVANT POLICY

- Islands Trust Act
- Islands Trust Policy Statement Directive Policies
- Islands Trust Policy 1.3.i [Policy Statement Implementation Policy]

ALTERNATIVE

1. **Determine that the bylaw is contrary to the Islands Trust Policy Statement:**
THAT the Executive Committee request that staff advise Mayne Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 196, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025” and Bylaw No. 197 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025” is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the Mayne Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Narissa Chadwick, Island Planner	February 11, 2026
Concurrence:	Stefan Cermak, Director Planning Services	February 17, 2026

ATTACHMENTS

1. EC Submission Cover
2. Bylaw Submission Checklist
3. Bylaw Referrals Report
4. Islands Trust Policy Statement Directives Only Checklist
5. EC Policy Checklist
6. Bylaw No. 196
7. Bylaw No. 197
8. First Nations follow-up Tracking



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Mayne Island Local Trust Committee

Bylaw No.: MA-196

Bylaw Type: Official Community Plan Bylaw

Date of resolution referring bylaw to Executive Committee: 26-Jan-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Mayne Island Local Trust Committee

Bylaw No.: MA-197

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: 26-Jan-2026

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

Recieved by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

- *a month means "a period calculated from a day in one month to a day numerically corresponding to that day in the following month, less one day"*
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Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Bylaw: MA-196

Trust Area: Mayne Island Local Trust Committee
Type: Official Community Plan Bylaw
Bylaw No.: MA-196
Application No.:
Trust Initiated: Yes

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 29-Sep-2025

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 19-Sep-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Chonk, Jas

Date: 07-Jan-2026

File complete and ready for Public review: Yes

Public Hearings:

Location: Mayne Island Agricultural Hall
Proofread By: Chonk, Jas

Legal Paper: Gulf Island Driftwood
First Publish Date:

Second Publish Date:

Alternate Paper: The Mayneliner/Alea Printers
First Publish Date: 01-Jan-2026

Second Publish Date:

Mailout Date:
Second Reading Date: 26-Jan-2026

Delivery Notices:
Date Public Hearing Held: 26-Jan-2026
Third Reading Date: 26-Jan-2026

Bylaw: MA-197

Trust Area: Mayne Island Local Trust Committee
Type: Land Use Bylaw
Bylaw No.: MA-197
Application No.:
Trust Initiated: Yes

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 29-Sep-2025

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 19-Sep-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Chonk, Jas

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First Publish Date: 01-Jan-2026

Second Publish Date:

Mailout Date:
Second Reading Date: 26-Jan-2026

Delivery Notices:
Date Public Hearing Held: 26-Jan-2026
Third Reading Date: 26-Jan-2026

Referrals: Bylaw MA-196

Agency	Sent	Received
Bennet Bay Waterworks District <i>PO Box 26: BBWD Administrator</i> <i>Comment:</i> Bennett Bay Water Works has a bylaw prohibiting additional connections on properties within our District. Therefore, if a secondary residence or trailer is added to the property, it would not be permitted to connect directly to our water system. In addition, we have a bylaw that limits monthly water consumption to 3200 gallons per property regardless of the population on the property. We have two wells servicing our current population and any population increase would be a significant challenge to our water supply. Mayne Island's drinking water source is groundwater from five aquifers. Islands Trust has not provided any evidence that this water source can sustain the proposed increase in population. Our island already has droughts every summer and these are likely to worsen with climate change. If our island suffers water shortages in the future where is the plan from Islands Trust to fund a sustainable potable water supply? As an island, we don't have any alternatives to water sources other than rainwater that makes its way to the aquifers or having water trucked in at significant expense. Residents on Mayne are already following strict water consumption rules and take conservation measures seriously. Any new builds on Mayne should be required to use rainwater for domestic use, something that is cost comparable to a new well. The cisterns proposed in the Bylaws are far too small and would only provide water for an average household for a couple of months. IT has no idea how many homes would be built. They are guessing about future population growth without a plan for a sustainable drinking water supply. Our water districts are already challenged with infrastructure costs so before governments move ahead to increase the population on Mayne, they need to make a long-term commitment to funding a sustainable potable water supply. While we recognize the need for affordable housing on Mayne, we have significant concerns about the Islands Trust proposal and therefore our response to Bylaw 196 and 197 is "Approval Not Recommended."	19-Sep-2025	16-Oct-2025
Campbell-Bennett Bay Waterworks District <i>758 Wilkes Road: Rebecca Skiffington</i>	19-Sep-2025	18-Oct-2025

Referrals: Bylaw MA-196

Agency	Sent	Received
<i>Comment:</i> Approval Recommended Subject to conditions Below Section 2.33 (1) of the Islands Trust proposed bylaw 196/197 specifically implicates Campbell Bennett Bay Improvement District (CBBID). Our main concern is what impact this will have on the ability of the existing water system to supply water to these new residences. Moreover, CBBID bylaws puts limits on consumption per property regardless of how many residences there are on the property and will not allow additional connections to the single service pipe supplying a property. However, we will recommend subject to the following: - We require a hydrologic survey of our aquifers or other evidence that our aquifers can support an increased draw. We do not really know what capacity these aquifers have for supplying water, especially as we experience more drought with climate change. We also don't know future climate impacts on our wells. - IT modifies the bylaw to require toilets be permanently plumbed into the rainwater system in such a way that no cross connection is possible. - IT modifies the bylaw to increase the required catchment tankage to Qty 3 - 2000 USG storage tanks or equivalent which is enough for toilet flushing over the dry period of the year. The current tankage in the draft bylaw is insufficient. Additional points: - Mayne Island does not have any alternatives to water sources other than rainwater that makes its way to the aquifers. How will the Islands Trust support Mayne Islanders if in the future there is potable water shortage? - Increases in population density will likely mean that existing water infrastructure, tankage, wells, treatment and distribution systems will no longer be adequate. - Notwithstanding CBBID bylaws, additional dwellings will mean the addition of meters and service boxes. These additions would be at property owners' expense but the labour to do this work for CBBID is scarce. - As an improvement district, the revenue model is to charge one tax and one toll equally to all properties. Also, CBBID is allowed to charge only one tax per property. Additional required operating revenues would have to be obtained by adjusting the toll for multi-dwelling properties, which would add complexity to the billing process and require more administration time.		
Capital Regional District - All Referrals Aggie Chan and Jessica Arnet 625 Fisgard Street: Aggie Chan <i>Comment:</i>	19-Sep-2025	
Cowichan Tribes 5760 Allenby Rd: Tracey Flemming	19-Sep-2025	15-Oct-2025

Referrals: Bylaw MA-196

Agency	Sent	Received
<i>Comment:</i> Thank you for the referral on Bylaws 196 and 197. While we acknowledge the importance of increasing housing options in principle, Cowichan Tribes has a number of practical concerns we want Islands Trust to consider as these bylaws are refined and put into practice. First, please ensure that any ground disturbance includes strong measures for management of invasive species and for stewarding the land so native plant species are at less risk. New developments should make best efforts to maintain mature trees (especially cedar, arbutus, and garry oak) and avoid unnecessary loss of other important flora. Secondly, with rapidly increasing developments, water is a major concern. The cistern requirements and potable water rules in the draft are a step in the right direction, but changes that allow more units (e.g. as mentioned, clustered tiny homes or parks) must be tied to clear, enforceable water supply and wastewater capacity standards so that aquifers and community systems aren't overstressed. The concern was also raised about the need for stormwater runoff controls, especially considering the pollutants (e.g., 6PPD-quinone) that would be contained within. Third, we also want to be sure that archaeological and culturally sensitive sites, slopes susceptible to erosion, and aquifer recharge areas are actively excluded from flexible-housing designations in practice, not only in the policy language. Finally, we would like Islands Trust to consider the impact of cumulative effects. Several small relaxations in development standards in terms of intensity of units including location can quickly add up to major changes in water quality and quantity, impacts to shorelines, and the land's ability to maintain healthy ecosystems over time. Cowichan Tribes is available to discuss practical mitigation and monitoring opportunities as the process for these bylaws moves forward.		
Galiano Island Local Trust Committee 200 - 1627 Fort Street: Jas Chonk <i>Comment:</i> Interests unaffected by bylaw.	19-Sep-2025	14-Oct-2025
Halalt First Nation 7973 Chemainus Rd: Raven August <i>Comment:</i> No Comment Received	19-Sep-2025	
Laura Point water Society 288 Laura Point Road: Diane Plucinak <i>Comment:</i>	19-Sep-2025	
Lighthouse Point Waterworks District 564 Bayview Road: Marlie Chubb	19-Sep-2025	19-Oct-2025

Referrals: Bylaw MA-196

Agency	Sent	Received
<i>Comment:</i> Lighthouse Point Waterworks District has existing bylaws that restrict property owners to one connection to our district water system. We have 100 properties on our systems that are all connected to our system. Additional buildings, tiny homes and trailers are not permitted to be connected to the system. Our bylaws also restrict consumption of the amount of water used on the property. The maximum monthly usage per household no matter the amount of people living in the household is 2400 gallons per month, overages can be penalized by the district. We run off of two wells that are in close proximity to each other and another district well. We monitor monthly usage diligently due to the recent droughts on the gulf islands from 2021 including this year. Mayne Island residents use water from the 5 aquifers that run through the island footprint. Some of the aquifers are contaminated with arsenic making those systems consume 5 gallons of water to produce 1 gallon of consumable water. We respect the need for affordable and in general additional housing but to add additional strain on a water supply with no reasonable plan on how to guarantee constant supply of water needs to be addressed. With this information and no evidence that Islands Trust has completed a thorough analysis of the health of the aquifers and no plan for proper water containment for all residences on Mayne Island, Lighthouse Point Water Works District does not support the new proposed bylaws 196 & 197.		
Lyackson First Nation 8017 Chemainus Road: Linda Aidnell <i>Comment:</i> No Comment Received	19-Sep-2025	
Ministry of Municipal Affairs and Housing <i>Planning and Land Use Management:</i> Kris Nichols <i>Comment:</i>	19-Sep-2025	
Mount Park Waterworks District 640 Tinker Road: Don Berkeley	19-Sep-2025	12-Oct-2025

Referrals: Bylaw MA-196

Agency	Sent	Received
<i>Comment:</i> Mount Parke Estates Improvement District (MPEID) wishes to provide you our comments regarding Draft Bylaws 196 and 197, which you have forwarded to Referral Coordinators for comment. Since 1978 MPEID has operated to provide domestic water to 72 properties, with all of that water being sourced from groundwater. As you are likely aware, the Water Sustainability Act regulates entities which distribute water for residential use to greater than one home. Licenses issued under that act strictly limit the volume of water that can be used by the licensee, based on the average consumption in the three years just prior to the license being issued which, in our case is the three years prior to July 2, 2019. You will note the period used was prior to the substantial increase in Mayne Island's population during / since COVID and during a period where significant water conservation measures were already being taken within MPEID's area as well as most or all of the rest of Mayne. Regrettably, even if the aquifer we use was able to sustain greater demands (which would need to be confirmed), the Water Sustainability Act's limits on volumes used are inflexible. As a result, MPEID could not supply our existing 72 member lots if they were fully built out and occupied - so any further increase in population density within our Improvement District could result in a catastrophic shortage of domestic water. Due to these constraints, our existing bylaws prohibit connection of water piping to any building (or trailer) beyond the principal residence. Due to unacceptable health/contamination risks, homes are not permitted to have a water system connected to both the community water supply and a cistern (or other private water supply). While we readily acknowledge the need for more affordable housing on Mayne, before density can be increased a workable means to ensure an adequate supply of potable domestic water must first be implemented. While we note there is a reference to cisterns being required for freshwater catchment, the required amounts of water fall FAR short of minimal domestic needs and it is not clear if these cisterns are required to supply potable water, which would require treatment. We respectfully suggest that, before proceeding with any efforts that will further increase the population density on Mayne, a workable solution for sustainably providing domestic water for the additional population must be identified and funded.		
North Pender Island Local Trust Committee <i>Islands Trust:</i> Jas Chonk <i>Comment:</i> Interests unaffected by bylaw.	19-Sep-2025	03-Oct-2025
Pauquachin First Nation 9010 West Saanich Road: Darlene Henry	19-Sep-2025	22-Sep-2025

Referrals: Bylaw MA-196

Agency	Sent	Received
<i>Comment:</i> Pauquachin First Nation is in receipt of the referral for: Mayne Island LTC Draft Bylaws 196 and 197 This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.		
Penelakut Tribe Box 360: Denise James <i>Comment:</i> No Comment Received	19-Sep-2025	
Salt Spring Island Local Trust Committee 1 - 500 Lower Ganges Road: Britt Holowaty	19-Sep-2025	
Saturna Island Local Trust Committee 200 - 1627 Fort Street: Jas Chonk <i>Comment:</i>	19-Sep-2025	
School District No. 64 (Gulf Islands) 112 Rainbow Road: Rod Scotvold <i>Comment:</i> Thank you for taking the time to reach regarding the School Districts opinion on this matter. We appreciate being included in the information sharing; however we do not feel it is our place to comment on this item.	19-Sep-2025	01-Oct-2025
Semiahmoo First Nation 16049 Beach Rd: Chief & Council <i>Comment:</i> No Comment Received	19-Sep-2025	
Skana Water Service Area Capital Regional District: CRD Jessica Arnet <i>Comment:</i>	19-Sep-2025	
Snuneymuxw First Nation 668 Centre Street: Desiree Thomas <i>Comment:</i>	19-Sep-2025	
South Pender Island Local Trust Committee 200 - 1627 Fort Street: Jas Chonk <i>Comment:</i>	19-Sep-2025	
Stz'uminus First Nation	19-Sep-2025	

Referrals: Bylaw MA-196

Agency	Sent	Received
12611A Trans Canada Hwy: Chenoa Akey <i>Comment:</i>		
Surfside Park Estates Water Service Area Capital Regional District: CRD Jessica Arnet <i>Comment:</i> The Surfside Park Estates Committee is opposed to any increase in water usage, except the existing approved lots, unless the new usage is defined as a new user and pays the appropriate taxes and fees.	19-Sep-2025	16-Oct-2025
Tsartlip First Nation PO Box 70: Karen Harry <i>Comment:</i> No Comment Received	19-Sep-2025	
Tsawout First Nation Box 121: Cathy Webster <i>Comment:</i> Thank you for your referral to Tsawout First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the Tsartlip Nation. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.	19-Sep-2025	22-Sep-2025
Tsawwassen First Nation 1926 Tsawwassen Drive: Victoria Williams <i>Comment:</i> Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.	19-Sep-2025	23-Sep-2025
Tseycum First Nation 1210 Totem Lane: Chief Tanya Jimmy <i>Comment:</i> No Comment Received	19-Sep-2025	
Tsuubaaasatx First Nation Tsuubaaasatx Referrals: Monty Horton <i>Comment:</i> The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	19-Sep-2025	22-Sep-2025

Referrals: Bylaw MA-196

Agency	Sent	Received
Village Point Improvement District <i>Village Point Improvement District: David Birch</i> <i>Comment:</i> We are writing in response to your request for comments on Draft Bylaws 196 and 197. We represent the largest Improvement District on Mayne Island, supplying potable water to over 250 households in the northwest of the Island. We have reviewed the proposed changes to Bylaws 144 and 146. Generally speaking, the changes to density on Mayne Island that these bylaw amendments will facilitate will not directly affect our water district, as the large majority of properties in our water district are less than 1 acre in size. There are five lots greater than 1 acre that would be affected by the proposed change to Bylaw 146, Section 5.1. Zoning in our district is exclusively Settlement Residential. So, we are not concerned about effects of the changes on direct consumption of water in our district. On the other hand, the implications of these changes for Mayne Island as a whole is that population size, and consequently overall water demand, will increase. We are very concerned that such changes are being favoured by the Local Trust Committee in the absence of any evidence regarding the capacity of the aquifers on the island to supply enough water. The background information provided as justification for the changes focused on the need for additional housing, a need that we acknowledge, but was silent on evidence that we have enough water to meet the increased demand. We urge you to engage the services of experts on hydrogeology and related fields to provide at least a "best guess" assessment of the present and future capacity of Mayne Island's aquifers to supply water. We believe this analysis should be an essential ingredient of any plan aimed at increasing the population of Mayne Island. Not having this information as a justification for the proposed changes strikes us as irresponsible.	19-Sep-2025	20-Oct-2025
WSANEC Leadership Council <i>WSANEC Leadership Council Society: Laurie Whitehead</i>	19-Sep-2025	

Referrals: Bylaw MA-197

Agency	Sent	Received
Bennet Bay Waterworks District <i>PO Box 26: BBWD Administrator</i> <i>Comment:</i> Bennett Bay Water Works has a bylaw prohibiting additional connections on properties within our District. Therefore, if a secondary residence or trailer is added to the property, it would not be permitted to connect directly to our water system. In addition, we have a bylaw that limits monthly water consumption to 3200 gallons per property regardless of the population on the property. We have two wells servicing our current population and any population increase would be a significant challenge to our water supply. Mayne Island's drinking water source is groundwater from five aquifers. Islands Trust has not provided any evidence that this water source can sustain the proposed increase in population. Our island already has droughts every summer and these are likely to worsen with climate change. If our island suffers water shortages in the future where is the plan from Islands Trust to fund a sustainable potable water supply? As an island, we don't have any alternatives to water sources other than rainwater that makes its way to the aquifers or having water trucked in at significant expense. Residents on Mayne are already following strict water consumption rules and take conservation measures seriously. Any new builds on Mayne should be required to use rainwater for domestic use, something that is cost comparable to a new well. The cisterns proposed in the Bylaws are far too small and would only provide water for an average household for a couple of months. IT has no idea how many homes would be built. They are guessing about future population growth without a plan for a sustainable drinking water supply. Our water districts are already challenged with infrastructure costs so before governments move ahead to increase the population on Mayne, they need to make a long-term commitment to funding a sustainable potable water supply. While we recognize the need for affordable housing on Mayne, we have significant concerns about the Islands Trust proposal and therefore our response to Bylaw 196 and 197 is "Approval Not Recommended."	19-Sep-2025	16-Oct-2025
Campbell-Bennett Bay Waterworks District <i>758 Wilkes Road: Rebecca Skiffington</i>	19-Sep-2025	18-Oct-2025

Referrals: Bylaw MA-197

Agency	Sent	Received
<i>Comment:</i> Approval Recommended Subject to conditions Below Section 2.33 (1) of the Islands Trust proposed bylaw 196/197 specifically implicates Campbell Bennett Bay Improvement District (CBBID). Our main concern is what impact this will have on the ability of the existing water system to supply water to these new residences. Moreover, CBBID bylaws puts limits on consumption per property regardless of how many residences there are on the property and will not allow additional connections to the single service pipe supplying a property. However, we will recommend subject to the following: - We require a hydrologic survey of our aquifers or other evidence that our aquifers can support an increased draw. We do not really know what capacity these aquifers have for supplying water, especially as we experience more drought with climate change. We also don't know future climate impacts on our wells. - IT modifies the bylaw to require toilets be permanently plumbed into the rainwater system in such a way that no cross connection is possible. - IT modifies the bylaw to increase the required catchment tankage to Qty 3 - 2000 USG storage tanks or equivalent which is enough for toilet flushing over the dry period of the year. The current tankage in the draft bylaw is insufficient. Additional points: - Mayne Island does not have any alternatives to water sources other than rainwater that makes its way to the aquifers. How will the Islands Trust support Mayne Islanders if in the future there is potable water shortage? - Increases in population density will likely mean that existing water infrastructure, tankage, wells, treatment and distribution systems will no longer be adequate. - Notwithstanding CBBID bylaws, additional dwellings will mean the addition of meters and service boxes. These additions would be at property owners' expense but the labour to do this work for CBBID is scarce. - As an improvement district, the revenue model is to charge one tax and one toll equally to all properties. Also, CBBID is allowed to charge only one tax per property. Additional required operating revenues would have to be obtained by adjusting the toll for multi-dwelling properties, which would add complexity to the billing process and require more administration time.		
Capital Regional District - All Referrals Aggie Chan and Jessica Arnet 625 Fisgard Street: Aggie Chan <i>Comment:</i>	19-Sep-2025	
Cowichan Tribes 5760 Allenby Rd: Tracey Flemming	19-Sep-2025	15-Oct-2025

Referrals: Bylaw MA-197

Agency	Sent	Received
<i>Comment:</i> Thank you for the referral on Bylaws 196 and 197. While we acknowledge the importance of increasing housing options in principle, Cowichan Tribes has a number of practical concerns we want Islands Trust to consider as these bylaws are refined and put into practice. First, please ensure that any ground disturbance includes strong measures for management of invasive species and for stewarding the land so native plant species are at less risk. New developments should make best efforts to maintain mature trees (especially cedar, arbutus, and garry oak) and avoid unnecessary loss of other important flora. Secondly, with rapidly increasing developments, water is a major concern. The cistern requirements and potable water rules in the draft are a step in the right direction, but changes that allow more units (e.g. as mentioned, clustered tiny homes or parks) must be tied to clear, enforceable water supply and wastewater capacity standards so that aquifers and community systems aren't overstressed. The concern was also raised about the need for stormwater runoff controls, especially considering the pollutants (e.g., 6PPD-quinone) that would be contained within. Third, we also want to be sure that archaeological and culturally sensitive sites, slopes susceptible to erosion, and aquifer recharge areas are actively excluded from flexible-housing designations in practice, not only in the policy language. Finally, we would like Islands Trust to consider the impact of cumulative effects. Several small relaxations in development standards in terms of intensity of units including location can quickly add up to major changes in water quality and quantity, impacts to shorelines, and the land's ability to maintain healthy ecosystems over time. Cowichan Tribes is available to discuss practical mitigation and monitoring opportunities as the process for these bylaws moves forward.		
Galiano Island Local Trust Committee 200 - 1627 Fort Street: Jas Chonk <i>Comment:</i> Interests unaffected by bylaw.	19-Sep-2025	14-Oct-2025
Halalt First Nation 7973 Chemainus Rd: Raven August <i>Comment:</i> No Comment Received	19-Sep-2025	
Laura Point water Society 288 Laura Point Road: Diane Plucinak <i>Comment:</i>	19-Sep-2025	
Lighthouse Point Waterworks District 564 Bayview Road: Marlie Chubb	19-Sep-2025	19-Oct-2025

Referrals: Bylaw MA-197

Agency	Sent	Received
<i>Comment:</i> Lighthouse Point Waterworks District has existing bylaws that restrict property owners to one connection to our district water system. We have 100 properties on our systems that are all connected to our system. Additional buildings, tiny homes and trailers are not permitted to be connected to the system. Our bylaws also restrict consumption of the amount of water used on the property. The maximum monthly usage per household no matter the amount of people living in the household is 2400 gallons per month, overages can be penalized by the district. We run off of two wells that are in close proximity to each other and another district well. We monitor monthly usage diligently due to the recent droughts on the gulf islands from 2021 including this year. Mayne Island residents use water from the 5 aquifers that run through the island footprint. Some of the aquifers are contaminated with arsenic making those systems consume 5 gallons of water to produce 1 gallon of consumable water. We respect the need for affordable and in general additional housing but to add additional strain on a water supply with no reasonable plan on how to guarantee constant supply of water needs to be addressed. With this information and no evidence that Islands Trust has completed a thorough analysis of the health of the aquifers and no plan for proper water containment for all residences on Mayne Island, Lighthouse Point Water Works District does not support the new proposed bylaws 196 & 197.		
Lyackson First Nation 8017 Chemainus Road: Linda Aidnell <i>Comment:</i> No Comment Received	19-Sep-2025	
Ministry of Municipal Affairs and Housing <i>Planning and Land Use Management:</i> Kris Nichols <i>Comment:</i>	19-Sep-2025	
Mount Park Waterworks District 640 Tinker Road: Don Berkeley	19-Sep-2025	12-Oct-2025

Referrals: Bylaw MA-197

Agency	Sent	Received
<i>Comment:</i> Mount Parke Estates Improvement District (MPEID) wishes to provide you our comments regarding Draft Bylaws 196 and 197, which you have forwarded to Referral Coordinators for comment. Since 1978 MPEID has operated to provide domestic water to 72 properties, with all of that water being sourced from groundwater. As you are likely aware, the Water Sustainability Act regulates entities which distribute water for residential use to greater than one home. Licenses issued under that act strictly limit the volume of water that can be used by the licensee, based on the average consumption in the three years just prior to the license being issued which, in our case is the three years prior to July 2, 2019. You will note the period used was prior to the substantial increase in Mayne Island's population during / since COVID and during a period where significant water conservation measures were already being taken within MPEID's area as well as most or all of the rest of Mayne. Regrettably, even if the aquifer we use was able to sustain greater demands (which would need to be confirmed), the Water Sustainability Act's limits on volumes used are inflexible. As a result, MPEID could not supply our existing 72 member lots if they were fully built out and occupied - so any further increase in population density within our Improvement District could result in a catastrophic shortage of domestic water. Due to these constraints, our existing bylaws prohibit connection of water piping to any building (or trailer) beyond the principal residence. Due to unacceptable health/contamination risks, homes are not permitted to have a water system connected to both the community water supply and a cistern (or other private water supply). While we readily acknowledge the need for more affordable housing on Mayne, before density can be increased a workable means to ensure an adequate supply of potable domestic water must first be implemented. While we note there is a reference to cisterns being required for freshwater catchment, the required amounts of water fall FAR short of minimal domestic needs and it is not clear if these cisterns are required to supply potable water, which would require treatment. We respectfully suggest that, before proceeding with any efforts that will further increase the population density on Mayne, a workable solution for sustainably providing domestic water for the additional population must be identified and funded.		
North Pender Island Local Trust Committee <i>Islands Trust:</i> Jas Chonk <i>Comment:</i> Interests unaffected by bylaw.	19-Sep-2025	03-Oct-2025
Pauquachin First Nation 9010 West Saanich Road: Darlene Henry	19-Sep-2025	22-Sep-2025

Referrals: Bylaw MA-197

Agency	Sent	Received
<i>Comment:</i> Pauquachin First Nation is in receipt of the referral for: Mayne Island LTC Draft Bylaws 196 and 197 This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.		
Penelakut Tribe Box 360: Denise James <i>Comment:</i> No Comment Received	19-Sep-2025	
Salt Spring Island Local Trust Committee 1 - 500 Lower Ganges Road: Britt Holowaty <i>Comment:</i>	19-Sep-2025	
Saturna Island Local Trust Committee 200 - 1627 Fort Street: Jas Chonk <i>Comment:</i> Interests unaffected by bylaw.	19-Sep-2025	29-Jan-2026
School District No. 64 (Gulf Islands) 112 Rainbow Road: Rod Scotvold <i>Comment:</i> Thank you for taking the time to reach regarding the School Districts opinion on this matter. We appreciate being included in the information sharing; however we do not feel it is our place to comment on this item.	19-Sep-2025	01-Oct-2025
Semiahmoo First Nation 16049 Beach Rd: Chief & Council <i>Comment:</i> No Comment Received	19-Sep-2025	
Skana Water Service Area Capital Regional District: CRD Jessica Arnet <i>Comment:</i>	19-Sep-2025	
Snuneymuxw First Nation 668 Centre Street: Desiree Thomas <i>Comment:</i>	19-Sep-2025	
South Pender Island Local Trust Committee 200 - 1627 Fort Street: Jas Chonk <i>Comment:</i>	19-Sep-2025	
Stz'uminus First Nation	19-Sep-2025	

Referrals: Bylaw MA-197

Agency	Sent	Received
12611A Trans Canada Hwy: Chenoa Akey <i>Comment:</i>		
Surfside Park Estates Water Service Area <i>Capital Regional District:</i> CRD Jessica Arnet <i>Comment:</i> The Surfside Park Estates Committee is opposed to any increase in water usage, except the existing approved lots, unless the new usage is defined as a new user and pays the appropriate taxes and fees.	19-Sep-2025	16-Oct-2025
Tsartlip First Nation <i>PO Box 70:</i> Karen Harry <i>Comment:</i> No Comment Received	19-Sep-2025	
Tsawout First Nation <i>Box 121:</i> Cathy Webster <i>Comment:</i> Thank you for your referral to Tsawout First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the Tsartlip Nation. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.	19-Sep-2025	22-Sep-2025
Tsawwassen First Nation <i>1926 Tsawwassen Drive:</i> Victoria Williams <i>Comment:</i> Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.	19-Sep-2025	23-Sep-2025
Tseycum First Nation <i>1210 Totem Lane:</i> Chief Tanya Jimmy <i>Comment:</i> No Comment Received	19-Sep-2025	
Tsuubaaasatx First Nation <i>Tsuubaaasatx Referrals:</i> Monty Horton <i>Comment:</i> The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	19-Sep-2025	22-Sep-2025

Referrals: Bylaw MA-197

Agency	Sent	Received
Village Point Improvement District <i>Village Point Improvement District: David Birch</i> <i>Comment:</i> We are writing in response to your request for comments on Draft Bylaws 196 and 197. We represent the largest Improvement District on Mayne Island, supplying potable water to over 250 households in the northwest of the Island. We have reviewed the proposed changes to Bylaws 144 and 146. Generally speaking, the changes to density on Mayne Island that these bylaw amendments will facilitate will not directly affect our water district, as the large majority of properties in our water district are less than 1 acre in size. There are five lots greater than 1 acre that would be affected by the proposed change to Bylaw 146, Section 5.1. Zoning in our district is exclusively Settlement Residential. So, we are not concerned about effects of the changes on direct consumption of water in our district. On the other hand, the implications of these changes for Mayne Island as a whole is that population size, and consequently overall water demand, will increase. We are very concerned that such changes are being favoured by the Local Trust Committee in the absence of any evidence regarding the capacity of the aquifers on the island to supply enough water. The background information provided as justification for the changes focused on the need for additional housing, a need that we acknowledge, but was silent on evidence that we have enough water to meet the increased demand. We urge you to engage the services of experts on hydrogeology and related fields to provide at least a "best guess" assessment of the present and future capacity of Mayne Island's aquifers to supply water. We believe this analysis should be an essential ingredient of any plan aimed at increasing the population of Mayne Island. Not having this information as a justification for the proposed changes strikes us as irresponsible.	19-Sep-2025	20-Oct-2025
WSANEC Leadership Council <i>WSANEC Leadership Council Society: Laurie Whitehead</i>	19-Sep-2025	



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: MA-BL-196/197

The following symbols in the table indicate:

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

Explanatory notes are added in bold and italics text

Part III Policies for Ecosystem Preservation and Protection

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

	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes

PART IV: Policies for the Stewardship of Resources

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

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

PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
N/A	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
✓	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.

	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY
	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities

N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services
POLICY STATEMENT COMPLIANCE		
✓	COMPLIANCE WITH TRUST POLICY	
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:	

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Jas Chonk

Status

Date Resolution Referred to Exective Committee: 26-Jan-2026

Reading:

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Jas Chonk

Status

Date Resolution Referred to Exective Committee: 26-Jan-2026

Reading:

PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 196

A BYLAW TO AMEND MAYNE ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 144, 2007

The Mayne Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025”.

2. SCHEDULES

Mayne Island Official Community Plan Bylaw No. 144, 2007 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	29 TH	DAY OF	SEPTEMBER	2025.
PUBLIC HEARING HELD THIS	26 TH	DAY OF	JANUARY	2026.
READ A SECOND TIME THIS	26 TH	DAY OF	JANUARY	2026.
READ A THIRD TIME THIS	26 TH	DAY OF	JANUARY	2026.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
APPROVED BY THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 196**

SCHEDULE 1

The Mayne Island Official Community Plan No. 144, 2007, is amended as follows:

1. Section 1.1.3 is amended by renaming the Section as “Population Projections, Build Out and Housing Needs”.
2. Section 1.1.3 is amended by removing paragraphs 2, 3, and 4 and replacing with the following:

“Population Projections

Mayne Island has an area of approximately 2,300 hectares (5,750 acres). The permanent population in 2021 was 1,304, resulting in a population density of approximately one person per 1.76 hectares (4.4 acres).

Population change over the past two decades has been uneven. The population increased by 27% between 2001 and 2006, declined by 4% between 2006 and 2011, and declined further by 11% between 2011 and 2016. This was followed by a significant 37% increase between 2016 and 2021, likely influenced by COVID-19–related migration.

Population projections for 2030 and 2045 were developed using four methods: linear regression, logarithmic regression, regional step-down, and constant growth rate, all based on census data from 2001 onward. The linear and logarithmic regression methods project a population of approximately 1,320 in 2030 (about 1% growth from 2021) and approximately 1,525 in 2045 (about 17% growth), representing an annual growth rate of roughly 0.65%.

The regional step-down method, which applies Mayne Island’s share (21%) of Southern Gulf Islands electoral area growth, projects a population of approximately 1,315 in 2030 and 1,500 in 2045, equating to a 15% increase from 2021 and an annual growth rate of approximately 0.58%.

The constant growth rate method, based on the average annual growth rate from 2001 to 2021 (approximately 1.98%), projects a population of approximately 1,550 in 2030 and 2,075 in 2045. However, this method is considered an outlier, as it is heavily influenced by the unusually large population increase between 2016 and 2021, which is unlikely to be sustained. The linear and logarithmic projections are therefore considered more realistic for long-term planning.

Build Out

As of January 2026, there were approximately 1,529 lots that permit residential use, of which about 1,285 were developed. Most vacant lots (approximately 200) are located

within Settlement Residential zones. Estimated future subdivision potential across residentially zoned lands (including Rural, Agricultural, and Upland zones) could add approximately 164 additional lots to support market housing, for a total potential of about 1,693 residential lots. Based on the current average household size of 1.8 persons, full-time occupation of all residential lots would result in a population of approximately 3,050 people.

Housing Needs

The BC Provincial Government requires all local governments in BC to consider its' most recent Housing Needs Report and housing information when amending OCPs. Based on the Islands Trust Housing Needs Assessment prepared by Urbanics Consultants Ltd in 2025, the projected housing need in the next 5 years is 110 units and in the next 20 years is 330. This calculation is based on portion of growth projections for the Capital Regional District. Given challenges with this data as well as groundwater limitations and focus on preserving and protecting the environment on the Island, the provision of housing should focus on the type of housing that is needed most.

A limited rental supply, rising property costs, and a growing proportion of residents on fixed or lower incomes has contributed to housing insecurity. The portion of households experiencing core housing need (70 as indicated in 2021 Census), and projected population growth, combined with demographic aging, points to increasing demand for more diverse, accessible, and affordable non market housing options. Market conditions and affordability challenges limit the ability of existing housing supply to meet community needs.

Essential services further shape land use planning decisions. Mayne relies primarily on groundwater for water supply, which is sensitive to seasonal variation and drought conditions."

3. Policy 2.1.1.2 is amended by deleting it and replacing it with the following:
 "In general, residential density shall be:
 - a) one dwelling per lot, and on parcels greater than 0.6 hectares one additional dwelling for each additional 0.6 hectares; or
 - b) in designated flexible housing areas, up to three dwellings per lot provided total floor area does not exceed a maximum prescribed in zoning; and
 - i. one accessory cottage, limited by floor area, on parcels over an area prescribed in zoning; or
 - ii. one secondary suite per lot outside of designated flexible housing areas, or
 - iii. on larger lots: one accessory cottage and one secondary suite per lot."
4. Policy 2.1.1.3 is amended by deleting it and replacing it with:
 "Flexible Housing is intended to provide housing options by permitting two or more small dwellings on a parcel as an alternative to a single large dwelling. Regulations shall designate areas within which flexible housing may be permitted and establish overall floor area limits and the number of additional dwellings based on lot area. Areas designated for Flexible Housing should exclude:

- a) waterfront lots
 - b) archaeological and cultural heritage sites
 - c) sensitive ecosystems
 - d) steep slope or other hazardous areas
 - e) areas of critical aquifer recharge
 - f) exclude water services areas”
5. Policy 2.1.1.6 is amended by adding “Sections 2.1.6 and...” so that it reads:
 “Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Sections 2.1.6 and 2.10 (Amenity Zoning Guidelines) of this Plan.”
6. Deleting Policy 2.1.1.10 in its entirety.
7. Policy 2.1.4.2 is amended by deleting it and replacing it with the following:
 “In general residential density shall be:
- a) one dwelling per lot, and on parcels greater than 10 hectares one additional dwelling for each additional 10 hectares; or
 - b) in designated flexible housing areas, up to three dwellings per lot provided total floor area does not exceed a maximum prescribed in zoning; and
 - i. one accessory cottage, limited by floor area, in respect of each dwelling on parcels over an area prescribed in zoning; or
 - ii. one secondary suite per lot outside of designated flexible housing areas on smaller lots, or
 - iii. on larger lots outside of designated flexible housing areas: one accessory cottage in respect of each principle dwelling and one secondary suite per lot.”
8. Policy 2.1.4.3 is amended by deleting it and replacing it with the following:
 “Flexible Housing is intended to provide housing options by permitting two or more small dwellings on a parcel as an alternative to a single large dwelling. Regulations shall designate areas within which flexible housing may be permitted and establish overall floor area limits and the number of additional dwellings based on lot area. Areas designated for Flexible Housing should exclude:
- a) waterfront lots
 - b) archaeological and cultural heritage sites
 - c) sensitive ecosystems
 - d) steep slope or other hazardous areas
 - e) areas of critical aquifer recharge
 - f) exclude water services areas”
9. Policy 2.1.4.4 is amended by inserting “Sections 2.1.6 and...” so that it reads:
 “Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Sections 2.1.6 and 2.10 (Amenity Zoning Guidelines) of this Plan.”
10. Policy 2.1.4.12 is deleted in its entirety.

11. Policy 2.1.5.10 is amended by inserting "...or cottage" so that it reads:

"One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite or cottage."

12. By adding the following new policies as Section 2.1.6 Affordable, Seniors and Special Needs Housing:

"2.1.6 Affordable, Seniors and Special Needs Housing

Background

Housing affordable to moderate and low income residents of Mayne has become an increasing issue. This plan seeks to address housing issues through a variety of policies throughout the plan. The objectives and policies in this section address criteria related to applications to permit additional density or new uses to provide affordable housing.

Objectives

The objectives of this section are:

- 1) to provide opportunities for low to moderate income residents to attain affordable and safe housing,
- 2) to minimize the impacts of new housing on ecologically sensitive areas including critical aquifer recharge areas.

Policies

2.1.6.1 The policies in this section are applicable to lands in any Land Use designation except Agriculture, Park, and Resource Conservation, except where otherwise stated.

2.1.6.2 Consideration may be given to applications from not-for-profit organizations, government agencies, or First Nations to rezone land to a higher density where the additional density is restricted to housing for moderate and low income persons. Such applications shall:

- a) be limited to a maximum of 10 additional units
- b) be located in proximity to services and amenities
- c) demonstrate sufficient potable water and wastewater disposal capacity
- d) not be located in areas containing sensitive ecosystems, or of cultural or archaeological significance
- e) minimize site impacts through attached or clustered units

- f) be managed by a not-for-profit organization, First Nation body, or an agency and rents, prices, or tenure are secured through a housing agreement, and
- g) be consistent with the amenity zoning or density transfer policies of this plan.

2.1.6.3 Consideration may be given to applications to rezone land in any Land Use Designation in which residential uses are a permitted principal use to permit boarding homes for Special Needs residents or Seniors.

2.1.6.4 Consideration may be given to applications in any Land Use Designation in which residential uses are a permitted principal use to rezone land for clustered, small unit housing where:

- a) units consist of tiny homes, including tiny homes on wheels or manufactured homes
- b) units are constructed to the BC Building Code, or CSA standards for manufactured homes, or equivalent
- c) units are anchored to the ground, connected to a source of potable water, and connected to an approved wastewater system
- d) units shall not exceed a maximum floor area of 50m²
- e) the total floor area of units shall not exceed any maximum dwelling floor area for that zone.
- f) communal facilities are provided, such as laundry or common rooms
- g) the development would not be located in areas containing sensitive ecosystems or of cultural or archaeological significance
- h) the land is located within one kilometre of the boundary of the Miners Bay Commercial Core or an area designated for the use on Schedule to this Plan.

2.1.6.5 Consideration may be given to applications to reduce minimum and minimum average lot areas from not-for-profit organizations, government agencies, or First Nations intending to provide affordable housing.”

13. Policy 2.4.1.9 is amended by inserting “...or detached residential units...” so that it reads:

“In addition to principal commercial uses, in appropriate locations second-storey residential dwelling units or detached residential units may be permitted in order to provide a mix of housing types and to encourage residences closer to services and amenities.”

14. Policy 2.4.1.11 is amended by deleting the word “one” and inserting “residential uses” so that it reads:

“All properties within the Miners Bay Commercial Core should be permitted residential uses.”

15. Section 2.4.1 is amended by adding a new policy 2.4.1.14 as follows: “2.4.1.14 Employee accommodation may be required as a condition of a rezoning resulting in a significant change in use or increase in density.”

16. Section 2.6.1 is amended by inserting a new policy 2.6.1.5 as follows: “2.6.1.5 Zoning may permit residential uses in suitable locations”, and renumbering the remaining policies 2.6.1.6 - 2.6.1.11.
17. By adding the following new policies to Section 2.7.1, and renumbering the remaining policies 2.7.1.3 – 2.7.1.8:
 - “2.7.1.1 Park Uses shall be the principal permitted use
 - 2.7.1.2 Accessory uses, buildings and structures, including accessory residential uses, may be permitted in suitable locations specified in zoning”
18. Policy 2.7.2.3 is amended so that it reads: “The principal use shall be park use, and accessory uses, buildings or structures, including accessory residential uses, may be permitted in suitable locations specified in zoning.”
19. By adding the following new policy as 2.9.1.9:

“2.9.1.9 In addition, permit conditions for the residential use of tiny home on wheels or recreational vehicle shall include measures dealing with the following:

 - a) A tiny home on wheels or recreational vehicle shall be the equivalent of, and alternative to, a permanent dwelling or cottage;
 - b) conditions to ensure that the tiny home on wheels or recreational vehicle is connected to a potable domestic water supply and an approved wastewater disposal system;
 - c) conditions related to health and safety;
 - d) The tiny home on wheels or recreational vehicle should not be sited in a sensitive ecosystem or hazardous area;
 - e) A tiny home on wheels or recreational vehicle should not be sited in a setback;
 - f) The tiny home on wheels or recreational vehicle shall be appropriately screened from roads and neighbours;
 - g) The permit should attach a plan requiring the tiny home on wheels or recreational vehicle to be sited in a specified location.”
20. Section 2.10.2, article xi) is amended so that it reads: “the provision of moderate income, affordable, non-market rental, and special needs housing.”

PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 197

A BYLAW TO AMEND MAYNE ISLAND LAND USE BYLAW NO. 146, 2008

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

1. Citation

This bylaw may be cited for all purposes as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025”.

2. Mayne Island Local Trust Committee Bylaw No. 146, cited as “Mayne Island Land Use Bylaw No. 146, 2008,” is amended as follows:

2.1 Section 1.1 – Definitions, is amended by inserting the definition ‘Accessory residential unit’:

“Accessory residential unit” means a dwelling unit, either in a detached building or within a portion of a building, on the same lot as a non-residential principal use.

2.2 Section 1.1 – Definitions, is amended by revising the definition of ‘Cottage’ so that it reads:

“Cottage” means a detached dwelling unit with a limited floor area that is located on the same lot as another dwelling unit.

2.3 Section 3.2 – Prohibited in All Zones, is amended by inserting a new Subsection 3.2(7) as follows: “3.2 (7) Groundwater-fed swimming pools.”

2.4 Section 3.9 – Use of Recreational Vehicles, is amended by deleting and replacing Subsection 3.9(1) so that it reads:

“(1) The temporary use of a recreational vehicle as a dwelling prior to the construction of a permanent dwelling on the same lot is permitted on all lots where residential use is permitted subject to:

- (a) a building permit being issued for a permanent dwelling on the property and the building permit remaining in effect;
- (b) the occupancy of a recreational vehicle not exceeding two years;
- (c) connection to a wastewater system consistent with the provisions of the *Public Health Act*;
- (d) the provision of a domestic water supply; and
- (e) compliance with the use, density and siting requirements of the land use bylaw for dwellings and cottages.”

2.5 Part 3 is amended by inserting the following new section as Section 3.15 – Cistern Requirements:

“3.15 Cistern Requirements

- (1) A building permit shall not be issued for a new dwelling or secondary suite larger than 93 square metres (1001 square feet) unless a cistern (or combination of cisterns) for the storage of freshwater having a total capacity of at least 18,000 litres (3959 gallons) is located on the property.

- (2) A building permit shall not be issued for a new dwelling or secondary suite 93 square metres (1001 square feet) or smaller unless a cistern (or combination of cisterns) for the storage of freshwater having a total capacity of at least 13,640 litres (3000 gallons) is located on the property.”
- 2.6 Section 5.1 – Settlement Residential (SR) Zone, is amended by inserting the following new Subsection 5.1 (2.1) that reads:
 “(2.1) One cottage is permitted on lots with an area of 0.4 hectares (1.0 acre) or greater, but less than 0.6 hectares (1.5 acres), provided the total combined floor area of the dwelling and cottage does not exceed 232 m² (2500 square feet);
 and amending Subsection 5.1(3.1) by adding “2.1” between “Despite 5.1(2)” and “and (3)”
- 2.7 Section 5.2 – Rural Residential One (RR1) Zone, is amended by inserting the following new Subsection 5.2 (3.1) that reads:
 “(3.1) One secondary suite is permitted per lot subject to section 3.13.”
- 2.8 Section 5.3 – Rural Residential Two (RR2) Zone, is amended by inserting the following new Subsection 5.3 (3.1) that reads:
 “(3.1) One secondary suite is permitted per lot subject to section 3.13.”
- 2.9 Section 5.4 – Miners Bay Rural Comprehensive (MBRC) Zone, is amended by inserting the following new Subsections 5.4(3.1) and 5.4(3.2) that read:
 “(3.1) One secondary suite is permitted per lot subject to section 3.13.
 (3.2) Despite 5.4(2) and (3), on lots shown on Schedule E, the following density is permitted:
- (a) On lots having an area of 1.2 ha (3 acres) or greater, and not exceeding 5 hectares (12.355 acres), three dwellings and a cottage are permitted if the total combined floor area of all dwellings and cottages does not exceed 436 m² (4750 square feet).
 - (b) A building permit shall not be issued for any dwelling additional to one dwelling and a cottage on a lot within the shaded area on Schedule “E”, unless the additional dwelling is equipped with a freshwater catchment system and cisterns for the storage of rainwater with a minimum cistern capacity of 13640 litres (3000 gallons) for each additional dwelling 93 square metres (1001 square feet) or smaller.
 - (c) A building permit shall not be issued for any dwelling additional to one dwelling and a cottage on a lot within the shaded area on Schedule “E”, unless the additional dwelling is equipped with a freshwater catchment system and cisterns for the storage of rainwater with a minimum cistern capacity of at least 18,000 litres (4755 gallons) for each additional dwelling larger than 93 square metres (1001 square feet).
 - (d) Despite subsection 3.9 (1), recreational vehicles and tiny homes on wheels are not permitted dwellings or cottages for the purposes of this subsection.
 - (e) Only one dwelling unit may be used for bed and breakfast home occupation per lot.
 - (f) No dwellings may be used for short term vacation rentals, and on lots 0.6 hectares (1.5 acres) or greater only one cottage may be used for short term vacation rental, consistent with Section 3.6.”

- 2.10 Section 5.6 – Upland (UP) Zone, is amended by inserting the following new Subsection 5.6 (3.1) that reads:
“(3.1) One secondary suite is permitted per lot subject to section 3.13.”
- 2.11 Article 5.10(1)(h) is amended by deleting “dwelling” and inserting “residential” and deleting “for the accommodation of the owner, operator, or employee of a permitted principal use” so that it reads:
“(h) Accessory residential unit”
- 2.12 Subsection 5.10(2) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(2) One principal building accommodating one principal use and one accessory residential unit per lot.”
- 2.13 Subsection 5.10(3) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(3) The maximum number of accessory buildings, other than an accessory residential unit, utility shed, or woodshed is 4.”
- 2.14 Subsection 5.10(6) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(6) The maximum height for any principal building or accessory residential unit is 9 metres (29.5 feet).”
- 2.15 Subsection 5.10(7) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(7) The maximum height for any accessory building or structure, other than an accessory residential unit, is 5 metres (16.4 feet).”
- 2.16 Subsection 5.10(13) is amended by inserting “one” and deleting “dwelling” and inserting “residential” to Site Specific Regulation (1) for Site-Specific Zone C3(a) so that it reads:
“(1) Despite 5.10(1) the only permitted uses at these locations are repair shops, machine shops, accessory retail sales, and one accessory residential unit.”
- 2.17 Article 5.11(1)(f) is amended by deleting “dwelling” and inserting “residential” and deleting “for the accommodation of the owner, operator, or employee of a permitted principal use” so that it reads:
“(f) Accessory residential unit”
- 2.18 Subsection 5.11(2) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(2) One principal building accommodating one principal use and one accessory residential unit per lot.”
- 2.19 Subsection 5.11(3) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(3) The maximum number of accessory buildings, other than an accessory residential unit, utility shed, or woodshed is 4.”

- 2.20 Subsection 5.11(7) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(7) The maximum height for any principal building or accessory residential unit is 9 metres (29.5 feet).”
- 2.21 Subsection 5.11(8) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(8) The maximum height for any accessory building or structure, other than an accessory residential unit, is 5 metres (16.4 feet).”
- 2.22 Article 5.13(1)(d) is amended by deleting “dwelling” and inserting “residential” and deleting “for the accommodation of the owner, operator, or employee of a permitted principal use” so that it reads:
“(d) Accessory residential unit”
- 2.23 Subsection 5.13(2) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(2) One principal building accommodating one principal use and one accessory residential unit per lot.”
- 2.24 Subsection 5.13(3) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(3) The maximum number of accessory buildings, other than an accessory residential unit, utility sheds, or woodsheds is 4.”
- 2.25 Article 5.13(6)(b) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(b) 5 metres (16.4 feet) from any interior side lot line, or 3 metres (9.8 feet) for an accessory dwelling residential unit.”
- 2.26 Subsection 5.13(8) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(8) The maximum height for any principal building or accessory residential unit is 9 metres (29.5 feet).”
- 2.27 Subsection 5.13(9) is amended by deleting “dwelling” and inserting “residential” so that it reads:
“(9) The maximum height for any accessory building or structure, other than an accessory residential unit, is 5 metres (16.4 feet).”
- 2.28 Subsection 5.13(16) is amended by deleting “and” and inserting “and one accessory residential unit” to Site Specific Regulation (1) for Site-Specific Zone I1(b) so that it reads:
“(1) Despite 5.13(1) the only permitted uses in this location are waste transfer stations, the maintenance, repair and storage of vehicles, equipment and materials used for the provision, maintenance or repair of utilities, accessory uses, buildings and structures, and one accessory residential unit.”
- 2.29 Subsection 5.14(1) is amended by inserting the following new article as Article 5.14(1)(f)
“Accessory residential unit.”

- 2.30 Section 5.14 is amended by inserting the following new subsection as Subsection 5.14 (2.1) that reads:
“(2.1) One accessory residential unit per lot.”
- 2.31 Subsection 5.14 (4) is amended by inserting “or accessory residential unit” so that it reads:
“(4) The maximum height for any principal building or structure, or accessory residential unit, is 9 metres (29.5 feet).”
- 2.32 Subsection 5.14(7) is amended by inserting “and one accessory residential unit” to Site Specific Regulation (1) for Site-Specific Zone S1(a) so that it reads:
“(1) Despite 5.14(1), the only uses permitted in this location are clubs, halls and recreation facilities, and one accessory residential unit.”
- 2.33 Section 8.11 is amended by deleting Subsection 8.11(1) – 8.11(7) and inserting the following Subsections 8.11(1) – 8.11(13) so that it reads:
- “(1) Where potable water is proposed to be supplied to lots in a subdivision by an established community water system, the applicant for subdivision must provide written confirmation from the community water system that it is able to supply potable water for the permitted principal use and density to each lot.
 - (2) Where potable water is proposed to be supplied to lots in a subdivision by creating a community water system, the applicant for subdivision must provide proof of all authorizations required under the *Drinking Water Protection Act*, the *Water Utility Act* or any other enactment pertaining to water supply systems.
 - (3) Where potable water is proposed to be supplied to lots in a subdivision from a stream, the applicant for subdivision must provide proof of authorization in the form of a water licence confirming that the total volume of water granted to the licence holder is able to supply potable water for domestic uses at the volume specified in Table 1 to each lot.
 - (4) Where potable water is proposed to be supplied to lots in a subdivision by drilled wells the applicant for subdivision must provide written certification under seal of a hydrogeologist that:
 - (a) each well has been constructed in accordance with the Groundwater Protection Regulation;
 - (b) each well has been constructed in accordance with Subsections 8.11(6), 8.11(7) and 8.11(8);
 - (c) each well has sufficient available groundwater to provide the daily required volume of potable water for the permitted domestic uses on each lot in accordance with Table 1;
 - (d) each well for which a water licence has not been issued has sufficient available groundwater volume for all permitted non-domestic, non-agricultural, non-park, non-conservation area principal uses for each lot at the permitted density of use; and
 - (e) includes recommendations for mitigation measures, if applicable, to ensure long-term sustainable yield of the drilled well.

TABLE 1 DOMESTIC POTABLE WATER SUPPLY STANDARDS FOR SUBDIVISION	
USE	VOLUME (litres per day)
<i>Per lot (including one dwelling)</i>	2000
<i>each additional permitted dwelling and cottage per lot</i>	2000

- (5) Where the potable water is proposed to be supplied to lots in a subdivision by drilled wells, for any well where a water licence has not been issued the applicant for subdivision must also provide written certification under seal of a hydrogeologist:
- (a) results of a water quality analysis, completed by an accredited laboratory;
 - (b) plan of the proposed subdivision indicating the location where each water sample was taken;
 - (c) a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan;
 - (d) confirmation, based on the accredited laboratory water quality analysis, that each proposed water supply source is potable, or can be made potable, with a treatment system; and
 - (e) confirmation, based on the accredited laboratory water quality analysis of chloride concentrations, that each drilled well is not likely to be affected by the intrusion of saline groundwater or sea water in accordance with the Province of British Columbia guidance documents.
- (6) Where a water license has not been issued and where potable water is proposed to be supplied to lots in a subdivision by a drilled well, a pumping test shall be carried out on each well in a proposed subdivision by:
- (a) pumping groundwater, at a constant rate, for a minimum period of 12 hours; and
 - (b) withdrawing the total daily required volume specified in Subsection 8.11(4) over a maximum period of 24 hours; and
 - (c) monitoring groundwater levels continuously during the pumping test and during the recovery period.
- (7) Where potable water is to be supplied by a drilled well a sounding tube or wellhead port must be installed to enable the insertion of water level monitoring equipment.
- (8) Drilled wells used for the purposes of subdivision must not be located within 50 metres of the natural boundary of the sea.
- (9) If the daily required volume of potable water cannot be supplied in accordance with Subsection 8.11(1) or if the certification in Articles 8.11(4)(c) and 8.11(4)(d) cannot be made, the Approving Officer may nonetheless approve the subdivision provided that the applicant grants a s.219 covenant to the Mayne Island Local Trust Committee and the Capital Regional District that restricts the

development of the subdivision to the uses or density of the uses for which a certification has been made under Subsections 8.11(1) or 8.11(4).

- (10) Where the certification under Article 8.11(5)(d) states that a water supply is not potable but can be made potable with a treatment system, the Approving Officer may approve subdivision provided that the applicant grants a s. 219 covenant under the *Land Title Act* to the Mayne Island Local Trust Committee and the Capital Regional District that requires on-going treatment of the water to potable water standards recommended by a hydrogeologist.
- (11) For the purposes of subdivision, drilled wells impacted by seawater intrusion or whose operation is likely to cause seawater intrusion are not permitted sources of potable water.
- (12) For the purposes of subdivision, alternative potable water supplies including, but not limited to, shallow dug wells, rainwater catchment and desalination are not permitted sources of potable water.
- (13) The requirements of Subsections 8.11(1) through 8.11(8) do not apply where the proposed subdivision is a boundary adjustment that does not result in an increase in the number of lots or permitted dwelling units, provided that all lots in the subdivision are currently serviced by existing wells, community water system connection or water licence.”

2.34 Schedule E is updated to expand flexible housing zoning.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

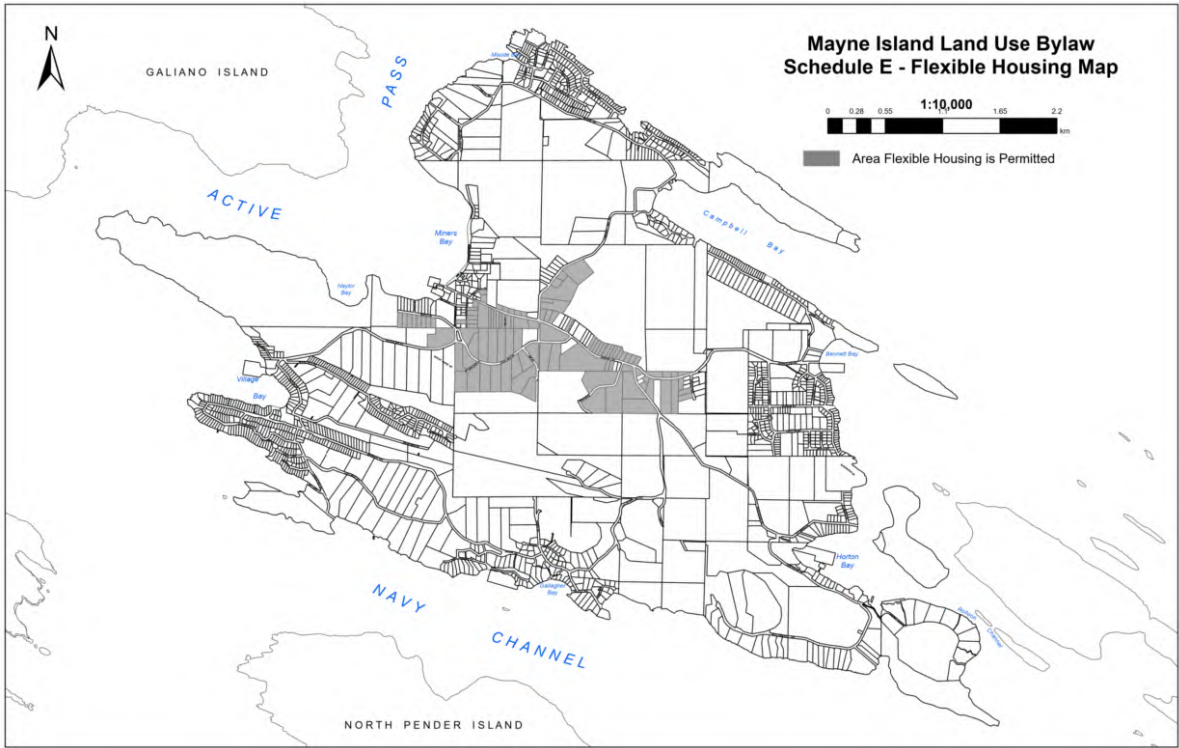
READ A FIRST TIME THIS	29 TH	DAY OF	SEPTEMBER	2025.
PUBLIC HEARING HELD THIS	26 TH	DAY OF	JANUARY	2026.
READ A SECOND TIME THIS	26 TH	DAY OF	JANUARY	2026.
READ A THIRD TIME THIS	26 TH	DAY OF	JANUARY	2026.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 197

Schedule E (Flexible Housing Areas Map)



First Nation Engagement

Referral of: Mayne Bylaws 196 and 197

Re: Housing Options Project

First Nation: Cowichan Tribes

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
October 15, 2025	Thank you for the referral on Bylaws 196 and 197. While we acknowledge the importance of increasing housing options in principle, Cowichan Tribes has a number of practical concerns we want Islands Trust to consider as these bylaws are refined and put into practice. First, please ensure that any ground disturbance includes strong measures for management of invasive species and for stewarding the land so native plant species are at less risk. New developments should make best efforts to maintain mature trees (especially cedar, arbutus, and garry oak) and avoid unnecessary loss of other important flora. Secondly, with rapidly increasing developments, water is a major concern. The cistern requirements and potable water rules in the draft are a step in the right direction, but changes that allow more units (e.g. as mentioned, clustered tiny homes or parks) must be tied to clear, enforceable water supply and wastewater capacity standards so that aquifers and community systems aren't overstressed. The concern was also raised about the need for stormwater runoff controls, especially considering the pollutants (e.g., 6PPD-quinone) that would be contained within. Third, we also want to be sure that archaeological and culturally sensitive sites, slopes susceptible to erosion, and aquifer recharge areas are actively excluded from flexible-housing designations in practice, not only in the policy language. Finally, we would like Islands Trust to consider the impact of cumulative effects. Several small relaxations in development standards in terms of intensity of units including location can quickly add up to major changes in water quality and quantity, impacts to shorelines, and the land's ability to maintain healthy ecosystems over time. Cowichan Tribes is available to discuss practical mitigation and monitoring opportunities as the process for these bylaws moves forward.	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Halalt

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Lyackson

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Pauquachin First Nation

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
September 22, 2025	Pauquachin First Nation is in receipt of the referral for: Mayne Island LTC Draft Bylaws 196 and 197. This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Penelakut Tribe

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Semiahmoo

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Snuneymuxw

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Stz'uminus

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Ts'uubaa-asatx (Lake Cowichan)

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
September 22, 2025	The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuuchahnulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuuchahnulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsartlip First Nation

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawout First Nation

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
September 22, 2025	Thank you for your referral to Tsawout First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the Tsartlip Nation. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawwassen First Nation

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
September 23, 2025	Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

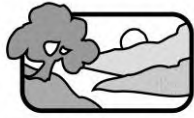
First Nation: Tseycum First Nation

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

Non-Agency Referrals**First Nation: WSANEC Leadership Council**

Date	Comment/Action	Initial
September 19, 2025	Sent Referral	JC
January 8, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

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Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: 3900-04-10
6500-20 (Minor Housing AMD
Review)

DATE OF MEETING: February 25, 2026
TO: Islands Trust Executive Committee
FROM: Brad Smith, Island Planner
SUBJECT: Saturna Island Local Trust Committee – Bylaw No. 143

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve Saturna Island Local Trust Committee Bylaw No. 143, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024” in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

Saturna Island Local Trust Committee has referred Bylaw No. 143 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational

None.

Financial

None

Policy

None

Implementation/Communications

Communication to **Saturna Island Local Trust Committee** regarding the Executive Committee decision by **February 27, 2026**.

Other

None

PURPOSE

Saturna Island Local Trust Committee Bylaw No. 143, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024” (Attachment 6) is intended to update where secondary suites are permitted in the Saturna Island Local Trust Area in consideration of most recently available provincial saltwater intrusion mapping data, to amend references of rainwater storage to be more inclusively referenced as freshwater, and to amend minimum cistern capacity provisions to align with industry standards for tank sizes.

BACKGROUND

Saturna Island Local Trust Committee Bylaw No. 143

The LTC considered and determined that proposed Bylaw No. 143 is not contrary to or at variance with the Islands Trust Policy Statement at the July 24, 2025 meeting and directed staff to initiate notice of first reading.

Given the November 2025 meeting was cancelled due to the BCGEU strike, notice of first reading was issued for the January 29, 2026 meeting, and first second and third reading were given at that meeting.

Issues Relating to Provincial Interest

None raised.

Issues Relating to First Nation Interest

Halalt, Pauquachin, Ts'uubaa-asatx, Cowichan, Penelakut Tribe, Malahat STÁUTW and Twassassen First Nations responded either deferring comment to other Nations or with no objections at this time, with disclaimers that this does not infringe on the right to comment or object at a future date. No other First Nations responded.

Issues Relating to Resources and Enforcement

None

Public Comments

None received

Staff Comments

The Executive Committee is being asked to approve Saturna Island Bylaw No. 143, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024” in accordance with Section 27 of the *Islands Trust Act*.

- The proposed bylaw has been determined to be consistent with the ITPS by the LTC;
- First Nation referrals were completed and no concerns were raised;
- Agency referrals were completed and no concerns were raised;
- Statutory processes have been completed including the statutory notification of first reading given there was no requirement for a public hearing to be held as the amendments are consistent with the OCP.

KEY ISSUES/CONCEPTS

- Approval of the bylaw will expand opportunities for secondary suites based on updated provincial data for saltwater intrusion and better harmonize cistern requirements with industry standards.

RELEVANT POLICY

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

ALTERNATIVE

1. Determine that the bylaw is contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise Saturna Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 143, cited as "Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024" is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the Saturna Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Brad Smith, Island Planner	February 11, 2026
Concurrence:	Stefan Cermak, Director, Planning Services	February 17, 2026

ATTACHMENTS

1. EC Submission Cover
2. Bylaw Submission Checklist
3. Bylaw Referrals Report
4. Islands Trust Policy Statement Directives Only Checklist
5. EC Policy Checklist
6. Bylaw No. 143
7. First Nations follow-up Tracking



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: Saturna Island Local Trust Committee

Bylaw No.: SA-143

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: 29-Jan-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Bylaw: SA-143

Trust Area: Saturna Island Local Trust Committee
Type: Land Use Bylaw
Bylaw No.: SA-143
Application No.:
Trust Initiated: Yes

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 29-Jan-2026

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 13-May-2025

Resolutions:

Resolution Waiving Public Hearing: Yes
Resolution Authorizing Public Hearing: No
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Chonk, Jas

Date:

File complete and ready for Public review: No

Public Hearings:

Location:
Proofread By: Chonk, Jas

Legal Paper: Gulf Island Driftwood
First Publish Date:

Second Publish Date:

Alternate Paper: Gulf Island Driftwood
First Publish Date:

Second Publish Date:

Mailout Date:
Second Reading Date: 29-Jan-2026

Delivery Notices:
Date Public Hearing Held:
Third Reading Date: 29-Jan-2026

Referrals: Bylaw SA-143

Agency	Sent	Received
Capital Regional District - All Referrals Aggie Chan and Jessica Arnet 625 Fisgard Street: Aggie Chan <i>Comment:</i>	13-May-2025	
Cowichan Tribes <i>Chief and Council:</i> Tracey Flemming <i>Comment:</i> Thanks for the referral. Cowichan Tribes defers this to nearby First Nation(s) at this time.	13-May-2025	07-Jan-2026
Halalt First Nation <i>Chief and Council:</i> Jack Smith <i>Comment:</i> Halalt First Nation will defer on this item related to Saturna Island to the Tsawout First Nations.	13-May-2025	14-May-2025
Island Health 3rd Floor, 6475 Metral Drive: Referrals Referrals <i>Comment:</i> Please see the completed referral form attached and the following comments/considerations below: - With respect to secondary suites, note that any water supply system serving more than one single family residence* is required to obtain necessary approvals/permits and meet the requirement for a drinking water system under the Drinking Water Protection Act. - Recommend providing a definition in the bylaw for 'freshwater'. Additionally, note that any water supply system serving more than one single family residence* is required to obtain necessary approvals/permits and meet the requirements for a drinking water system under the Drinking Water Protection Act which includes requirement to provide potable water. *Refer to the latest version of the Drinking Water Officers' Guide - Province of British Columbia pg. 10 for definition of single family residence) - Construction on any sewerage systems must be in accordance with the Sewerage System Regulation, which requires a property owner to obtain the services of an Authorized Person to file with the health authority the required documentation for certification of the system.	13-May-2025	10-Jun-2025
Lyackson First Nation <i>Chief and Council:</i> Linda Aidnell <i>Comment:</i>	13-May-2025	
Malahat First Nation - Te'mexw Treaty Association 110 Thunder Road: Heather Adams <i>Comment:</i> Thank you for your consultation request dated May 13th, 2025, regarding amendments to the Saturna Island Land Use Bylaw No. 143; Saturna Island is located in Malahat Nation's traditional territory. At this time and with the documents you have provided the Malahat Nation has no objections with the amendments to the Saturna Island Bylaw No. 119. Thank you for your time, consideration and ongoing correspondence with the Nation.	13-May-2025	13-Jun-2025
Mayne Island Local Trust Committee Islands Trust: Jas Chonk <i>Comment:</i> Interests unaffected by bylaw.	13-May-2025	26-May-2025

Referrals: Bylaw SA-143

Agency	Sent	Received
Ministry of Water, Land and Resource Stewardship – Water Management Branch <i>Water Management Branch: Connie Chapman</i>	13-May-2025	
North Pender Island Local Trust Committee <i>Islands Trust: Jas Chonk</i> <i>Comment: Interests unaffected by bylaw.</i>	13-May-2025	30-May-2025
Parks Canada <i>2220 Harbour Road: Parks Canada</i> <i>Comment: Regarding the referral response in question, Parks Canada would like to flag one potential concern. There is one area ~300m uphill from Lyall Creek that could be a potential concern if they have secondary suites and septic is not managed appropriately. The area is at the top of a very steep hill and might have sufficient distance, but I am not an expert in that. Technically the jurisdiction of the creek is DFO, but the lands around most of it are managed by GINPR. Lyall Creek is a salmon spawning stream. The area circled in purple is from figure 2 in the attached document. The area circled in red from GoogleEarth is more of a close up.</i>	13-May-2025	04-Jun-2025
Pauquachin First Nation <i>9010 West Saanich Road: Darlene Henry</i> <i>Comment: Pauquachin First Nation is in receipt of the referral for: Saturna island Local Trust Area Bylaw No. 143 This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.</i>	13-May-2025	14-May-2025
Penelakut Tribe <i>Box 360: Denise James</i>	13-May-2025	29-Jan-2026

Referrals: Bylaw SA-143

Agency	Sent	Received
<i>Comment:</i> The Penelakut Tribe has received a referral concerning Saturna Island Bylaw No. 143. Its location appears to fall outside the Tribe's recognized title and governance areas. Consequently, it is classified as a Level 1 rights area for Penelakut Tribe. Level 1 indicates that the project is predominantly within another First Nation's traditional territory and governance jurisdiction. Our interests in this area are limited to trade, government-to-government relations, and inter-community interactions, rather than title and governance authority, which are considered Penelakut Tribe's primary Section 35 interests. These would necessitate comprehensive consultation at the highest Haida spectrum level. Based on this assessment, we defer to the First Nation(s) whose traditional territory encompasses or is impacted by the project. Should Penelakut Tribe's interests evolve or expand in the future, we reserve the right to reassess this classification. Currently, we acknowledge the authority of the Nation(s) directly affected by the project's title and governance considerations.		
Semiahmoo First Nation 16049 Beach Rd: Chief & Council <i>Comment:</i>	13-May-2025	
Snuneymuxw First Nation 668 Centre Street: Desiree Thomas <i>Comment:</i>	13-May-2025	
South Pender Island Local Trust Committee 200 - 1627 Fort Street: Jas Chonk <i>Comment:</i> Interests unaffected by bylaw.	13-May-2025	05-Sep-2025
Stz'uminus First Nation 12611A Trans Canada Hwy: Chenoa Akey <i>Comment:</i>	13-May-2025	
Tsartlip First Nation PO Box 70: Dave Elliott <i>Comment:</i>	13-May-2025	
Tsawout First Nation PO Box 121, 7725 Tetayut Road: Neesha Nandhra <i>Comment:</i> Thank you for your referral to the Tsawout First Nation regarding your project on our traditional territory. Tsawout First Nation advises that we have completed the activity reviews of Saturna Island Local Trust Committee and based on our findings, we have concluded that we do not have any concerns at this time. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.	13-May-2025	16-Jul-2025
Tsawwassen First Nation 1926 Tsawwassen Drive: Victoria Williams <i>Comment:</i> Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.	13-May-2025	16-Jan-2026

Referrals: Bylaw SA-143

Agency	Sent	Received
Tseycum First Nation 1210 Totem Lane: Chief Tanya Jimmy <i>Comment:</i>	13-May-2025	
Tsuubaaasatx First Nation <i>Tsuubaaasatx Referrals:</i> Monty Horton <i>Comment:</i> The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	13-May-2025	14-May-2025
WSANEC Leadership Council WSANEC Leadership Council Society: Laurie Whitehead	13-May-2025	



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw No: 143

Minor Housing Amendments Review Project

LTC Endorsement: July 25, 2025 Res: SA-2025-020

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECK LIST

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

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

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

Part III Policies for Ecosystem Preservation and Protection

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

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: Policies for Sustainable Communities

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

CONSISTENT	NO.	DIRECTIVE POLICY
	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.

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

POLICY STATEMENT COMPLIANCE

✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Jas Chonk

Status

Date Resolution Referred to Exective Committee: 29-Jan-2026

Reading:

PROPOSED

SATURNA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 143

A BYLAW TO AMEND SATURNA ISLAND LAND USE BYLAW NO. 119, 2018

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

1. Citation

This bylaw may be cited for all purposes as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024”.

2. Saturna Island Local Trust Committee Bylaw No. 119, cited as “Saturna Island Land Use Bylaw No. 119, 2018,” is amended as follows:

2.1 Section 2.17 – Water Storage, is amended by:

- i) replacing the word “rainwater” with the word “freshwater”
- ii) replacing the minimum cistern capacity reference of “21820 litres (4800 gallons)” with “18,000 litres (3960 gallons)”

2.2 Section 2.18 – Secondary Suites, Subsection 2.18.5 is amended by deleting the words “as having moderate to high aquifer vulnerability depicted”.

2.3 Section 15.1, Subsection 15.1.13 “floor area” is amended by replacing the word “rainwater” with the word “freshwater”.

2.4 Schedule “E” – Secondary Suites Map, is deleted in its entirety and replaced by Schedule “E” - Secondary Suites Map dated October 2, 2025, attached to and forming part of this bylaw.

2.5 Part 15 Interpretation, Definitions, is amended by adding as subsection 15.1.14 the words “ “Freshwater” means water with a total dissolved salt content of $\leq 1,000$ ppm (1 g/L, 1‰) and includes surface and groundwater resources” and renumbering subsequent subsections accordingly.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

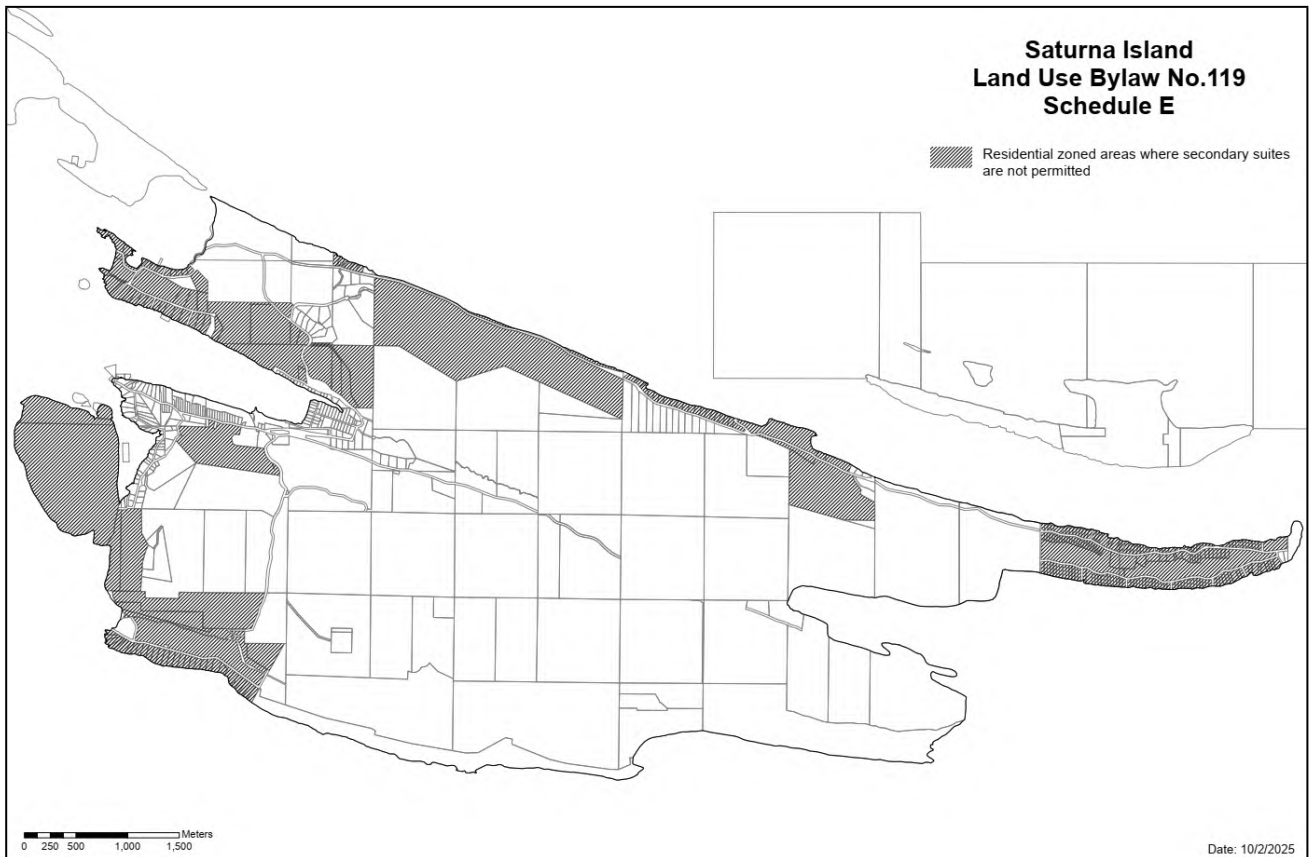
READ A FIRST TIME THIS	29 TH	DAY OF	JANUARY	2026.
READ A SECOND TIME THIS	29 TH	DAY OF	JANUARY	2026.
READ A THIRD TIME THIS	29 TH	DAY OF	JANUARY	2026.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 143**

Schedule E - Secondary Suites Map



First Nation Engagement

Referral of: Saturna Island Bylaw No. 143 (Minor Housing Review Project)

First Nation: Cowichan Tribes

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC
January 7, 2026	Thanks for the referral. Cowichan Tribes defers this to nearby First Nation(s) at this time.	JC

First Nation: Halalt

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
May 14, 2025	Halalt First Nation will defer on this item related to Saturna Island to the Tsawout First Nations.	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Lyackson

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Malahat

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
June 13, 2025	Thank you for your consultation request dated May 13th, 2025, regarding amendments to the Saturna Island Land Use Bylaw No. 143; Saturna Island is located in Malahat Nation's traditional territory. At this time and with the documents you have provided the Malahat Nation has no objections with the amendments to the Saturna Island Bylaw No. 119.	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Pauquachin

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
May 14, 2025	Pauquachin First Nation is in receipt of the referral for: Saturna island Local Trust Area Bylaw No. 143. This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily	JC

	Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Penelakut Tribe

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC
January 29, 2026	The Penelakut Tribe has received a referral concerning Saturna Island Bylaw No. 143. Its location appears to fall outside the Tribe's recognized title and governance areas. Consequently, it is classified as a Level 1 rights area for Penelakut Tribe. Level 1 indicates that the project is predominantly within another First Nation's traditional territory and governance jurisdiction. Our interests in this area are limited to trade, government-to-government relations, and inter-community interactions, rather than title and governance authority, which are considered Penelakut Tribe's primary Section 35 interests. These would necessitate comprehensive consultation at the highest Haida spectrum level. Based on this assessment, we defer to the First Nation(s) whose traditional territory encompasses or is impacted by the project. Should Penelakut Tribe's interests evolve or expand in the future, we reserve the right to reassess this classification. Currently, we acknowledge the authority of the Nation(s) directly affected by the project's title and governance considerations.	JC

First Nation: Semiahmoo

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Snuneymuxw

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Stz'uminus

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Ts'uubaa-asatx (Lake Cowichan)

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
May 14, 2025	The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsartlip

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawout

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
July 16, 2025	Thank you for your referral to the Tsawout First Nation regarding your project on our traditional territory. Tsawout First Nation advises that we have completed the activity reviews of Saturna Island Local Trust Committee and based on our findings, we have concluded that we do not have any concerns at this time. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawwassen

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC
January 16, 2026	Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.	JC

First Nation: Tseycum

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

Non-Agency Referrals**First Nation: WSANEC**

Date	Comment/Action	Initial
May 13, 2025	Sent Referral	JC
January 6, 2026	Sent Follow-up Email in regards to Public Hearing.	JC



Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: 3900-04
6500-20 (Minor LUB AMD)

DATE OF MEETING: February 25, 2026
TO: Islands Trust Executive Committee
FROM: Kim Stockdill
SUBJECT: South Pender Island Local Trust Committee – Bylaw No. 129

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve South Pender Island Local Trust Committee Bylaw No. 129, cited as South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025” in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

South Pender Island Local Trust Committee has referred Bylaw No. 129 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational

None.

Financial

None.

Policy

None.

Implementation/Communications

Communication to **South Pender Island Local Trust Committee** regarding the Executive Committee decision by **February 27, 2026**.

Other

None.

PURPOSE

South Pender Island Local Trust Committee Bylaw No. 129, cited as South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025” (Attachment 6) is intended to amend the South Pender Island Land Use Bylaw (LUB) by:

- retains the setback to the natural boundary of the sea but amending the clause by removing “a certification from an appropriately qualified person as to” and replacing it with “substantive evidence to establish”
- height regulation for dwellings and cottages to revert the regulation back to as it was prior to the adoption of Bylaw No. 122
- shipping container regulations by changing the lot size requirements
- clarifying recreational vehicles regulations
- reverts the setback from the exterior and interior side lot line for new dwellings and cottages from 6 metres (20 feet) to 3 metres (10 feet)
- removes the floor area requirements for dwellings to the Agriculture zone and certain conditions of use for agri-tourism and agri-tourist accommodation
- increase the maximum floor area regulations for new dwellings and includes a single table to regulate maximum floor area

BACKGROUND

South Pender Island Local Trust Committee Bylaw No. 129

Bylaw No. 129 is the result of the 2024-2025 Minor Land Use Bylaw Amendments Project. The project’s purpose is to consider a targeted review of amendments made during the previous LUB review project which resulted in the adoption of LUB amending Bylaw No. 122. The South Pender Island Local Trust Committee’s (LTC) Bylaw No. 122 was adopted in September 2022 which included a number of LUB amendments including new agricultural regulations, reduction to residential dwelling maximum floor areas, increasing setbacks for new residential dwellings and cottages, increasing the setback to the natural boundary of the sea, and other minor amendments.

The South Pender LTC held multiple opportunities for community engagement to determine if the Bylaw No. 122 amendments should be removed, amended, or retained in the current South Pender LUB. The outcome of this engagement process is Bylaw No. 129 amendments noted above.

First Reading: May 2, 2025

Second Reading: September 5, 2025

Public Hearing: September 5, 2025

Third Reading: February 13, 2026

The LTC considered and determined that the bylaw is not contrary to or at variance with the Islands Trust Policy Statement at the May 2, 2025 South Pender LTC meeting (Attachment 4).

Issues Relating To Provincial Interest

The LTC received a referral response from the Agricultural Land Commission (ALC) on July 17, 2025. The referral letter encouraged the LTC to align Bylaw No. 129 with the ALC's regulations and policies. The [Islands Trust staff report dated September 5, 2025](#) addresses the ALC staff's comments. Staff directed the South Pender LTC to amend Bylaw No. 129 to retain the maximum floor area for cottages. The South Pender LTC followed staff's advice and amended the bylaw accordingly, retaining the maximum floor area for cottages based on the ALC's advice. Islands Trust staff advised that all other ALC comments were received and recommended no further changes to the bylaw.

Issues Relating To First Nation Interest

Referral responses were received from the Malahat Nation, Pauquachin First Nation, Tsawout First Nation, and Ts'uubaa-asatx Nation. The responses indicated that the Nations either have no objections or concerns regarding the bylaw or defer to the First Nation(s) whose traditional territory the project lies within or who may be affected by the project.

A letter dated September 1, 2025, from Hereditary Chief Eric Pelkey was received by the South Pender Local Trust Committee (LTC). The letter stated that "the bylaw would derogate from and infringe upon the Douglas Treaty rights and practices of Tsawout members who are out on the lands and waters of our territory. We require more time to consider these impacts of increased development, particularly along the coastline."

Based on recommendations from the Senior Indigenous Relations Advisor, and in light of Tsawout First Nation's referral response indicating no concerns, staff reached out to Hereditary Chief Eric Pelkey. Correspondence with the Hereditary Chief was delayed due to the BCGEU strike.

Islands Trust staff emailed Hereditary Chief Eric Pelkey on January 16, 2026, and February 12, 2026, clarifying that the proposed bylaw does not amend any land use regulations regarding setbacks from the natural boundary of the sea. The only amendment related to the natural boundary of the sea is a change to the type of information a property owner must provide when rebuilding a home within the existing setback. To date, no response has been received from Hereditary Chief Eric Pelkey.

Issues Relating To Resources and Enforcement

None.

Public Comments

None.

Staff Comments

Rationale for Recommendation:

- The proposed bylaw has been determined to be consistent with the Islands Trust Policy Statement
- First Nations and agency referrals were completed and no concerns were raised
- Statutory processes have been completed including the statutory notification and holding of a public hearing prior to third reading of the bylaw

The Executive Committee is being asked to approve this bylaw. Following Executive Committee approval, Bylaw No. 129 will be returned to the South Pender LTC for final approval.

KEY ISSUES/CONCEPTS

- The proposed bylaw includes minor amendments to the South Pender Land Use Bylaw
- The proposed bylaw is not contrary to or at variance with the Islands Trust Policy Statement

RELEVANT POLICY

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

ALTERNATIVE

1. Determine that the bylaw is contrary to the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise South Pender Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 129, cited as South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025” is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the South Pender Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Kim Stockdill	February 17, 2026
Concurrence:	Stefan Cermak, Director, Planning Services	February 18, 2026

ATTACHMENTS

1. EC Submission Cover
2. Bylaw Submission Checklist
3. Bylaw Referrals Report
4. Islands Trust Policy Statement Directives Only Checklist
5. EC Policy Checklist
6. Bylaw No. 129
7. First Nations follow-up Tracking



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: South Pender Island Local Trust Committee

Bylaw No.: SP-129

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: 13-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Bylaw: SP-129

Trust Area: South Pender Island Local Trust Committee

Type: Land Use Bylaw

Bylaw No.: SP-129

Application No.:

Trust Initiated: Yes

Proofread By:

Clerk: Yes

Technical Staff: No

Planner: Yes

First Reading Date: 02-May-2025

Bylaw Sent to Referrals: Yes

Date Proposed Bylaw to Web: 23-May-2025

Resolutions:

Resolution Waiving Public Hearing: No

Resolution Authorizing Public Hearing: Yes

Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Chonk, Jas

Date: 07-Aug-2025

File complete and ready for Public review: Yes

Public Hearings:

Location:

Proofread By: Chonk, Jas

Legal Paper: Gulf Island Driftwood

First Publish Date: 27-Aug-2025

Second Publish Date: 03-Sep-2025

Alternate Paper: Gulf Island Driftwood

First Publish Date:

Second Publish Date:

Mailout Date:

Delivery Notices:

Date Public Hearing Held: 05-Sep-2025

Second Reading Date: 05-Sep-2025

Third Reading Date: 13-Feb-2026

Referrals: Bylaw SP-129

Agency	Sent	Received
Agricultural Land Commission <i>Rm. 133 4940 Canada Way: Nicole Mak</i> <i>Comment: See EDM folder for comments.</i>	27-May-2025	17-Jul-2025
Capital Regional District - All Referrals Aggie Chan and Jessica Arnet <i>625 Fisgard Street: Aggie Chan</i> <i>Comment: Regional Planning - No additional comments at this time. Parks, Recreation and Environmental Services - Does not impact their interest.</i>	27-May-2025	17-Jul-2025
Cowichan Tribes <i>Chief and Council: Comment:</i>	27-May-2025	
Halalt First Nation <i>Chief and Council: Jack Smith</i> <i>Comment:</i>	27-May-2025	
Lyackson First Nation <i>Chief and Council: Comment:</i>	27-May-2025	
Malahat First Nation - Te'mexw Treaty Association <i>110 Thunder Road: Heather Adams</i> <i>Comment: Thank you for your consultation request dated May 27th, 2025, regarding the proposed Bylaw 129; Pender Island is located in Malahat Nation's traditional territory. At this time and with the documents you have provided the Malahat Nation has no objections with the proposed bylaw No. 129.</i>	27-May-2025	22-Jul-2025
North Pender Island Local Trust Committee <i>Islands Trust: Jas Chonk</i> <i>Comment: Interests Unaffected by Bylaw.</i>	27-May-2025	25-Jul-2025
Pauquachin First Nation <i>9010 West Saanich Road: Darlene Henry</i>	27-May-2025	28-May-2025

Referrals: Bylaw SP-129

Agency	Sent	Received
<i>Comment:</i> Pauquachin First Nation is in receipt of the referral for: South Pender Island Local Trust Committee Bylaw No. 129. This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.		
Pender Island Fire Rescue <i>PO Box 61: Charlie Boyte</i> <i>Comment:</i>	27-May-2025	
Penelakut Tribe <i>Box 360: Denise James</i> <i>Comment:</i>	27-May-2025	
Saturna Island Local Trust Committee <i>200 - 1627 Fort Street: Jas Chonk</i> <i>Comment:</i> Interests Unaffected by Bylaw.	27-May-2025	24-Jul-2025
Semiahmoo First Nation <i>16049 Beach Rd: Chief & Council</i> <i>Comment:</i>	27-May-2025	
Snuneymuxw First Nation <i>668 Centre Street: Desiree Thomas</i> <i>Comment:</i>	27-May-2025	
Stz'uminus First Nation <i>12611A Trans Canada Hwy: Chenoa Akey</i> <i>Comment:</i>	27-May-2025	
Tsartlip First Nation <i>PO Box 70: Dave Elliott</i> <i>Comment:</i>	27-May-2025	
Tsawout First Nation <i>PO Box 121, 7725 Tetayut Road: Neesha Nandhra</i>	27-May-2025	16-Jul-2025

Referrals: Bylaw SP-129

Agency	Sent	Received
<i>Comment:</i> Thank you for your referral to the Tsawout First Nation regarding your project on our traditional territory. Tsawout First Nation advises that we have completed the activity reviews of South Pender Island Local Trust Committee Bylaw No. 129 and based on our findings, we have concluded that we do not have any concerns at this time. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.		
Tsawwassen First Nation 1926 Tsawwassen Drive: Ben Bisset <i>Comment:</i>	27-May-2025	
Tseycum First Nation 1210 Totem Lane: Chief Tanya Jimmy <i>Comment:</i>	27-May-2025	
Tsuubaaasatx First Nation Tsuubaaasatx Referrals: Monty Horton <i>Comment:</i> Ts'uubaa-asatx Nation is in receipt of the referral for: South Pender Island Local Trust Committee Bylaw No. 129. This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	27-May-2025	28-May-2025
WSANEC Leadership Council WSANEC Leadership Council Society: Laurie Whitehead	27-May-2025	01-Sep-2025

Referrals: Bylaw SP-129

Agency	Sent	Received
<i>Comment:</i> In early 2024 and again in January 2025 I had the honour to share with you and your community members the WSANEC world view of our Traditional Territory in TETACES, the Southern Gulf Islands. It is good that you welcome WSANEC Traditional Knowledge in your deliberations. I have had an opportunity to consider some of your information in the public hearing notice and binder. It is extensive and complicated and more time is required to fully understand the impact of Bylaw 129, especially along the coastline which holds our history and our cultural heritage. I have concerns regarding the proposed by-law. Based on my review so far, this Bylaw would derogate and infringe on the Douglas Treaty rights and practices of Tsawout members who are out on the lands and waters of our territory. We require more time to consider these impacts of increased development particularly along the coastline. I had planned to attend your public hearing to convey my views in person. However, because of a recent death in our family, my family and I will out of the Province in early September. I will be in further contact when I return to BC.		

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: SP Minor LUB Amendments Project
Bylaw: 129

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

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

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

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

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Jas Chonk

Status

Date Resolution Referred to Exective Committee: 13-Feb-2026

Reading:

PROPOSED

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 129

A BYLAW TO AMEND SOUTH PENDER ISLAND LAND USE BYLAW NO. 114, 2016

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

1. Citation

This bylaw may be cited for all purposes as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025”.

2. South Pender Island Local Trust Committee Bylaw No. 114, cited as “South Pender Island Land Use Bylaw No. 114, 2016,” is amended as follows:

2.1 Section 1.1 – Definitions, by deleting the definition “basement floor area”.

2.2 Section 1.1 – Definitions, by amending the definition of ‘floor area’ by removing “1.5” and replacing it with “1.8” so it reads:

““floor area” means the sum of the horizontal areas of all storeys in a building, measured to the inner surface of the exterior walls, exclusive of any floor area occupied by a cistern used for the storage of water for domestic use or fire protection, and exclusive of all areas of a storey having a floor and a ceiling less than 1.8 metres apart, and exclusive of a storey that is not fully enclosed by a floor, ceiling, and four walls or glass.

2.3 Section 3.3 – Siting and Setback Regulations, Subsection 3.3(5) is amended by removing “a certification from an appropriately qualified person as to” and replacing it with “substantive evidence to establish” so it reads:

“Despite Subsection 3.3(3), on a lot that contains a legal dwelling, cottage, or accessory building constructed prior to September 15, 2022, a replacement dwelling, cottage, or accessory building may be constructed, or the existing dwelling, cottage, or accessory building re-constructed or altered, provided the distance from the natural boundary of the sea to the replacement, re-constructed or altered dwelling, cottage, or accessory building is not less than the distance from the natural boundary of the sea to the dwelling, cottage, or accessory building on the lot on September 15, 2022 and for this purpose the Local Trust Committee may require an owner to submit substantive evidence to establish the siting of the dwelling, cottage, or accessory building at the time of the adoption of this bylaw.”

- 2.4 Section 3.4 – Height Regulations, Subsection 3.4(1) is amended by deleting the words “and at no point may a dwelling or cottage exceed 9.2 metres (30 feet) in height” so it reads:
- “A dwelling or cottage shall not exceed 9.2 metres (30 feet) in height.”
- 2.5 Section 3.5 – Accessory Buildings and Structures, Article 3.5(6)(b) by deleting “1.2 ha (3 acres)” and replacing it with “1.6 ha (4 acres)”.
- 2.6 Section 3.5 – Accessory Buildings and Structures, Article 3.5(6)(c) by deleting “with an area greater than 1.2 ha (3 acres)” and replacing it with “1.6 ha (4 acres) or greater in area”.
- 2.7 Section 3.10 – Use of Recreational Vehicles as a Dwelling, by deleting Article 3.10(1)(f).
- 2.8 Section 3.10 – Use of Recreational Vehicles as a Dwelling, by deleting the word “the” after the words “dwelling on the same lot is permitted in” in Subsection 3.10(1).
- 2.9 Section 3.10 – Use of Recreational Vehicles as a Dwelling, Subsection 3.10 (1) by deleting the words “Nothing in this Subsection prohibits the storage on a lot of recreational vehicles that are not being used as dwellings”.
- 2.10 Section 3.10 – Use of Recreational Vehicles as a Dwelling, by creating the following new Subsection 3.10(1)
- “Nothing in this Section prohibits the storage of recreational vehicles that are not being used as dwellings.”
- and by making such consequential numbering alterations to effect this change.
- 2.11 Section 3.10 – Use of Recreational Vehicles as a Dwelling, by adding the following new Subsection 3.10(2) that reads:
- “Where a *recreational vehicle* is used for temporary camping, occupancy of a *recreational vehicle* must not exceed 90 days in a calendar year.”
- 2.12 Section 3.11 - Derelict Vehicles, by deleting Article 3.11 (1) (a), and replacing it with: “(a) Current and valid motor vehicle license plates, or”.
- 2.13 Section 5.1 – Rural Residential Zones, by deleting Subsections 5.1(5) and 5.1(6) in their entirety and by making such consequential numbering alterations to effect this change.

- 2.14 Section 5.1 – Rural Residential Zones, by adding the following new subsection after Subsection 5.1(4) and by making such consequential numbering alterations to effect this change:

- “(5) Maximum Floor Area: RR1
✓ RR2
✓ RR3
✓
- (a) The total floor area of all buildings per lot may not exceed the area in Column A;
 - (b) For a lot that has no dwelling or contains a dwelling with a floor area less than Column B, then the maximum floor area of a new, replacement, or altered dwelling may not exceed the floor area in Column B;
 - (c) For a lot that contains a legal dwelling constructed prior to September 15, 2022 that exceeded the floor area in Column B, the floor area of a re-constructed or replacement dwelling may not exceed the lesser of:
 - i. the floor area of the dwelling on September 15, 2022, or
 - ii. the area in Column C.
 - (d) Where 5.1(5)(c)(i) is applicable, the Local Trust Committee may require an owner to submit substantive evidence to establish the size and siting of the dwelling at the time of the adoption of the bylaw.

	Column A	Column B	Column C
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 Acre)	465 m ² (5000ft ²)	279 m ² (3000 ft ²)	353 m ² (3800 ft ²)
0.4 ha to < 0.8 ha (1 to 2 Acres)	557 m ² (6000ft ²)	325 m ² (3500 ft ²)	418 m ² (4500 ft ²)
0.8 ha to < 1.6 ha (2 to 4 Acres)	743 m ² (8000ft ²)	372 m ² (4000 ft ²)	520 m ² (5600 ft ²)
1.6 ha to < 4.0 ha (4 to 10 Acres)	836 m ² (9000ft ²)	395 m ² (4250 ft ²)	543 m ² (5845 ft ²)
4.0 ha (10 Acres) or greater	1394 m ² (15000 ft ²)	418 m ² (4500 ft ²)	560 m ² (6030 ft ²)

- 2.15 Section 5.1 – Rural Residential Zones, by deleting newly renumbered Subsections 5.1(8) and 5.1(9) in their entirety and by making such consequential numbering alterations to effect this change.
- 2.16 Section 5.1 – Rural Residential Zones, by amending the newly renumbered Subsection 5.1(10) – Subdivision Lot Size Requirements by deleting the words “Subject to subsection 5.1(10),”.
- 2.17 Section 5.5 Agriculture (A), by amending Article 5.5(1)(d) by deleting the words “subject to Subsections 5.5(13) to 5.5(16) and replacing them with “(as permitted by the Agricultural Land Commission)”

2.18 Section 5.5 Agriculture (A), by amending Article 5.5(1)(e) by deleting the words “, subject to Subsections 5.5(15) to 5.5(2), and as permitted by the Agricultural Land commission” and replacing them with “(as permitted by the Agricultural Land Commission)”.

2.19 Section 5.5 Agriculture (A), by deleting the wording in Subsection 5.5(3) and replacing it with:

“Despite Subsection 5.5(2), one cottage or one dwelling for the housing of persons engaged in on-going agricultural activities on the lot, is permitted on each lot in addition to the dwelling permitted in Subsection 5.5(2).”

2.20 Section 5.5 – Agriculture (A), by deleting Subsections 5.5(9) and 5.5(10) in their entirety and by making such consequential numbering alterations to effect this change.

2.21 Section 5.5 – Agriculture (A), by adding the following new subsection after Subsection 5.5(8) and by making such consequential numbering alterations to effect this change:

“(9) Maximum Floor Area:

- (a) The total floor area of all buildings per lot may not exceed the area in Column A;
- (b) For a lot that has no dwelling or contains a dwelling with a floor area less than Column B, then the maximum floor area of a new, replacement, or altered dwelling may not exceed the floor area in Column B;
- (c) For a lot that contains a legal dwelling constructed prior to September 15, 2022 that exceeded the floor area in Column B, the floor area of a re-constructed or replacement dwelling may not exceed the lesser of:
 - i. the floor area of the dwelling on September 15, 2022, or
 - ii. the area in Column C.
- (d) Where 5.5(9(c)(i) is applicable, the Local Trust Committee may require an owner to submit substantive evidence to establish the size and siting of the dwelling at the time of the adoption of the bylaw.

	Column A	Column B	Column C
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 Acre)	465 m ² (5000ft ²)	279 m ² (3000 ft ²)	353 m ² (3800 ft ²)
0.4 ha to < 0.8 ha (1 to 2 Acres)	557 m ² (6000ft ²)	325 m ² (3500 ft ²)	418 m ² (4500 ft ²)
0.8 ha to < 1.6 ha (2 to 4 Acres)	743 m ² (8000ft ²)	372 m ² (4000 ft ²)	520 m ² (5600 ft ²)
1.6 ha to < 4.0 ha (4 to 10 Acres)	836 m ² (9000ft ²)	395 m ² (4250 ft ²)	543 m ² (5845 ft ²)
4.0 ha (10 Acres) or greater	1394 m ² (15000 ft ²)	418 m ² (4500 ft ²)	560 m ² (6030 ft ²)

”

- 2.22 Deleting 5.5(13) to 5.5(18) in their entirety, by making such consequential numbering alterations to effect this change, and by moving the Information Note under the newly renumbered Subsection 5.5(8).
- 2.23 Adding the following words to the Information Notes in the Agriculture zone: The Agricultural Land Reserve Use Regulation regulates total floor area for a dwelling to not exceed 500 m² on a parcel with an area of 40 ha or less.
- 2.24 Section 5.6 – Forestry (F), by deleting Subsections 5.6(7) and 5.6(8) in their entirety and by making such consequential numbering alterations to effect this change.
- 2.25 Section 5.6 – Forestry (F), by adding the following new subsection after Subsection 5.6(6) and by making such consequential numbering alterations to effect this change:

“(7) Maximum Floor Area:

- (a) The total floor area of all buildings per lot may not exceed the area in Column A;
- (b) For a lot that has no dwelling or contains a dwelling with a floor area less than Column B, then the maximum floor area of a new, replacement, or altered dwelling may not exceed the floor area in Column B;
- (c) For a lot that contains a legal dwelling constructed prior to September 15, 2022 that exceeded the floor area in Column B, the floor area of a re-constructed or replacement dwelling may not exceed the lesser of:
 - i. the floor area of the dwelling on September 15, 2022, or
 - ii. the area in Column C.
- (d) Where 5.6(7)(c)(i) is applicable, the Local Trust Committee may require an owner to submit substantive evidence to establish the size and siting of the dwelling at the time of the adoption of the bylaw.

	Column A	Column B	Column C
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 Acre)	465 m ² (5000ft ²)	279 m ² (3000 ft ²)	353 m ² (3800 ft ²)
0.4 ha to < 0.8 ha (1 to 2 Acres)	557 m ² (6000ft ²)	325 m ² (3500 ft ²)	418 m ² (4500 ft ²)
0.8 ha to < 1.6 ha (2 to 4 Acres)	743 m ² (8000ft ²)	372 m ² (4000 ft ²)	520 m ² (5600 ft ²)
1.6 ha to < 4.0 ha (4 to 10 Acres)	836 m ² (9000ft ²)	395 m ² (4250 ft ²)	543 m ² (5845 ft ²)
4.0 ha (10 Acres) or greater	1394 m ² (15000 ft ²)	418 m ² (4500 ft ²)	560 m ² (6030 ft ²)

”

- 2.26 Section 5.6 – Forestry (F), by adding the words “from any lot line” after the words “20 metres (66 feet)” to the newly renumbered Subsection 5.6(10) so it reads:

“Despite 5.6(5) above, the minimum *setback* for a portable sawmill permitted by 5.6(1)(b) above shall be 20 metres (66 feet) from any *lot line*.”

- 2.27 Section 5.7 – Natural Resource (NR), by deleting Subsections 5.7(6) and 5.7(7) in their entirety and by making such consequential numbering alterations to effect this change.

- 2.28 Section 5.7 – Natural Resource (NR), by adding the following new subsection after Subsection 5.7(5) and by making such consequential numbering alterations to effect this change:

“(6) Maximum Floor Area:

- (d) The total floor area of all buildings per lot may not exceed the area in Column A;
- (e) For a lot that has no dwelling or contains a dwelling with a floor area less than Column B, then the maximum floor area of a new, replacement, or altered dwelling may not exceed the floor area in Column B;
- (f) For a lot that contains a legal dwelling constructed prior to September 15, 2022 that exceeded the floor area in Column B, the floor area of a re-constructed or replacement dwelling may not exceed the lesser of:
 - i. the floor area of the dwelling on September 15, 2022, or
 - ii. the area in Column C.
- (e) Where 5.7(6)(c)(i) is applicable, the Local Trust Committee may require an owner to submit substantive evidence to establish the size and siting of the dwelling at the time of the adoption of the bylaw.

	Column A	Column B	Column C
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 Acre)	465 m ² (5000ft ²)	279 m ² (3000 ft ²)	353 m ² (3800 ft ²)
0.4 ha to < 0.8 ha (1 to 2 Acres)	557 m ² (6000ft ²)	325 m ² (3500 ft ²)	418 m ² (4500 ft ²)
0.8 ha to < 1.6 ha (2 to 4 Acres)	743 m ² (8000ft ²)	372 m ² (4000 ft ²)	520 m ² (5600 ft ²)
1.6 ha to < 4.0 ha (4 to 10 Acres)	836 m ² (9000ft ²)	395 m ² (4250 ft ²)	543 m ² (5845 ft ²)
4.0 ha (10 Acres) or greater	1394 m ² (15000 ft ²)	418 m ² (4500 ft ²)	560 m ² (6030 ft ²)

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	2 ND	DAY OF	MAY	2025.
READ A SECOND TIME THIS	5 TH	DAY OF	SEPTEMBER	2025.
PUBLIC HEARING HELD THIS	5 TH	DAY OF	SEPTEMBER	2025.
READ A THIRD TIME THIS	13 TH	DAY OF	FEBRUARY	2026.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS		DAY OF		20

CHAIR

SECRETARY

First Nation Engagement

Referral of: South Pender Island Bylaw 129

First Nation: Cowichan Tribes

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Halalt

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Lyackson

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Malahat

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
July 22, 2025	Thank you for your consultation request dated May 27th, 2025, regarding the proposed Bylaw 129; Pender Island is located in Malahat Nation's traditional territory. At this time and with the documents you have provided the Malahat Nation has no objections with the proposed bylaw No. 129.	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Pauquachin

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
May 28, 2025	This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we	JC

	retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Penelakut Tribe

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Semiahmoo

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Snuneymuxw

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Stzuminus

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Ts'uubaa-asatx Nation (Lake Cowichan)

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
May 28, 2025	This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsartlip

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawout

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
July 16, 2025	Thank you for your referral to the Tsawout First Nation regarding your project on our traditional territory. Tsawout First Nation advises that we have completed the activity reviews of South Pender Island Local Trust Committee Bylaw No. 129 and based on our findings, we have concluded that we do not have any concerns at this time. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tsawwassen

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

First Nation: Tseycum

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
	Sent Follow-up Email in regards to Public Hearing.	JC

Non-Agency Referrals**First Nation: WSANEC**

Date	Comment/Action	Initial
May 27, 2025	Sent Referral	JC
Sept. 1, 2025	In early 2024 and again in January 2025 I had the honour to share with you and your community members the W̱SÁNEĆ world view of our Traditional Territory in ȩȩȩĆES, the Southern Gulf Islands. It is good that you welcome W̱SÁNEĆ Traditional Knowledge in your deliberations. I have had an opportunity to consider some of your information in the public hearing notice and binder. It is extensive and complicated and more time is required to fully understand the impact of Bylaw 129, especially along the coastline which holds our history and our cultural heritage. I have concerns regarding the proposed by-law. Based on my review so far, this Bylaw would derogate and infringe on the Douglas Treaty rights and practices of Tsawout members who are out on the lands and waters of our	JC

	territory. We require more time to consider these impacts of increased development particularly along the coastline. I had planned to attend your public hearing to convey my views in person. However, because of a recent death in our family, my family and I will out of the Province in early September. I will be in further contact when I return to BC.	
	Sent Follow-up Email in regards to Public Hearing.	JC



Islands Trust

REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: SP-BL-130

3900-03: Meeting
Procedures Repeal Bylaw

DATE OF MEETING: February 25, 2026
TO: Islands Trust Executive Committee
FROM: Jas Chonk, Legislative Clerk
SUBJECT: South Pender Island Local Trust Committee - Proposed Bylaw No. 130 – Repeal of Meeting Procedures Bylaw

RECOMMENDATION

1. **THAT the Islands Trust Executive Committee approve South Pender Island Local Trust Committee Bylaw No. 130, cited as "South Pender Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 130, 2025" in accordance with Section 27 of the *Islands Trust Act*.**

DIRECTORS COMMENTS

South Pender Island Local Trust Committee referred Bylaw No. 130 to the Executive Committee for approval under Section 27 of the *Islands Trust Act*. Staff recommends that the Executive Committee approve the bylaw as it is not contrary to or at variance to the Islands Trust Policy Statement.

IMPLICATIONS OF RECOMMENDATION

Organizational:

Rescinding the local trust committee meeting procedure bylaws will avoid confusion, as the Trust Council bylaw prevails, and there are no additional procedures in the local trust committee bylaws.

Financial:

None

Policy:

None

Implementation and Communications:

Staff will communicate Executive Committee's decision to the South Pender Island Local Trust Committee.

First Nations:

There are no implications for First Nations relations.

Other:

There are no other anticipated implications of the recommendation.

PURPOSE

To rescind the South Pender Island Local Trust Committee Meeting Procedures Bylaw No. 125.

BACKGROUND

At its regular meeting in June 2025, Trust Council adopted the Local Trust Committees' Meeting Procedures Bylaw by a 2/3 majority vote. This bylaw is authorized under s.11 of the *Islands Trust Act*.

Staff based the draft LTC meeting procedures bylaw on the local trust committee meeting procedures model bylaw that Trust Council adopted in December 5, 2003 and updated in early 2020s, and which was used by local trust committees to develop their own meeting procedures bylaws.

The Trust Council Bylaw 197 'LTC Meeting Procedures' does not add anything new beyond what local trust committees were recommended to have in their bylaws under Trust Council's previously adopted model meeting procedures bylaw, with the exception of:

- adding the release of an agenda outline two-days before the agenda deadline as indicated in the Trust Council resolution;
- changing the period for notification of meetings from calendar year to fiscal year (April 1 to March 31) to align with proposed changes to Trust Council's meeting procedures bylaw;
- adding an allowance for the minimum of two required annual meetings of the Executive Committee Acting as a local Trust Committee to be in-person or electronically; and
- making other minor changes to address wording amendments and clarity.

Gabriola, Galiano, Gambier, Mayne, North Pender, Saturna, South Pender local trust committees do not currently have procedures regarding "delegations", "order and decorum", "Invited Presentations", and "public participation" in their bylaws (sections 22 to 44 in the draft Trust Council Local Trust Committees Meeting Procedure Bylaw).

The Trust Council Bylaw 197 has the same meeting procedure requirements for all 12 local trust areas and the Executive Committee Acting as a Local Trust Committee. This will streamline administration of meetings and reduce costs and resources.

Most local trust committee bylaws contain a clause authorizing the LTC Chair as signatory to documents on behalf of the local trust committee. As this is not a meeting procedure it is omitted from the Trust Council Bylaw 197 for local trust committee meeting procedures. Local trust committees authorize Chair signatory through other means, such as a standing resolution or policy of the local trust committee.

Under s.11 of the *Islands Trust Act*, a Trust Council meeting procedures bylaw for local trust committees would over-ride any local trust committee meeting procedures bylaws in the event of a conflict. As Trust Council's Local Trust Committee Meeting Procedure Bylaw contains all the procedures that are in the local trust committee's meeting procedure bylaws, the local trust committee meeting procedures bylaws are redundant. To avoid confusion, Staff recommend that the local trust committee rescind their meeting procedure bylaws.

Proposed Bylaw No. 130 now requires Executive Committee approval prior to adoption.

RELEVANT POLICY(S):

- [Islands Trust Act, Section 11](#)
- [Policy 2.1.7 Trust-wide Administrative Procedures \(Section 11\)](#)
- [Trust Council Bylaw No. 197, 2024 Local Trust Committees' Meeting Procedures Bylaw](#)
- Islands Trust Council Executive Committee Legislative Role ([Policy 2.4.4](#))

ALTERNATIVE

1. Determine that the bylaw is inconsistent with the Islands Trust Policy Statement:

THAT the Executive Committee request that staff advise South Pender Island Local Trust Committee in writing that the Executive Committee considers that Galiano Island Local Trust Committee Bylaw No. 130, cited as "South Pender Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 130, 2025" is inconsistent or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the South Pender Island Local Trust Committee on steps needed to address the specified issues.

Submitted By:	Jas Chonk, Legislative Clerk	February 17, 2026
Concurrence:	Stefan Cermak, Director Planning Services	February 18, 2026

ATTACHMENTS

1. EC Submission Cover
2. EC General Checklist
3. Proposed South Pender Island LTC Bylaw No. 130



Local Trust Committee Bylaws
Submission for Executive committee Approval

Local Trust Committee: South Pender Island Local Trust Committee

Bylaw No.: SP-130

Bylaw Type: Administration Bylaw

Date of resolution referring bylaw to Executive Committee: 13-Feb-2026

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

Received by Islands Trust Secretary:

Signature: _____
Secretary

Date: _____

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

Date bylaw will appear on Executive Committee agenda: _____

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

Distribution: Executive Committee

Director, LPS

Local Trust Committee

Planner

Planning Clerk

Executive Committee

Policy Checklist

Checklist Key:

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

Executive Committee Legislative Role Policy (2.4)

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

Checklist Key:

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

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

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

Comments

Completed By: Jas Chonk

Status

Date Resolution Referred to Exective Committee: 13-Feb-2026

Reading: 13-Feb-2026

Third Reading

PROPOSED

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE MEETING PROCEDURES REPEAL BYLAW BYLAW NO. 130

A Bylaw to repeal the "South Pender Island Local Trust Committee Meeting Procedure
Bylaw No. 125, 2022".

WHEREAS Trust Council by a 2/3 vote of the members present adopted the Local Trust Committee Meeting Procedures Bylaw No. 197 at its regular meeting in June 2025;

AND WHEREAS, under s.11 of the *Islands Trust Act*, a Trust Council meeting procedures bylaw for local trust committees would over-ride any local trust committee meeting procedures bylaws in the event of a conflict; as Trust Council's Local Trust Committee Meeting Procedure Bylaw contains all the procedures that are in the local trust committee's meeting procedure bylaws, the local trust committee meeting procedures bylaws are redundant,

NOW THEREFORE, the South Pender Island Local Trust Committee in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "South Pender Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 130, 2025".
2. "South Pender Island Local Trust Committee Meeting Procedure Bylaw No. 125, 2022", is hereby repealed.

READ A FIRST TIME THIS 13TH DAY OF FEBRUARY, 2026.

READ A SECOND TIME THIS 13TH DAY OF FEBRUARY, 2026.

READ A THIRD TIME THIS 13TH DAY OF FEBRUARY, 2026.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
— DAY OF —, 20__

ADOPTED THIS — DAY OF —, 20__

CHAIR

DEPUTY SECRETARY

TRUST COUNCIL/EXECUTIVE COMMITTEE

As we've transitioned to the new year, much of the focus in the past few months has been on working with staff to address the budget forecast in anticipation of Council's final consideration in March. This included joining the Director of Financial and Employee Services to attend the February 23 Bowen Island Municipality Council meeting to respond to their questions about the draft budget and forecast increases in their tax levy.

As noted below, increasingly work will be focused on preparing for the October election of a new Trust Council. Related to this, I will be monitoring closely the anticipated introduction of changes to provincial legislation related to the conduct of local government elected officials, which we anticipate will also apply to trustees. It will be important to understand the impact of these changes and any resulting considerations for Islands Trust's existing Standards of Conduct policy.

Per established practice, following the December 2025 Trust Council quarterly meeting all trustees were invited to complete an online survey providing feedback to improve planning and delivery of future Trust Council meetings. There was a generally high level of satisfaction with all aspects of the meeting. The majority indicated the agenda and meeting materials met their needs, although some comments expressed a sense that discussion on the budget was rushed and a concern that some trustee comments were cut short. All respondents said conduct in the meeting was usually or always respectful and appropriate. Ratings on venue, catering and accommodation were all strong. All respondents who participated online felt the experience was above average or excellent.

OPERATIONS

Following Trust Council's adoption of all nine recommendations from the Operational Review Report presented in December, work has begun to support implementation of a number of the recommendations. This includes, where appropriate, updating Council and committee workplans to identify projects now deferred per the recommendation to not initiate new work in fiscal 2026/27. I am also nearing completion of an updated Corporate Planning Framework as proposed under the recommendation to transition from the existing Trust Council Strategic Plan to a Corporate Plan model.

Following on last year's practice, I am currently finalizing the 2026 Islands Trust Staff Survey, which all staff will be invited to complete in the near future. This will provide an annual check-in on staff's experience working for Islands Trust, and will allow an opportunity to compare with the 2025 results and identify any areas of improvement or deterioration. Once results have been shared with staff, I will provide an overview to Trust Council for information.

In January, I temporarily took on oversight of Islands Trust's human resources function to allow the Director of Financial and Employee Services to focus on budget finalization and preparations for the transition to the

backfill for their pending leave. I am pleased to note we have successfully confirmed a highly qualified candidate for that backfill. I wish our colleague well during her leave, and very much look forward to her return in due course.

ELECTION PREPARATIONS

At the time of Trust Council's March meeting, we will be about 220 days away from the October 17, 2026 election. Staff continue planning and preparation for the pre-election and post-election periods, with a focus on enhancing the onboarding approach for the new council. The Trustee Onboarding Working Group has provided valuable insight and ideas to inform potential improvements to pre-election candidate information materials, onboarding materials and the orientation program for incoming Council. Preliminary work is now underway to update materials and planning, and I anticipate staff will be able to provide an overview of the orientation approach for Council at its June meeting.

At the upcoming March all-staff meeting, we will provide an overview of election preparations and planning for staff. I also intend to establish a cross-Trust staff team in the near future to begin working with me and the Director of Legislative Services to coordinate election preparation activities.

Islands Trust Council Quarterly Meeting Schedule

DRAFT June 16-18, 2026



[Visit the meeting webpage to view the AGENDA, to join the meeting electronically, and to view the livestream or attend by phone-in.](#)

Tuesday, June 16	Wednesday, June 17	Thursday, June 18
10:00 Executive Committee Meeting	9:00 Closed Meeting Public are welcome to attend all sessions excluding the Closed Meeting Rise and Report	9:00 Financial and Employee Services Consent Agenda Items Decision/Discussion Items
12:00 Lunch	10:30 Break	10:30 Break
1:00 Territorial Acknowledgement / Territorial Welcome Call to Order and Approval of Agenda	10:45 Legislative and Information Services Consent Agenda Items Decision/Discussion Items	10:45 Planning Services Consent Agenda Items Decision/Discussion Items
1:30 General Business Arising Consent Agenda Items Islands Trust Active Priorities Chart Committees Work Programs (EC, GC, FPC, RPC, TPC, AC, ITCB) Committee Chair Verbal Updates	12:00 Lunch	12:00 Lunch
2:15 Executive Office Consent Agenda Items	1:00 Trust Area Services Consent Agenda Items Decision/Discussion Items	12:30 New Business
3:00 Break	3:30 Break	12:55 Correspondence
3:15 Executive Office (Continued) Decision/Discussion Items	3:45 Trust Area Services (Continued)	1:00 Trustee Roundtable
4:30 Delegations / Public Comment		1:50 Disposition of Delegations/Public Comment & Correspondence and Meeting Wrap-up
5:30 Adjourn for the Day (approx.)	5:30 Adjourn for the Day (approx.)	2:00 Trust Council Adjournment (approx.)
6:30-7:30 Dinner	6:00-7:00 Dinner	*times are provided for information and may vary *see meeting agenda for full list of consent and agenda items

1. Regional Planning Committee

Staff have completed work on the following Trust Council approved top priorities:

~ **Bylaw Compliance and Enforcement Policy Review:**

- Completed review of the draft policy, manual, and Implementation Plan.
- The Implementation Plan includes communications regarding the Bylaw Enforcement Portal, which is anticipated to go live in early May 2026.

~ **Freshwater Sustainability Strategy:**

- Received a comprehensive [historical analysis and implementation review of the Islands Trust Freshwater Sustainability Strategy](#) (FWSS)
- Refined and updated the Islands Trust Area Freshwater Footprint (as part of the Gambier Island LTC major project).
- Refined and updated Islands Trust Area Watershed Resiliency Mapping (now incorporated into the Land Information Screening Tool, formerly “Suitable Land Analysis,” and used in major projects).

~ **Monitor progress of protection of ecosystem health in all land use planning decisions:**

- The Islands Trust successfully received a grant from Environment and Climate Change Canada (ECCC) to support recovery of species at risk across the Islands Trust area by improving incorporation and integration of biological information into Islands Trust decision making process and projects.
- The funding enabled the Islands Trust to hire a full-time biologist from February 2025 until March 2026. (The funding also enabled the Islands Trust Conservancy to hire a biologist to support species at risk recovery).
- RPC received a report summarizing work completed to date and work projected to be completed by the end of the fiscal period and the grant funding period.
- RPC also received a presentation from both biologists presenting species-at-risk-related findings. The presentation is tentatively scheduled for Trust Council.

~ **Housing Strategy Action Plan:**

- The following [Housing Options Toolkit](#) tools were presented as updated:
 - Workplan templates
 - Zoning and policy options
 - Methodology for the Land Information Screening Tool

2. Planning Projects

The current status of major and extraordinary local trust committee (LTC) projects (projects over \$5,000) is summarized in Table 1 below. The table includes Regional Planning Committee projects. Planning Services projects are managed by members of the Regional Planning Team. All listed major projects include engagement activities with First Nations as listed in their approved business cases with Trust Council.

Table 1 Major and Extraordinary Projects

LTC	Major or Extraordinary Project Name	Project Phase	Current Status
DE	OCP / LUB Review - Targeted Review (Housing)	Bylaw Drafting	On-going
GB	OCP / LUB Review	Drafting	On-going
GM	OCP / LUB Review – Targeted Review (Archaeological and cultural heritage protection, shoreline protection and access to public docks, forest ecosystem protection)	Drafting and Engagement	On-going
HO	OCP / LUB Review	Legislative	On-going
LA	OCP / LUB Review		Pending
MA	OCP / LUB Review – Targeted Review (Housing)	Legislative	On-going
SS	OCP/ LUB Review - Targeted Review (Housing) (Goal: increase housing options and equity in ways integrating First Nations interests, ecosystem integrity and connectivity, and climate change resiliency)	Analysis and Engagement	On-going
SS	Water Sustainability SSIWPA	Analysis and Engagement	Deferred
RPC	Bylaw Compliance and Enforcement – Policy and Best Practices Review	Adoption and Implementation	On-going
RPC	Freshwater Sustainability Strategy (various)	Analysis	On-going
RPC	Integration of Biological Information into Decision Making	Analysis and Engagement	On-going
RPC	Housing Strategic Action Plan	Analysis and Engagement	Deferred

Local Trust Committees are permitted one active minor project (Table 2), with the exception of the Salt Spring Island Local Trust Committee, which may have up to three active projects (minor and major combined).

The total funding available for all active minor projects is \$36,500. Funding has been fully allocated although this may change as completed projects reconcile expenditures.

Table 2 Minor Projects

LTC	Active Minor Project Name	Project Phase	Current Status
DE	OCP Amendments – Technical and First Nations updates	Initiated	Deferred
GB	Mudge Island LUB Amendment	Pending	Pending
GL	Small Islands LUB update	Engagement	On-going

LA	LUB Amendment	Initiated	Pending
NP	Raptor nest DPA update	Legislative	On-going
SA	Minor Housing Review	Legislative	On-going
SP	LUB Amendments	Legislative	On-going
SS	Housing Action Program – Implementation (Bylaw 537)	Legislative	On-going
SS	Proof of Water	Legislative	Deferred
TH	LUB – Targeted Amendment	Initiated	On-going

3. Current Planning

Planning Services opened 110 new applications and referrals in the third quarter (Q3) of the 2025/26 fiscal year (October 1, 2025 – December 31, 2025) (Figure 1). Applications and referrals opened in Q3 are broken down by type and local trust area in Figure 2.

Figure 1 Applications Opened by Quarter

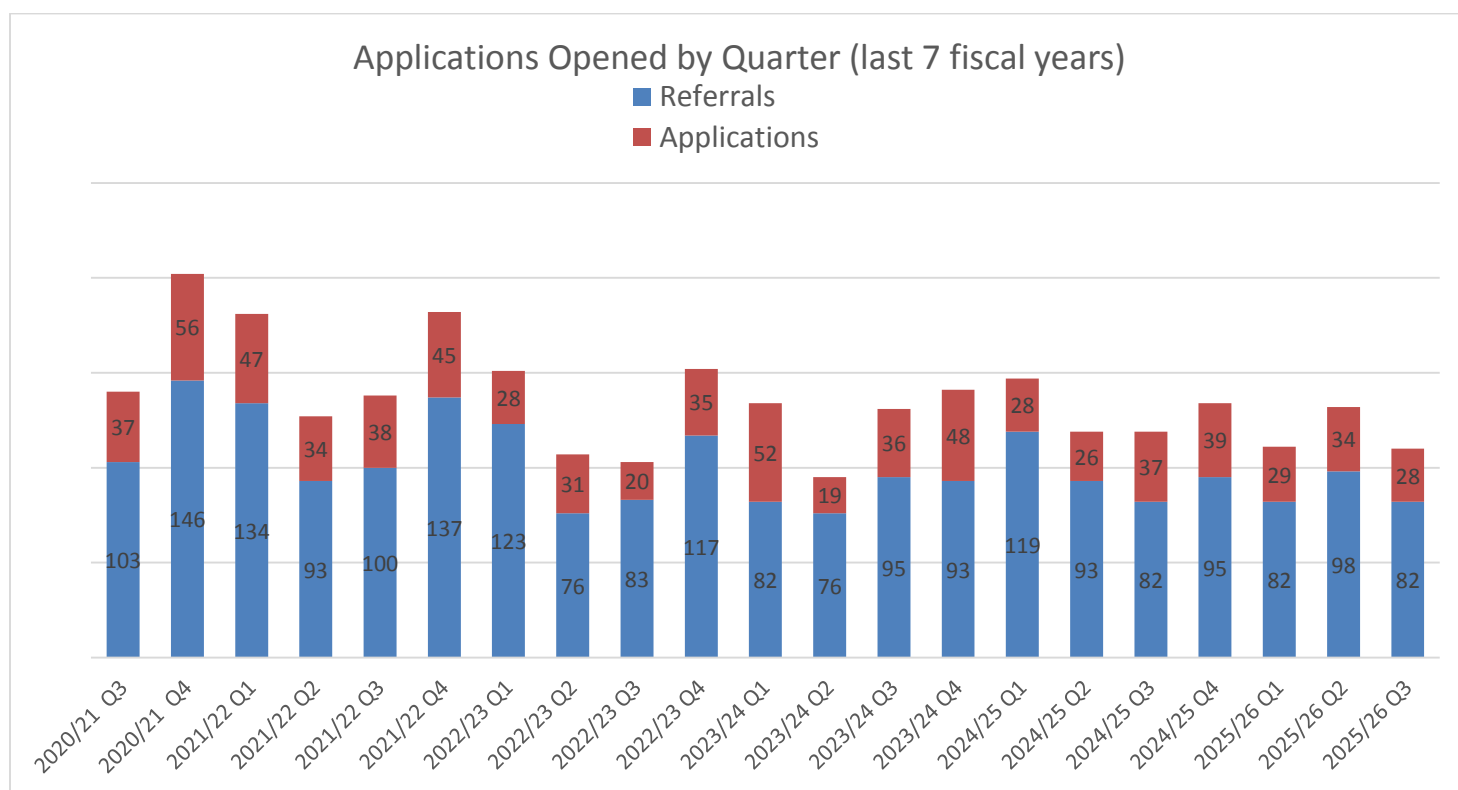
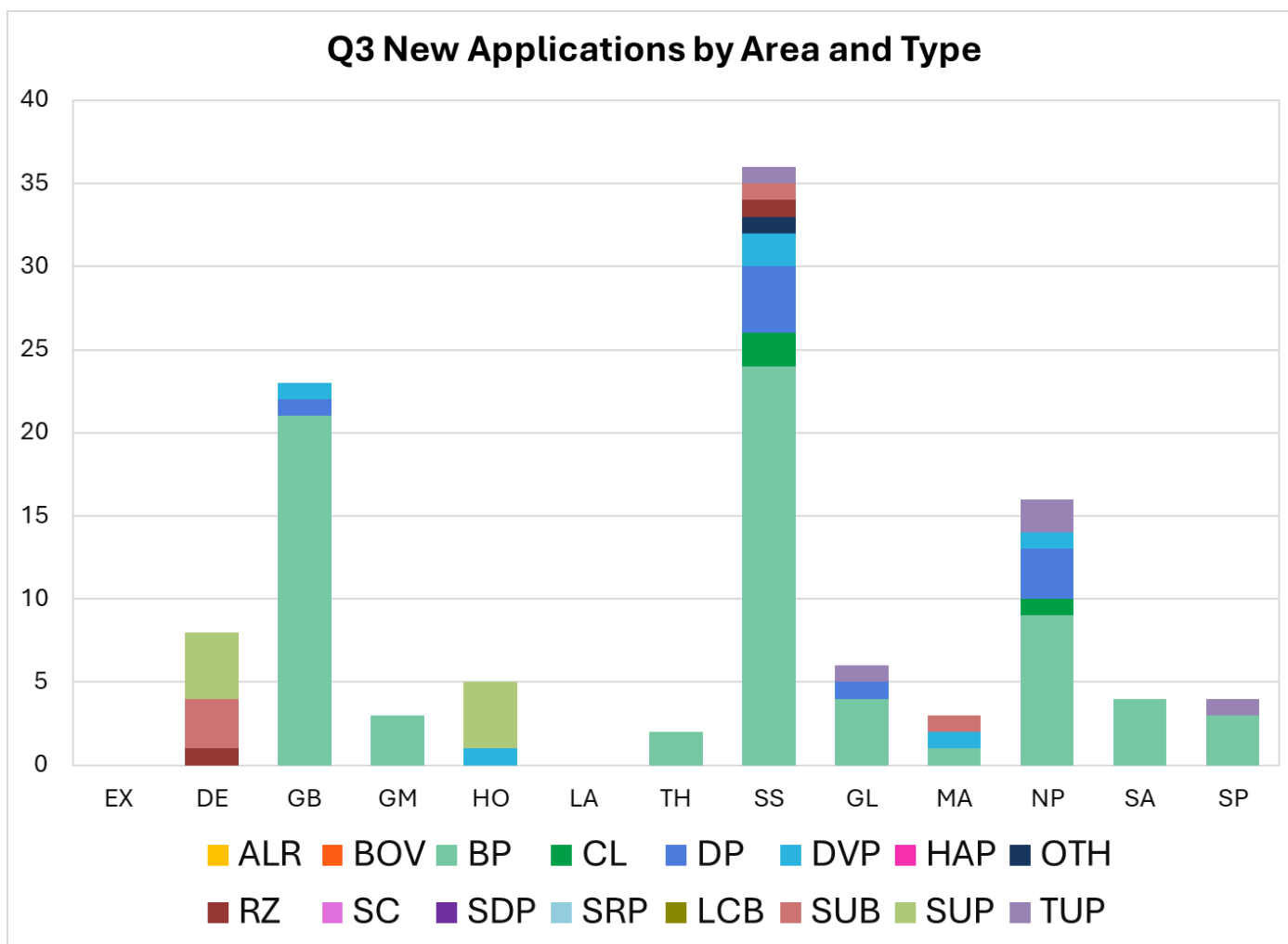


Figure 2 Applications Opened in Q3 by Type and Area



Legend	
ALR	Agricultural Land Reserve
BOV	Board of Variance
CL/BP/SUP/LCB	Crown Lease/Building Permit/Siting Use Permit/Liquor and Cannabis Board
DP	Development Permit
DVP/FPE	Development Variance Permit / Flood Plain Exemption
HAP	Heritage Area Permit
OTH	Other
RZ	Rezoning (includes OCP amendments)
SC	Strata Conversion
SDP	Soil Deposit Permit
SRP	Soil Registration Permit
SUB	Subdivision
TUP	Temporary Use Permit

4. Corporate Initiatives

Planning services staff continue to support the following funded corporate initiative:

Bylaw Enforcement and Compliance Portal:

Staff are finalizing workflows which will then be validated through the new software. Delays have occurred due to a change in the contractors Project Manager and extended deliberations about work flow processes.

Communications regarding the Portal are planned to be aligned with communications and implementation of the amended Trust Council Bylaw Compliance and Enforcement policies and best practices.

5. Other Initiatives

Planning services also manages projects that intersect strategic and corporate initiatives. The projects listed below originated from unsolicited Trust Council resolutions.

Application Cost Recovery:

Trust Council approved the purchase of new time collection software to replace the current non-functioning system. Implementation has been delayed due to staffing changes and the loss of key Information Services staff, resulting in the potential need for external consulting support — a cost not identified in the original business case.

Staff are working with the new Information Services Manager to reassess next steps. In the interim, staff have committed to repairing internal applications software, which may enable reconsideration of repairing the existing time collection system.

Information Services will include timelines within its five-year software plan in reporting to Trust Council. Planning Services staff will reassess time collection methods when reporting back to Trust Council regarding improvements to development application cost recovery.

First Nations Referral Process:

Trust Council has directed staff to continue seeking feedback from First Nations regarding referral processes, concerns, and new initiatives, and to develop a work plan outlining planned actions.

Staff have been coordinating multiple initiatives and preparing communication materials. Activities were substantially delayed due to BDGEU strike actions. An internal team has been established to address administrative processes and further refine engagement materials with First Nations.



BRIEFING

To: Trust Council **For the Meeting of:** March 11, 2026

From: Warren Dingman, Manager
of Bylaw Compliance and
Enforcement **Date Prepared:** February 17, 2026

SUBJECT: Bylaw Compliance and Enforcement Statistical Reports

PURPOSE:

This report summarizes the number and type of bylaw compliance and enforcement files for 2025, and a summary of bylaw violation notices issued, and adjudication hearing outcomes for 2025.

BACKGROUND:

There were 672 open files at the end of 2025. Files for short-term vacation rentals (STVR) remain the most significant number at 169, and then 131 files for non-permitted land use, followed by 96 files for siting contraventions.

For the year, 4 percent of the total open files received a Bylaw Violation Notice (BVN). By region, there were 46 BVNs issued for 13 files in the Northern Local Trust Areas (LTA), and 2 compliance agreements signed; 12 BVNs for 3 files in the Southern LTAs, and with no compliance agreements signed; and for Salt Spring, 50 BVNs issued for 14 files, and 3 compliance agreements were signed. A total of \$1,837.50 in penalties were collected, and \$27,600.00 in small claim courts filings were initiated for bylaw notices in default, and the small claim court filings are reflective of a 40 percent default rate on issued violation notices.

There were 3 adjudication hearing days held, involving 4 separate files, and there were 5 BVNs upheld and 5 were cancelled. Adjudication requests have been received for 6 additional files, and if compliance agreements cannot be negotiated, they will proceed to an adjudication hearing.

ATTACHMENT(S):

1. Bylaw Enforcement Tables and Charts:
 - a. Open Files
 - b. Closed files
 - c. New Files
 - d. Violation type
 - e. Length of time

Prepared By: Warren Dingman, Manager of Bylaw Compliance and Enforcement

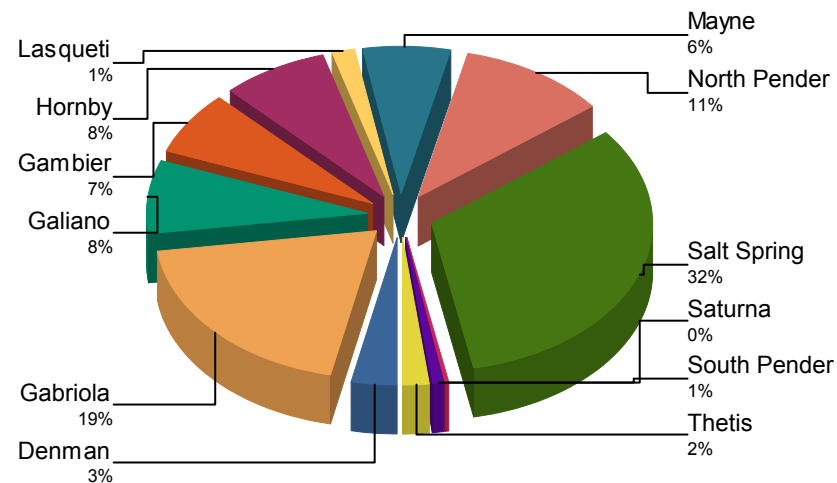
Reviewed By/Date: Stefan Cermak, Director of Planning Services, February 17, 2026

Bylaw Enforcement - Open Files as of December 31, 2025

Local Trust Area	2022		2023		2024		2025		2025 Q1		2025 Q2		2025 Q3		2025 Q4*	
	Open	%	Open	%	Open	%	Open	%	Open	%	Open	%	Open	%	Open	%
Denman	21	3%	13	2%	15	2%	22	3%	21	3%	20	3%	22	3%	22	3%
Gabriola	79	13%	87	15%	118	20%	130	19%	126	20%	126	19%	130	20%	130	19%
Galiano	51	8%	50	8%	54	9%	54	8%	46	7%	53	8%	56	8%	54	8%
Gambier	42	7%	45	8%	43	7%	47	7%	46	7%	46	7%	47	7%	47	7%
Hornby	41	7%	47	8%	43	7%	53	8%	44	7%	45	7%	44	7%	53	8%
Lasqueti	6	1%	6	1%	7	1%	10	1%	8	1%	9	1%	10	2%	10	1%
Mayne	26	4%	29	5%	40	7%	43	6%	39	6%	41	6%	43	6%	43	6%
North Pender	72	12%	63	11%	66	11%	73	11%	74	12%	72	11%	73	11%	73	11%
Saturna	2	0%	2	0%	2	0%	2	0%	2	0%	2	0%	2	0%	2	0%
South Pender	7	1%	4	1%	4	1%	6	1%	6	1%	6	1%	6	1%	6	1%
Salt Spring	251	41%	238	40%	202	34%	218	32%	212	34%	217	33%	218	33%	218	32%
Thetis	7	1%	7	1%	7	1%	13	2%	7	1%	13	2%	13	2%	13	2%
TOTAL	605	100%	591	100%	601	100%	671	100%	631	100%	650	100%	664	100%	671	100%

*2025 Q4 refers to the time that passed between the beginning of Q4 and December 31, 2025

Open Files in 2025

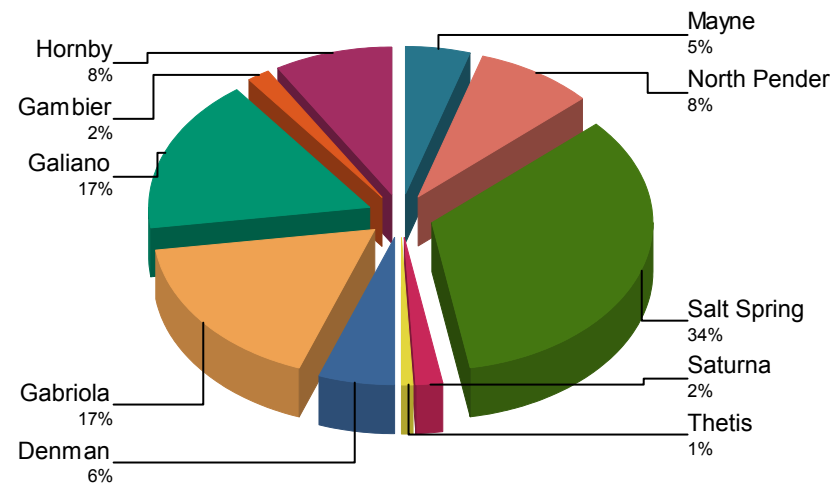


Bylaw Enforcement - Closed Files as of December 31, 2025

Local Trust Area	2022		2023		2024		2025		2025 Q1		2025 Q2		2025 Q3		2025 Q4*	
	Closed	%	Closed	%	Closed	%	Closed	%	Closed	%	Closed	%	Closed	%	Closed	%
Denman	1	1%	13	6%	15	8%	6	6%	2	5%	3	6%	3	11%	0	0%
Gabriola	32	24%	33	14%	36	19%	18	17%	4	9%	11	21%	5	19%	0	0%
Galiano	9	7%	14	6%	4	2%	18	17%	12	28%	2	4%	3	11%	3	23%
Gambier	1	1%	6	3%	5	3%	2	2%	1	2%	1	2%	1	4%	0	0%
Hornby	3	2%	8	3%	14	7%	9	8%	1	2%	5	10%	3	11%	1	8%
Lasqueti	1	1%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Mayne	7	5%	13	6%	14	7%	5	5%	4	9%	1	2%	0	0%	0	0%
North Pender	24	18%	33	14%	7	4%	9	8%	2	5%	7	13%	4	15%	1	8%
Saturna	2	2%	1	0%	2	1%	2	2%	1	2%	2	4%	0	0%	0	0%
South Pender	0	0%	5	2%	1	1%	0	0%	0	0%	0	0%	0	0%	0	0%
Salt Spring	51	39%	100	44%	87	47%	36	34%	16	37%	19	37%	8	30%	8	62%
Thetis	1	1%	2	1%	2	1%	1	1%	0	0%	1	2%	0	0%	0	0%
TOTAL	132	100%	229	100%	187	100%	106	100%	43	100%	52	100%	27	100%	13	100%

*2025 Q4 refers to the time that passed between the beginning of Q4 and December 31, 2025

Closed Files in 2025

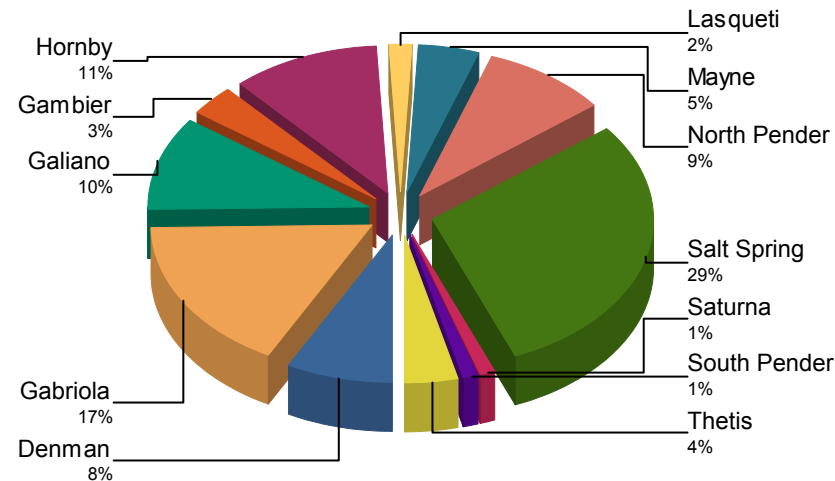


Bylaw Enforcement - New Files as of December 31, 2025

Local Trust Area	2022		2023		2024		2025		2025 Q1		2025 Q2		2025 Q3		2025 Q4*	
	New	%	New	%	New	%	New	%	New	%	New	%	New	%	New	%
Denman	0	0%	5	2%	17	9%	14	8%	3	6%	9	10%	4	7%	2	8%
Gabriola	27	14%	41	19%	68	34%	30	17%	8	16%	15	17%	9	15%	2	8%
Galiano	12	6%	13	6%	8	4%	18	10%	4	8%	8	9%	14	23%	0	0%
Gambier	20	10%	9	4%	3	2%	6	3%	4	8%	2	2%	2	3%	0	0%
Hornby	7	4%	15	7%	10	5%	19	11%	5	10%	6	7%	2	3%	11	42%
Lasqueti	0	0%	1	0%	1	1%	3	2%	0	0%	2	2%	1	2%	1	4%
Mayne	13	7%	16	7%	25	13%	8	5%	2	4%	4	4%	4	7%	2	8%
North Pender	26	13%	25	11%	10	5%	16	9%	5	10%	9	10%	4	7%	2	8%
Saturna	1	1%	1	0%	2	1%	2	1%	1	2%	1	1%	0	0%	0	0%
South Pender	1	1%	2	1%	1	1%	2	1%	2	4%	0	0%	0	0%	0	0%
Salt Spring	86	44%	88	40%	51	26%	52	29%	14	29%	30	33%	14	23%	6	23%
Thetis	2	1%	2	1%	2	1%	7	4%	1	2%	4	4%	6	10%	0	0%
TOTAL	195	100%	218	100%	198	100%	177	100%	49	100%	90	100%	60	100%	26	100%

*2025 Q4 refers to the time that passed between the beginning of Q4 and December 31, 2025

New Files in 2025

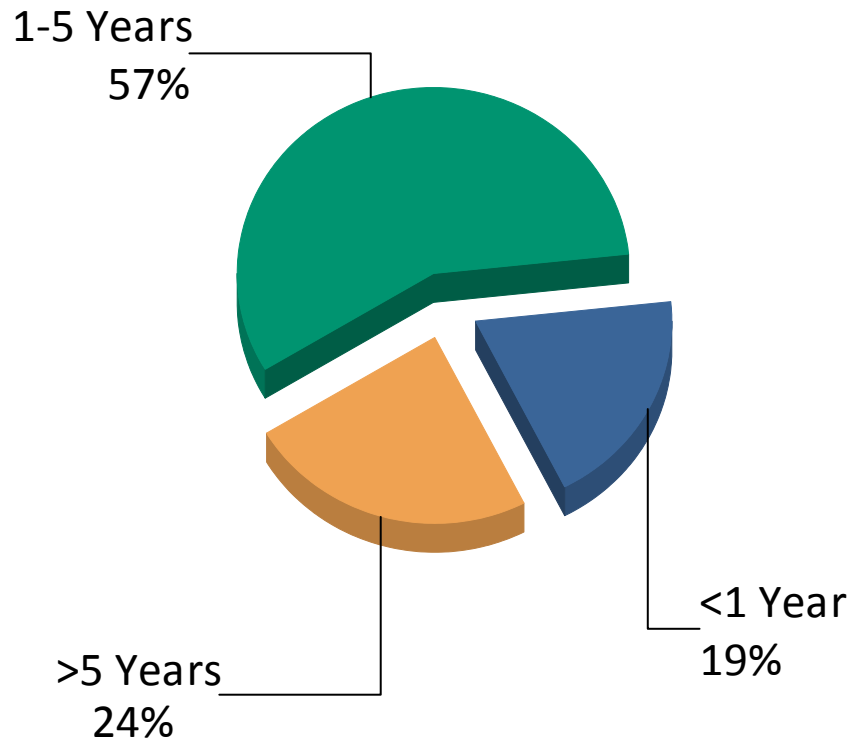


Bylaw Enforcement Open Files by ContraventionType as of December 31, 2025

	Contravention Type											
	LTC	Development Permit	Foreshore	Home Occupation	Siting	Soil Bylaw	STVR	Unenclosed Vehicle	Non-Permitted Dwelling	Density	Other Land Use	TOTALS
Denman	3	1	3	5		3	0	1	0	6	22	3%
Ballenas-Winchelsea	1	0	0	0		0	0	0	0	0	1	0%
Gabriola	6	33	1	10		9	13	25	0	33	130	19%
Galiano	7	0	0	11		17	2	10	1	6	54	8%
Gambier	2	4	2	30		1	1	2	0	5	47	7%
Hornby	2	1	1	5		21	0	11	2	10	53	8%
Lasqueti		1	0	0		1		1	2	5	10	1%
Mayne	0	1	2	6		20		2	1	9	43	6%
North Pender	13	1	1	5		12	14	15	0	12	73	11%
Salt Spring	34	4	7	19	10	84	4	17	3	36	218	32%
Saturna	0	0	0	1		0	0	0	0	1	2	0%
South Pender	0	0	0	3		0	1	1	0	1	6	1%
Thetis		2	0	1		1	0	1	1	7	13	2%
TOTAL	68	48	17	96	10	169	37	86	10	131	672	100%
Percentage	10%	7%	3%	14%	1%	25%	6%	13%	1%	19%	100%	

Local Trust Area	<1 Year	1-5 Years	>5 Years	Total
Denman	11	10	1	22
Ballenas-Winchelsea	0	1	0	1
Gabriola	19	97	14	130
Galiano	13	24	17	54
Gambier	4	27	16	47
Hornby	15	18	20	53
Lasqueti	3	2	5	10
Mayne	7	32	4	43
North Pender	11	34	28	73
Salt Spring	38	126	54	218
Saturna	0	2	0	2
South Pender	0	5	1	6
Thetis	7	4	2	13
TOTAL	128	382	162	672
Percentage %	19%	57%	24%	

Age of File





Wednesday, March 11, 2026

4:30 p.m. - 5:30 p.m.

Islands Trust Council

Species at Risk Presentations and Discussion

Purpose: To discuss the results and recommendation of two species at risk initiatives within Islands Trust funded by Environment and Climate Change Canada.

Resources: Patricia Woodruff, Planning Services Biologist
Erica Wheeler, Islands Trust Conservancy Species at Risk Program Coordinator

Patricia Woodruff has been working as a Biologist in BC for more than 20 years. After starting her career doing fisheries stock assessment on the large lakes and reservoirs of BC, she has since gained experience in the study and management of species at risk, aquatic invasive species, and aquatic ecosystem modeling. A Registered Professional Biologist, her previous position was reviewing Riparian Areas Protection Regulation assessment reports and assisting other provincial biologists in protecting riparian and aquatic habitats.

Erica Wheeler is a plant taxonomist by training, with specialization in the geographic distribution of genetic diversity in species at risk. She has over two decades of experience supporting and conducting collections-based biodiversity research, and advocating for the importance of natural history collections. In her current role, she coordinates implementation of conservation measures for species at risk at ITC Protected Areas.

Islands Trust – Species at Risk Presentations and Discussion

Time	Topic
5 minutes	Introductions Review of purpose and objectives
10 minutes	<i>Species at Risk Act</i> of Canada Priority Place Program for Species at Risk
10 minutes	Patricia Woodruff Incorporating species at risk and other biological information into Islands Trust land use planning decisions
10 minutes	Erica Wheeler Implementing a species at risk program in ITC Protected Areas
20 minutes	Questions and Discussion
5 minutes	Closing remarks

Background information links:

- [Species at Risk Act](#)
- [North Cowichan DPA-3 Natural Environment](#)
- [A Species at Risk Act section 11 Conservation Agreement to Support the Recovery of the Southern Resident Killer Whale](#)

1. FINANCIAL PLANNING COMMITTEE

In support of the Financial Planning Committee (FPC) we have completed work on the following standard annual areas of work:

- ~ **2025/26 Third Quarter Financial Report:** We have completed the third quarter financial report which tracks actual financial performance against budget for the first six months of the fiscal year. This report showed that overall Islands Trust is trending underbudget, at 67% of budget spent to the end of quarter three.
- ~ **2025/26 Third Quarter Forecast Report:** The forecasted spending for the current fiscal year has been completed which shows that the Islands Trust is expected to spend much less in the year than budgeted, resulting in a contribution to the General Revenue Surplus Fund rather than the budgeted transfer from it.
- ~ **2026/27 Draft Budget:** Committee of the Whole has finalised it's recommended 2026/27 budget for Trust Council's review in March, with approval in mind.
- ~ **Audit Planning:** The Audit Committee met in February to discuss the audit plan with the financial statement auditors, KPMG LLP, who have been appointed by Executive Committee to conduct the fiscal audits of Islands Trust and Islands Trust Conservancy. Staff are looking ahead to year-end close and preparing the audit package in advance of the audit in May 2026.

Upcoming cyclical and special work of FPC can be found on its current and future work programs in this agenda.

2. FINANCIAL SERVICES

In addition to day-to-day operations associated with financial functions at Islands Trust such as accounts payable, accounts receivable, and financial bookkeeping and record-keeping, the team continues to dedicate time to financial reporting, cash flow and investment management, assisting staff with procurement processes, and orienting new staff to expense claim submissions, travel policies, and procurement practices.

Over the last three months, finance staff have focused on several key activities: quarter-end close for third quarter financial statements, compiling third quarter forecast information, and updating budget estimates to support the 2026/27 budget development process.

Staff continue to support three Trust Council approved projects:

1. Cityview Planning Module Reporting Improvements:

The Financial Services team is awaiting discussion with Cityview to determine options to reflect application fee refunds and security deposits received in the system. Currently, the system does not contain fields for this information.

2. Cityview Bylaw Module:

The Financial Services team continues to help the Bylaw Enforcement team establish a system that ensures Bylaw Violation Notices are accurately entered and tracked. This includes proper recording of fee amounts, dates fees are incurred, any waivers or forgiven amounts, amounts registered with the courts, and payments received. Validation of the system setup is taking place in February 2026.

3. Expense Claim System Upgrade:

The Financial Services team completed another round of testing on the new system and have sent fixes to the developer for changes. Once fully complete, user manuals will need to be prepared and training sessions delivered prior to a formal roll out of the new system. The current project completion date is estimated for late summer/early fall of 2026. This project has been significantly delayed over the last couple of years due to limited Information Services staff availability, and limited contractor availability.

3. PROCUREMENT & CONTRACT ADMINISTRATION

As part of regular operations, the Financial Services team has processed the following to date in the current fiscal year:

- ~ 57 service contracts
- ~ 12 service contract change orders
- ~ 13 contract continuation confirmations for multi-year contracts
- ~ 111 purchase orders

Over the last three months, Financial Services staff have conducted the following procurement processes:

- ~ Invitation to Quote (ITQ) – Conservation Covenant Residential Area Survey on Galiano Island: The ITQ was sent to three qualified vendors and closed on February 18. A contract is now being drafted for this work.

4. EMPLOYEE SERVICES

We have completed several **hiring actions and internal position updates** over the last quarter, resulting in the following changes to the Islands Trust team:

- ~ Carlie Aston, Conservation Technician co-op student for the Islands Trust Conservancy completed her auxiliary term December 19, 2025. We thank Carlie for a job well done and wish her the best on her next adventure!
- ~ Alan Cavin, temporary Planner 1 for the northern team finished his auxiliary term October 3, 2025. We thank Alan for his many contributions.
- ~ Milad Panahifar, auxiliary Planner 1 for the Salt Spring Island team was made permanent in the position effective December 1, 2025. Congratulations Milad!
- ~ Tedd Drummond, Information Technology Manager joined the Information Services team January 5, 2026. Tedd came to us from the BC Public Service where he gained more than 15 years of experience with hands-on small-team management of information systems. Tedd's most recent assignments were *Director, Business Technology, Ministry of Attorney General*, *Prosecution Service*, and *Director, Information Technology, Ministry of Citizen Services*. We are grateful to have Tedd join the team after an extended vacancy in this position. Welcome Tedd!

- ~ Anthony Fotino, Island Planner for the Salt Spring Island team returned from his temporary assignment with the Ministry of Transportation and Infrastructure effective January 26, 2026. Welcome back Anthony!
- ~ Jemma Green, Team Lead Protected Area Management was made permanent in the position effective January 20, 2026. Congratulations Jemma!
- ~ Jill Allan, Acting Administrative Assistant for the Islands Trust Conservancy completed her auxiliary term on February 21, 2026. We wish Jill all the best on her future endeavours.
- ~ Robert Kojima, Regional Planner Manager for the southern team retired effective January 31, 2026 after an impressive 25 years of service with the Islands Trust. His contributions over the decades have been exceptional, and his impact on the organization is immeasurable. We extend our sincere appreciation to Robert and wish him all the best as he begins his next chapter.
- ~ Kim Stockdill, Southern Team Island Planner has stepped into the role of Acting Regional Planning Manager until the role is filled permanently. We are grateful to Kim for taking on this leadership responsibility during the transition. Thank you, Kim.
- ~ Mary Storzer will join the Islands Trust as the new Regional Planning Manager for the southern team on March 19, 2026. Mary brings extensive leadership experience in both local and provincial government, with deep expertise in land-use planning, housing, climate policy, and legislative development. She currently serves as Manager of Planning for the District of North Saanich, where she leads major long-range planning initiatives including the Official Community Plan update, Zoning Bylaw update, and housing needs and targets reporting. Many will remember Mary from her time with the Islands Trust between July 2023 and February 2024 as a Senior Policy Advisor. We are pleased to welcome her back!
- ~ Julia Mobbs, Director, Financial and Employee Services will be taking a leave beginning April 2026. We will miss her presence and leadership, and are grateful to have some time for handover and transition support before she steps away.
- ~ Derek Cockburn will be stepping in to cover the Director, Financial and Employee Services role during Julia's leave, beginning March 23, 2026. Derek joins us from the BC Public Service, where he currently leads Procurement and Contract Management for the Economy Sector Ministries, including the Ministry of Housing and Municipal Affairs. He brings extensive experience in senior financial roles across multiple provincial ministries and agencies, including the Public Service Agency, Elections BC, and the Office of the Auditor General. Outside of his public-sector work, Derek serves as a National Board Member of the Financial Management Institute of Canada and teaches accounting as a sessional instructor at Royal Roads University, the University of Victoria, and Camosun College. We look forward to welcoming Derek to the Trust.
- ~ Dede MacLean, Office Administrative Assistant for the Gabriola Island office is set to start on March 2, 2026. Dede comes to us with over 10 years with the Métis Family Services (Ministry of Children & Family Development), and brings vast experience in administrative team's support and strong organizational skills. Dede's excited to join island life on Gabriola Island and is keen to work for the Islands Trust and learn more about our Mandate and the gulf islands. Welcome Dede!

We are currently in the process of hiring for several vacant, upcoming, and new positions across the organization:

- ~ ITC Communications Specialist: Previous postings to fill this position were unsuccessful. This competition has been reposted and is set to close February 24, 2026.
- ~ ITC Covenant Management and Outreach Specialist: This competition has been posted and is set to close February 24, 2026.
- ~ Manager, Finance and Accounting: Previous postings to fill this position were unsuccessful. The most recent posting has closed and has secured a good pool of applicants. Initial applicant screening is underway.
- ~ ITC Administrative Assistant: The job profile for this position is currently under review to ensure it reflects updated responsibilities and organizational needs. Once finalized, the position will be posted and recruitment will begin.
- ~ Island Planner (Salt Spring Island): We are in the final stages of this competition and hope to make a hiring announcement soon.

Our December **All Staff Meeting** was held in person on December 10, 2025 at the Oceanfront Suites at Cowichan Bay. Staff received updates on recent Trust Council activities, as well as announcements regarding new staff arrivals and departures. Quarterly and annual recognition awards were also presented. CAO Bronee provided an update on the excellent progress being made by the Employee Survey Working Group. This was followed by a records management training session provided by Director Marlor and Legislative Services Clerk Robert Barlow. Staff participated in a holiday sweater competition – where participants wore festive attire for their chance to win a small prize and bragging rights for the rest of the year! The afternoon concluded with an Islands Trust trivia session led by our Trivia Host Extraordinaire, Robert Barlow.

We are happy to report the processing of **Trustee T4s** for the 2025 calendar year was completed ahead of schedule this year. T4s have been circulated to trustees, mainly via email, which has helped expedite the process.

We continue to participate in the Public Service Agency's **Fusion Project** working group, supporting the rollout of the new BC Public Service recruitment system for provincial boards, agencies, and commissions. Implementation of the system has been delayed due to the provincial efficiency review initiative, but the launch is now anticipated in the first half of the next fiscal year.

The new recruitment system is designed to modernize and streamline hiring processes across the BC Public Service. Key improvements have been highlighted as:

- A more user-friendly applicant experience, with simplified job postings and a modernized application interface.
- Enhanced hiring-manager tools, including improved screening, tracking, and workflow management.
- Better integration with HR reporting tools.
- Improved accessibility and mobile compatibility, supporting a broader and more diverse applicant pool.

Our involvement in the working group ensures that Islands Trust's perspectives and operational realities are reflected in the system's configuration and rollout planning. We will continue to monitor timelines and prepare for transition activities, including staff training, process adjustments, and communications to hiring managers.

The **Occupational Health and Safety (OHS) Committee** continues its dedicated efforts to promote a safe and healthy work environment across all Islands Trust offices. This quarter, the Committee focused on several key initiatives:

- ~ Panic Buttons: The Committee continues to review options for potential panic-button systems and associated safety protocols for Islands Trust offices. Work is underway to assess available technologies, operational requirements, and implementation considerations, with the goal of bringing a recommendation forward to management.
- ~ Communicable Disease Prevention Plan: The Committee has been advised of new communicable-disease resources and policy templates developed by the Public Service Agency. OHS is continuing to work with CAO Bronee to determine whether Islands Trust should update its Communicable Disease Prevention Plan in light of these new materials and current workplace requirements.
- ~ Emergency Plans: Updates continue on the Draft Emergency Plan to be reviewed at the next OHS meeting before submission to management for consideration.
- ~ First Aid Attendants and Emergency Wardens: The Committee is reviewing training renewal dates for these safety-critical roles and is recruiting additional staff where needed. This work ensures continuous coverage across all offices and helps prevent any gaps in our emergency-response capacity.
- ~ Pink Shirt Day: Pink Shirt Day has grown into a global movement that celebrates diversity, kindness, and inclusion — values that the OHS Committee is proud to champion. To support staff participation, we've shared information and resources on how to recognize this important anti-bullying day and reflect on its message. All three offices are also taking part in a *Kindness Card* activity, offering staff an opportunity to acknowledge and celebrate the qualities they appreciate in their colleagues across Islands Trust. Initiatives like this help us continue building a respectful, inclusive, and supportive workplace culture where everyone feels valued.

Throughout the quarter, the Public Service Agency shared a range of **educational materials** on topics of interest to public service employees. Highlights included observances such as [Transgender Awareness Week/Day of Remembrance](#), [Indigenous Peoples with Disabilities Month](#), [Gender-based Violence](#), [International Day of Persons with Disabilities](#), [National Day of Remembrance and Action on Violence Against Women](#), [Black Excellence Day](#), [Black History Month](#) and [International Day of Commemoration in Memory of Victims of the Holocaust](#). Staff also had the opportunity to learn about various cultural festivals, holidays, and heritage months recognized across the public service, including [Hanukkah](#) and [Tamil Heritage Month](#). Information was also circulated regarding the [Moose Hide Campaign](#) and [BC Heritage Week](#).



REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** March 10, 2026
From: Executive Committee **Date Prepared:** February 11, 2026
SUBJECT: Enhancing Elected Officials Mental Health Benefits

RECOMMENDATION:

1. THAT Islands Trust Council approve enhancing the trustee benefit plan to include coverage for Clinical Counsellors, and to increase the health coverage limit to \$1,000 annually, aligning the coverage and annual dollar limit with provisions provided to staff.

AND

2. That the change be implemented April 1, 2027 in alignment with changes to Trustee Remuneration.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

The proposed enhancements to the trustee benefit plan accesses recent changes that will allow Islands Trust to bring annual coverage limits in line with staff limits. Consistent with best practice, staff recommend that any enhancements take effect April 1, 2027, aligned with potential changes to trustee remuneration. Trustees should note that section 104 (1)(c) of the *Community Charter* provides an exemption from conflict-of-interest restrictions when “the matter relates to remuneration, expenses or benefits payable to one or more council members in relation to their duties as council members.” This permits trustees to approve changes to their benefits coverage.

1 PURPOSE:

To provide Trust Council with the opportunity to enhance mental health benefits for elected Islands Trust trustees, as recommended by the Executive Committee.

2 BACKGROUND:

At its meeting on February 26, 2025 EC passed the following resolution:

that Executive Committee request staff to report back on options and costs for additional mental health and benefits for trustees.

Staff returned with a report in March 11, 2025 and EC passed the following resolution:

That the Enhancing Elected Officials Mental Health Benefits briefing be circulated to trustees for consideration in the [March 2025] budget session at Trust Council.

The report was circulated to trustees for the March 2025 Trust Council meeting but no action was taken by Trust Council at that time, as the topic was not brought forward for discussion.

At its meeting on March 26, 2025, EC passed the following resolution:

That Executive Committee request staff to bring back options for Enhancing Elected Officials Mental Health Benefits for trustees, for consideration to a future Executive Committee meeting.

Staff brought back the report and options on April 23, 2025, and EC passed the following resolution:

That Executive Committee request staff to prepare a request for decision on enhancing mental health benefits for trustees under the Union of British Columbia Municipality extended benefit plan for elected officials and request staff to include options to fund the planned overspend.

Staff presented the requested RFD on June 4, 2025 and EC passed the following resolution:

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

This deferral was to wait for the current year financial forecast to be available, such that options for funding this action that was not included in the approved budget could be more clearly understood.

At their November 19, 2025 meeting, EC received the RFD and passed the following resolution:

Staff to forward the Enhanced Mental Health Benefits for Trustees - Request For Decision to the March Trust Council Quarterly Meeting agenda.

As the formerly provided RFD now contains outdated information which would not help Trust Council make a sound decision, staff provide updated information in this report.

Current Scenario:

Islands Trust currently enrolls trustees in the Enhanced Benefit Plan (administered by Pacific Blue Cross) through UBCM's Group Benefits Plan for Elected Officials, in addition to the Employee and Family Assistance Plan (EFAP). Mental health coverage under these plans includes:

- **Enhanced Benefits Plan** – Provides up to \$300 per year for services from registered psychologists and Online Cognitive Behavioral Therapy. Clinical counsellors are not included in this coverage.
- **EFAP** – Delivered through Homewood Health, this program offers short-term clinical counselling services, including telephone assessment, consultation, resources, support, advice, and coaching. These services address a wide range of personal and family issues. The number of sessions covered is determined by Homewood Health on a case-by-case basis.

Historically, it has not been possible to increase or customize the standard plan for elected officials, as Islands Trust staff are not enrolled in the UBCM benefit plan. This limitation is noted in the [Group Insurance for Elected Officials – 2022 Plan Guide](#) which states (emphasis added):

“For those local governments that have their staff benefits through the UBCM Group Benefits Plan, there is the option to provide your elected officials with the same level of benefits/plan design that you provide to your non-union staff for Extended Health and Dental. Under this approach, the existing group rates for the non-union staff plan would apply.

If you do not have staff benefits under the UBCM Group Benefits Plan, or you do not wish to provide the same level of benefits to Elected Officials, then you can choose a standard package.”

In response to the Executive Committee’s direction, staff contacted UBCM to explore whether Islands Trust’s options have evolved—particularly in light of broader, province wide recognition that mental health coverage for elected officials may be inadequate in the current context.

We have confirmed that Pacific Blue Cross has approved an increase in annual coverage under the Enhanced Benefit Plan, allowing Islands Trust to match staff-level benefits, despite staff plans being administered outside the UBCM framework. A quote has been received outlining various coverage options and quotes – see the attachment to this report. Staff have evaluated the two options that would bring annual coverage limits in line with staff limits, but all options in the attached quote are available to Trust Council.

The options available that would increase annual coverage limits to agree with staff limits are as follows:

Option 1: Enhance annual coverage limits for existing services in the extended health plan

Coverage Impact:

This option would increase annual coverage for psychologists and Online Cognitive Behavioral Therapy from \$300 to \$1,000 per year per trustee.

Cost: The change would increase the total cost of plan premiums by 1.1%, equaling \$26.66 per month or \$320 annually.

Option 2: Enhance annual coverage limits for existing services in the extended health plan, and also add coverage for Clinical Counsellors

Coverage Impact: This option would:

- Increase annual coverage for psychologists and Online Cognitive Behavioral Therapy from \$300 to \$1,000 per year per trustee (same as Option #1); and
- Extend coverage to include Clinical Counsellors under the Enhanced Benefit Package, supplementing the coverage already provided to trustees under the EFAP plan.

Cost: The change would increase the total cost of plan premiums by 6.7% equally \$170.83 per month or \$2,050 annually.

Implementation & Timing:

The change can be implemented at any time through UBCM and Pacific Blue Cross. However, the quote received expires after 6 months, so implementing a change beyond that time frame would require a new quote and may impact rates.

As a best practice, changes in trustee remuneration and benefits are best made at the start of a new term, to avoid any real or perceived conflict of interest in having trustees set their own benefits entitlements.

Staff recommend that any changes to the trustee benefit plan take effect on April 1, 2027 in alignment with the recommended implementation timing for changes in trustee remuneration.

Summary

A summary of the two options discussed are as follows:

CATEGORY	OPTION 1	OPTION 2
COVERAGE CHANGES	Increase annual coverage for psychologists and Online CBT from \$300 → \$1,000 per trustee.	- Increase annual coverage for psychologists and Online CBT from \$300 → \$1,000 per trustee. - Add coverage for Clinical Counsellors under the Enhanced Benefit Package (supplementing EFAP).
IMPACT ON TRUSTEES	Expanded access to psychological and Online CBT services.	- Expanded access to psychological and Online CBT services

		- New access to Clinical Counsellors.
ANNUAL PREMIUM INCREASE %	1.1%	6.7%
ANNUAL PREMIUM INCREASE \$	\$320/year	\$2,050/year
TIMING	Can be implemented at any time; best practice is to align changes with Trustee Remuneration changes at the start of a new trustee term. Current quotes valid for six months.	
OVERALL SUMMARY	Lower-cost enhancement focused on strengthening existing mental-health supports.	Higher-cost enhancement that expands both the level and type of mental-health supports available.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: None.

FINANCIAL: Enhancing mental health benefits for trustees will cost approximately \$2,050 in the first year, subject to premium increases annually after that (not yet known). This amount would be incorporated into the draft 2027/28 budget.

POLICY: No policy changes required.

IMPLEMENTATION/COMMUNICATIONS: Staff will implement direction for benefit plan changes through the plan administrator as soon as possible, and will communicate to trustees when the change is complete and revised coverage limits are accessible.

FIRST NATIONS RELATIONS: None.

OTHER: None.

4 RELEVANT POLICY(S):

[Trust Council Policy 7.2.1 Trustee Remuneration](#)

5 ATTACHMENT(S):

- Quote for Enhancing Trustee Mental Health Benefits Under Various Options

RESPONSE OPTIONS

Recommendation:

1. **THAT Islands Trust Council approve enhancing the trustee benefit plan to include coverage for Clinical Counsellors, and to increase the health coverage limit to \$1,000 annually, aligning the coverage and limit with provisions provided to staff.**

AND

2. **That the change be implemented April 1, 2027 in alignment with changes to Trustee Remuneration.**

Alternative(s):

- Trust Council may choose not to increase trustee mental health benefits.
- Trust Council may choose to enhance trustee mental health benefits to a different level than recommended.
- Trust Council may choose to implement the enhancement at a different time to what is best practice and recommended.

Prepared By: Director, Financial and Employee Services

Reviewed By/Date: R. Bronee, CAO/Feb 24, 2026

Attachment: Quote for Enhancing Trustee Mental Health Benefits Under Various Options

Quote #2 is Option 1 in the RFD.

Quote #5 is Option 2 in the RFD.

Quote #	Class #	Benefit	Current Plan Provision	Revised Plan Provision	Impact to Premium Rates	Approximate Annual Cost Impact
1	1	Extended Health	Psychologist and Online Cognitive Behavioural Therapy combined limit of \$300 per member per year.	Increase Psychologist and Online Cognitive Behavioural Therapy combined to a maximum of \$750 per member per year	+1.0%	\$300
2	1	Extended Health	Psychologist and Online Cognitive Behavioural Therapy combined limit of \$300 per member per year.	Increase Psychologist and Online Cognitive Behavioural Therapy combined to a maximum of \$1,000 per member per year	+1.1%	\$320
3	1	Extended Health	Psychologist and Online Cognitive Behavioural Therapy combined limit of \$300 per member per year.	Increase Psychologist and Online Cognitive Behavioural Therapy combined to a maximum of \$1,500 per member per year	+1.5%	\$470
4	1	Extended Health	Psychologist and Online Cognitive Behavioural Therapy combined limit of \$300 per member per year.	Increase Psychologist and Online Cognitive Behavioural Therapy AND add Registered Clinical Counsellors for a combined to a maximum of \$750 per member per year	+6.6%	\$2,010
5	1	Extended Health	Psychologist and Online Cognitive Behavioural Therapy combined limit of \$300 per member per year.	Increase Psychologist and Online Cognitive Behavioural Therapy AND add Registered Clinical Counsellors for a combined to a maximum of \$1,000 per member per year	+6.7%	\$2,050
6	1	Extended Health	Psychologist and Online Cognitive Behavioural Therapy combined limit of \$300 per member per year.	Increase Psychologist and Online Cognitive Behavioural Therapy AND add Registered Clinical Counsellors for a combined to a maximum of \$1,500 per member per year	+7.2%	\$2,200

1. TRUST PROGRAMS COMMITTEE (TPC)

- ~ **Stewardship Education Program:** In July, the Committee endorsed project charters for five webinars for delivery in 2025/26. Four webinars have been held to date, and one more is planned (see details below).
- ~ **Community Stewardship Awards Program:** In February, TPC reviewed a briefing about the program which is to be delivered in 2026.
- ~ **Indicator selection, analysis and reporting:** Staff did not proceed with plans to hire a temporary researcher so staff did not provide the committee with a draft business case for a proposed Trust Area resilience project.
- ~ **Policy Statement Amendment Policy:** In February, TPC reviewed a draft Request for Decision with recommended revisions to Policy 1.2.1 (Policy Statement Amendment) and requested that staff return it with amendments for review at their next meeting.

2. EXECUTIVE COMMITTEE (bylaws)

- ~ **Bowen Island Municipality bylaws:** At its meeting of January 14, 2026, Executive Committee approved the following Bowen Island Municipality (BIM) bylaws:
 - Official Community Plan amendment bylaw No. 673, which will amend the BIM official community plan to reduce the minimum lot area of a one rural residential property to enable its subdivision; and
 - Official Community Plan amendment bylaw No. 693, which will amend the BIM official community plan and land use bylaw for the subject properties to reduce the minimum average lot area for lots with on-site water servicing to enable their subdivision.

3. ISLANDS 2050 (POLICY STATEMENT AMENDMENT PROJECT)

Following first reading of Policy Statement Bylaw No. 183 in July 2025, the focus of staff's work on the Policy Statement Amendment Project in the fourth quarter has been on organizing and delivering LTC-requested community information meetings and town halls, responding to questions from community members, and triaging agency and Indigenous Governing Body referral responses.

In the fourth quarter, staff participated the following in-person Policy Statement community information meetings, which were advertised in local publications, online and through e-mail subscriber notices:

- Gabriola Island: November 20, 2025
- South Pender Island: December 5, 2025
- Salt Spring Island: December 6, 2025 and January 13, 2026
- Galiano Island: December 9, 2025

In the fourth quarter staff, staff participated in the following online community information meetings or town halls, which were advertised in local publications, online and through e-mail subscriber notices:

- Hornby Island: January 23, 2026
- Saturna Island: January 29, 2026
- Thetis Island: February 3, 2026

Phase 4 of public engagement on the draft Policy Statement closed on February 2, 2026. More than 2,000 survey responses were received. Correspondence about the draft Policy Statement continues to be received and posted to the Islands2050 project website. Due to the volume of material, and existing workloads, Staff have contracted analysis of survey results and correspondence. A summary will be provided to Trust Council at a future meeting.

Staff have reached out to Indigenous Governing Bodies both to request referral responses and to work through comments and questions raised in those responses. Staff have also begun the work of organizing agency referral responses and exploring potential policy changes to respond to those responses. TAS staff met with senior staff to explore Policy Statement implementation options.

In February, staff met with Ministry of Housing and Municipal Affairs staff to clarify expectations around the ministerial approval process for the Policy Statement bylaw.

Staff continue to monitor the Islands2050@islandstrust.bc.ca inbox, respond to enquiries, and post correspondence to the website. Staff will update the [Islands 2050 webpage](#) at key intervals in the project, including the Frequently Asked Questions.

Staff continue to liaise with individual trustees to answer procedural questions and provide communications support.

4. COMMUNICATIONS

Communications staff continue to provide routine communication services and to offer support to staff and trustees as part of ongoing operations.

Routine communications over the last quarter include the following:

- ~ [Quarterly newsletter](#): the quarterly was distributed in December 2025.
- ~ **News Releases**: [Two news releases were](#) distributed since the last report:
 - o February 3, 2026: Mar 10-12, 2026, Islands Trust Council Meeting Announced
 - o Dec 4, 2025: Islands Trust Trustees Receive Long Service Awards from UBCM
- ~ **Media relations**: There has been a marked increase in responding to journalists for information and clarification, as well as providing corrections. Staff continued media relations, including contacting journalists with corrections or clarifications, and continue to build the media contacts list.
- ~ **Issues management**: Staff continued to support trustees with speaking notes on emergent issues and provide media relations support.
- ~ **Social media**: Staff have continued posting to social media. A consistent posting schedule has been underway since March 2023, with a planned schedule of two posts per week, or more as necessary and as topics arise. The number of Facebook followers is at 1,018, up from 1,005, while X (previously known as Twitter) has decreased from 1085 followers to 1076. Islands Trust no longer actively posts on X, but has maintained the account and the profile is still live. As discussed at March 2025 Trust Council meeting, staff have been focusing on the most engaged platforms, and growing the Islands Trust

subscriber base. As of March 2023, Islands Trust is active on LinkedIn and Instagram. To date, Instagram has 289 followers, up from 269 followers, and LinkedIn has 412 followers, up from 387.

- ~ **Media clippings service:** Staff continue to monitor media sources and provide a summary of Trust-relevant news stories to trustees, Bowen Island Municipal Council, and select Ministry staff. While staff aim to provide updates two to three times a week, this service is provided on a time-available basis. Including more clippings from more local publications is a priority and staff are working to include more local content.
- ~ **Policy Statement Amendment Project:** Staff continued to promote engagement on the draft Policy Statement Amendment Project, support engagement events, provide information to journalists and the public, and update information.
- ~ **Website maintenance and improvement, and staff training:** Staff continued to update webpages on a consistent basis to update data, improve readability and conciseness. Staff also monitored a contract for accessibility improvements on the website, funded through grant funding.
- ~ **Property Tax Assessment Notice:** Staff updated the Property Tax Assessment Notice for the 2026/27 mail out, which will be approved by Executive Committee
- ~ **Budget communications:** Staff updated the Islands Trust budget webpage and provided trustees with speaking notes to support clear information on the 2026/27 draft budget.

Specific work completed over the last quarter to advance the **Communications Strategy** included:

- Continued updates on the Islands Trust visual identity guide to incorporate updated information for the reconciliation section
- Supported the Program Coordinator in promoting and hosting the stewardship education webinars
- Worked to update procedure documents for project workplans
- Supported Islands Trust Conservancy staff as required
- Worked to improve a communications request intake procedure to streamline workflows and create clarity around staff capacity

The communications team has supported the work of other business units on the following initiatives:

- ~ **Support for Planning Services:** Communications staff provided:
 - Communications and engagement support for the Gabriola Island Official Community Plan review project
 - Communications and engagement support for the Salt Spring Island Official Community Plan review project
 - Communications and engagement support for the Denman Island Housing review project
 - Communications and engagement support for the North Pender housing project
 - Communication and design support for the bylaw compliance and enforcement best practices manual and the launch of the CityView bylaw enforcement portal
 - Worked on a communications workplan for the launch on MapIT

Staff continue to assist with social media for local trust committees that request such support.

- ~ **Support for Bylaw Compliance and Enforcement Services:** Staff continue to support bylaw compliance and enforcement through creating speaking notes and news releases for trustees that need support with regards to enforcement efforts in local trust areas.

5. INDIGENOUS RELATIONS PROGRAM

~ **Support to staff and trustees:**

- Through a Trust Area-wide Consultative Areas Database search earlier this year the provincial staff identified four additional First Nations to engage, Staff have now confirmed that engagement is not required for Da'naxda'xw or Mamalilikulla First Nation, and Tlowitsis Nation. Staff continue to continue to look into Lummi Nation (in the U.S.). Once confirmed, staff will, as needed, update all affected documents and materials—including the Territorial Acknowledgement Guide, acknowledgment slides, email signature procedure, website content, and any other references—to reflect this change.
- Staff continued to provide support and advice to staff and trustees who had meetings or correspondence with First Nations.
- Staff continue to liaise with provincial staff and other local government staff to support the development of the Indigenous Relations program.
- Staff provided support for Trustees on responding to public concerns about the Cowichan Tribes vs Canada court decision
- Staff provided four orientation sessions to new staff. The purpose is to provide an introduction to First Nation history and Indigenous relationship building. Currently developing new PowerPoint decks for orientation delivery.
- Supported the planning of the upcoming Stewardship Webinar on Fallow Deer in the Southern Gulf Islands.
- Senior Indigenous Relations Advisor attends Executive Committee and Islands Trust Conservancy Board meetings.
- Attended a meeting with Penelakut Tribe staff regarding proposed Bylaws 292-295, and DL 85/86 rezoning.
- Staff reviewed a draft agreement between ITC and ECCC

~ **Support to Trust Council**

- Coordinated to have Sherry Thomas from Esquimalt First Nation Council provide a Traditional Welcome/Open at the December 2, 2025 Trust Council Meeting.
- Cowichan Tribes has confirmed that there will be a representative to provide the Welcome/Open at the March 2, 2025 Trust Council Meeting.

~ **Support to Executive Committee**

- Arranged a January 14, 2026 presentation to Executive Committee on co-governance by Stephanie Atleo, Cowichan Tribes Director of Governance.

~ **LTC Meetings**

- Senior Indigenous Relations Advisor attended November 20, 2025 in-person Gabriola LTC meeting
- Senior Indigenous Relations Advisor attended January 22, 2026 in-person Gabriola LTC meeting. Supported Elder Geraldine Manson in providing open/welcome.

~ Senior Indigenous Relations Advisor attended three in-person and three virtual community information meetings regarding the draft Policy Statement.

~ **Island Trust Conservancy Engagement Plan**

- Supported the development of ITC 5-year plan engagement plan, logic model, draft engagement letter, and engagement information session.

- ~ **Protocol agreement negotiation:**
 - **Quw'utsun Nation:** No progress this quarter.
 - **Snaw-naw-as First Nation:** Drafted and sent letter from the Chair recognizing their newly elected Chief and Council with a request for a leadership-to-leadership meeting.
 - **Snuneymuxw First Nation:** Snuneymuxw has requested postponement of protocol agreement negotiation for a period and will contact Islands Trust once their staff has capacity to continue.
 - **WSÁNEĆ Leadership Council Society (WLC):** In December, staff provided a draft protocol agreement, and subsequently followed-up.
 - **Tsawout First Nation:** In December, staff provided a draft protocol agreement and monthly meetings are scheduled.
 - **Tla'amin Nation:** Staff have been communication with Tla'amin First Nation staff to define their interest in engaging with Islands Trust. Staff held a meeting with Tla'amin staff to discuss interest in developing an agreement with Islands Trust and are working on scheduling another meeting to discuss further. The Nation also has expressed interest in touring some of the islands.
- ~ **Liaison meetings:**
 - None held by Trust Area Services.
- ~ **Correspondence:**
 - Continue to support staff by reviewing letters to ensure culturally safety.
- ~ **Site visits:**
 - None this quarter.
- ~ **Events:**
 - None organized this quarter.
- ~ **Records management:**
 - Staff did not progress work this quarter toward the completion of a project related to records and correspondence management related to First Nations relations and referrals. This project will re-initiate in 2026.
- ~ **Policies and procedures:**
 - No progress this quarter on an honoraria procedure.
- ~ **IGB Capacity Funding:**
 - Staff drafted a policy on capacity funding for Indigenous Governing Bodies.
- ~ **Reconciliation Learning Group:**
 - Supported delivery of two day Responding to Indigenous-Specific Racism Workshop in February
- ~ **Indigenous Relations Action Plan:** Drafted plan for Trust Council review.

6. ADVOCACY/COORDINATION

- ~ **Trust Council:** No work on Trust Council requested advocacy progressed this quarter.
- ~ **Local Trust Committees:** No work on local trust committee requested advocacy progressed this quarter.
- ~ **Executive Committee:** TAS did not support any letters this quarter.
- ~ **Secretariat Services for Coordination Groups:** TAS supported general administration.

7. GRANTS MANAGEMENT

- ~ **Grant applications/negotiations with funders:**

Real Estate Foundation of BC – General Grant Submission: Gabriola Archaeological Overview and Preliminary Field Reconnaissance with Snuneymuxw First Nation. (\$90,000.00) (application drafted by Planning Services staff)
- ~ **Grant monitoring:** Staff continued to monitor other grant-funded projects. These include grants to Islands Trust and to associated groups/agencies that are underway. Currently these include:
 - Environment and Climate Change Canada Priority Places Contribution Agreement for Biologist position: \$200,430

- Ministry of Housing and Municipal Affairs Grant for First Nations engagement, \$150,000
- Disability Alliance BC Grant to support the Accessibility Committee development, \$7,000
- Local Government Management Association for Responsible Conduct Resource Assistance, \$25,000
- UBCM Community to Community Grant to support joint gathering and protocol agreement with Tsawout First Nation \$20,000
- UBCM Community to Community Grant to support a new protocol agreement and signing ceremony with Tseycum (W̱SIḴEM) and Tsartlip (W̱JOŁEŁP) First Nations, via the W̱SÁNEĆ Leadership Council \$16,865
- SPARC – Local Community Accessibility Grant: Salt Spring office accessibility upgrades and website accessibility improvements \$25,000.00
- ~ **Grant reporting:** Staff administered reports for:
 - Winter Quarterly Update: Environment and Climate Change Canada Priority Places Contribution Agreement for Biologist position
 - UBCM Complete Communities Grant regarding in-kind amounts

8. PROGRAMS

- ~ **Stewardship Education Program:**
 - Trust Programs Committee endorsed five webinars for delivery in 2025/26 on the following topics: Xwe’etay/Lasqueti Archaeology Project; Protecting the Shoreline: A Shared Responsibility; Climate Adaptation: Rain Gardens and Other Nature-Based Solutions You Can Use; Working towards a Fallow Deer Strategy for the Southern Gulf Islands, and Species at Risk on Your Property & How to Become a Habitat Steward. To date, three of the webinars have been delivered:
 - *Xwe’etay/Lasqueti Archaeology Project: Protecting and Honouring Indigenous Heritage through Archaeology, Policy, and Planning* occurred on September 25th with 152 registrants, 64 attendees, and 165 views of the video recording.
 - *Species at Risk on Your Property and How to Become a Habitat Steward* was hosted on November 19th with 183 registrants, 88 attendees, and 105 views to date.
 - *Protecting the Shoreline: A Shared Responsibility* was held on December 10th with 157 registrants, 62 attendees, and 81 views to date.
 - *Climate Adaptation: Rain Gardens and Other Nature-Based Solutions You Can Use* took place on February 4th with 161 registrants, 66 attendees, and 38 views to date.
- ~ **Community Stewardship Awards Program:**
 - The Community Stewardship Awards Program takes place in the final year of each term to honour individuals, organizations, and/or groups supporting initiatives that further the Islands Trust mandate.
 - 2026 awards program launched in February 2026.

9. DELEGATION AND OTHER LETTERS

- ~ None.

COMPLETED SINCE LAST REPORT (January - March 2026)	PLANNED FOR FIRST QUARTER 2026-27 (April - June 2026)
1. STRATEGIC PLANNING/ADMINISTRATION/OPERATIONS	
Personnel/Staffing: Continued recruitment for • Covenant Management Specialist • Communications Specialist • Administrative Assistant	Personnel/Staffing: Onboard new • Covenant Management Specialist • Communications Specialist • Administrative Assistant
ITC Five-Year Plan development: Developed a logic model and work plan Updated project charter Prepared and delivered engagement letters to First Nations and conservation partners Hosted an Information Session with interested First Nations (Feb. 19 th)	ITC Five-year Plan development: Establish cooperative engagement framework and commence engagement with First Nations interested in involvement with development of Five-year Plan
ITC Board support: Hosted January 20 th and March 17 th ITC Board meetings Hosted January 30 th ITC Board special meeting Began re-appointment process for provincially appointed board members Submitted referral response to Trust Council on the draft Policy Statement	ITC Board support: Host May ITC Board meeting Host special ITC Board meeting for ITC audit report findings Continue to support board member re-appointment process
Financial Management Continued to support the Board in reviewing and refining its budget request and business cases through review cycle Submitted revised budget to Committee of the Whole and Trust Council Prep for financial statement process	Financial Management Complete financial statement process and support the annual audit process. Implement budget Begin budget planning for 2027/28
ITC Policies: Continued policy review/update project	ITC Policies: Continue policy review/update project Engage with First Nations on identifying policy gaps and improvements



ISLANDS TRUST CONSERVANCY REPORT TO TRUST COUNCIL 2025-2026 - 4th Quarter Update

SAR Program: Continued negotiation of a conservation agreement between Environment and Climate Change Canada (ECCC) Received a \$26,000 grant from Tree Canada to support the recovery of species and ecosystems at risk at Mt Tuam Protected Area Continued facilitating Species at Risk Program evaluation Completed collation and mapping of ITC SAR data (Co-op student project) Developed and presented a Stewardship Education Webinar on Species at Risk Presented on ITC Species at Risk Program to the Regional Planning Committee in February Co-organized and hosted an in-person meeting for 40 Priority Places Program grant recipients Completed Q3 reporting to funder for ECCC Priority Places Species at Risk Program Investigated SAR monitoring research proposals for 26/27 fiscal year Presentation to ITC Board 'SAR Program Highlights' at March meeting Continued collaboration with Planning Services to develop products, training, and support materials about species and ecosystems at risk	SAR Program: Complete final report to ECCC for Species at Risk (SAR) Program Investigate and implement SAR monitoring research proposals for 26/27 fiscal year SAR Program administrative wrap-up Plan with Protected Areas Management Team to prioritize species at risk work post ECCC funding.
Software Updates: Data Management System/GIS: Investigated procurement options for GIS specialist/firm to design a data management system to integrate into existing GIS systems. Field Technology Tools and Applications: Assessed new tools and features and provided feedback to GIS team Securement Applications Portal: Ongoing revisions, staff training, and procedure development for Islands Trust Applications Portal	Software Updates: Data Management System/GIS: Contract GIS specialist/firm to design a data management system to integrate into existing GIS's systems. Field Technology Tools and Applications: Provide feedback to mapping team about application re-launch Work with mapping team to prepare software and database for 2026 field work season Securement Applications Portal: Ongoing revisions, staff training, and procedure development for the Islands Trust Applications Portal

Other: Attended meeting with Tsawout First Nation (January)	Other: TBD
2. COVENANT AND PROPERTY SECUREMENT PROJECTS	
Conservation Planning Began developing a project plan for Regional Conservation Plan evaluation Collaborated with Planning Services to identify gaps in ecological data and analyses Updated conservation proposal forms with revised waiver of confidentiality, and information about First Nations referrals Continued securement negotiations on ~27 ha of land for ITC nature reserve (1 Galiano, 1 Salt Spring) Continued negotiations on ~2 ha of land for NAPTEP covenants (1 North Pender, 1 Salt Spring) Continued discussions related to enquiries about conservation options for three properties (1 Salt Spring, 1 Hornby, 1 Saturna). Ongoing review of applications for three land donations (Salt Spring, Lasqueti, Denman) and 1 NAPTEP (Salt Spring)	Conservation Planning Prepare project charter for multi-year Regional Conservation Plan evaluation and revision Board review and decision on three conservation proposals. Continue negotiations on existing conservation proposal projects
3. COVENANT AND PROPERTY MANAGEMENT	
Protected Area Monitoring: Presented nature reserve and covenant monitoring results and recommendations from 2025 monitoring season to ITC Board Issued reports with notice of compliance/non-compliance and stewardship recommendations to covenant landholders Collaborated with management groups to address concerns observed on nature reserves Collaborated with covenant co-holders and landholders to address compliance concerns and priority management needs in conservation covenants. Reviewed annual monitoring program and implemented improvements for 2026 season.	Protected Area Monitoring: Continue addressing concerns observed on nature reserves. Continue to collaborate with covenant co-holders and landholders to address compliance concerns and priority management needs in conservation covenants. Commence 2026 monitoring season



ISLANDS TRUST CONSERVANCY REPORT TO TRUST COUNCIL 2025-2026 - 4th Quarter Update

Protected Area Management Projects: Reviewed annual reports from management groups and contractors implementing management projects in ITC protected areas Finalized list of priority projects for 2026-27 Worked with Comox Valley Regional District on Denman Island Cross Island Trail along Lindsay Dickson Nature Reserve.	Protected Area Management Projects: Implement third year of three-year service contracts for management activities in ITC nature reserves. Commence procurement processes for priority projects for environmental monitoring, species-at-risk conservation, ecosystem stewardship, infrastructure maintenance, and other management needs Continue work with Comox Valley Regional District on Denman Island Cross Island Trail along Lindsay Dickson Nature Reserve.
Protected Area Management Planning Archeology assessment contracts in progress for two nature reserves. Continued policy development for management planning, risk management, and signage.	Protected Area Management Planning Archeology assessment contracts in progress for two nature reserves until March 2027. New policies in review for management planning, risk management, and signage.
Technology Improvements: Worked with GIS staff on updates and improvements to FieldMaps app based on user feedback during 2025 field season. Continued to work with GIS staff to ensure all spatial data collected for ITC protected areas can be incorporated and viewed in available mapping applications. Trial Survey123 as a replacement for paper monitoring forms.	Technology Improvements: Complete work with GIS staff to ensure updates to FieldMaps have been made and trialed. Roll out Survey123 for official use in Monitoring Program if trial is successful. Continue to work with GIS staff to ensure all spatial data collected for ITC protected areas can be incorporated and viewed in available mapping applications. Continue to explore remote monitoring solutions and related policy development.
Other: Continued policy review, drafting of new policies, and revision of outdated policies.	Other: Continue policy review/drafting/update.
4. COMMUNICATIONS AND OUTREACH	
NOTE: Support on priority communications projects this quarter was provided by a contractor while the Communications Specialist position is vacant. Many communication-related activities are pending until a new Communications Specialist is onboarded.	
Social Media: Weekly social media posts & engagement across all ITC platforms Launch of strategic giving WillPower campaign for 2026	Social Media: Weekly social media posts & engagement across all ITC platforms - Launch Reflections from the Field in spring 2026 to highlight field work, Winter Heron features on social media



ISLANDS TRUST CONSERVANCY REPORT TO TRUST COUNCIL 2025-2026 - 4th Quarter Update

	Ongoing strategic giving WillPower campaign posts
News Releases: None	News Releases: TBD
Publications: Designed and delivered digital & physical ITC Holiday Cards to donors and other key stakeholders Published end-of-year ITC eNews Published Giving Tuesday ITC eNews Issued <i>Caring for Your Conservation Covenant</i> newsletter to covenant landholders ITC FOLKLIFE Ad circulation in next issue of the magazine	Publications: Publish Winter Heron Newsletter Publish Winter ITC eNews
Outreach: None	Outreach: None
Events: None	Events: Host celebration for one new nature reserve and one new NAPTEP covenant on Salt Spring Island
Reports: None	Reports: Prepare for ITC 2025/26 Annual Report
5. FUNDRAISING AND CONSERVANCY SUPPORT	
Donor Relations: Stewardship of donors and advisors (ongoing) Reviewed and updated donor members in contract relationship database Received and processed donations – sent thank you letters and issued charity tax receipts Met with several potential donors interested in legacy giving Tour of S’ul-hween X’pey (Elder Cedar) Nature Reserve with legacy donor	Donor Relations: Stewardship of donors and advisors (ongoing) Receive and process donations – send thank you letters and issue charity tax receipts Follow up with potential donors interested in legacy giving
Strategic Giving: Continued WillPower Campaign seeking bequests of conservation lands or conservation funds Calls with two professional advisors Updated pledged bequests	Strategic Giving: Continue WillPower Campaign seeking bequests of conservation lands or conservation funds Review effectiveness of WillPower Campaign



ISLANDS TRUST CONSERVANCY REPORT TO TRUST COUNCIL 2025-2026 - 4th Quarter Update

Fund Management: Continued review of Opportunity Fund Guidelines	Fund Management: Review donation Policy and other fund guidelines Develop Fund Management Policy
Other: Developed draft Opportunity Fund application form Developed grant-needs spreadsheet Researched external grant opportunities (ongoing) Reviewed donation policies and fund guidelines Developed legacy and conservation print ad for Folklife Magazine	Other: Research external grant opportunities (ongoing)

To: Trust Council **For the Meeting of:** March 10, 2026
From: Executive Committee **Date Prepared:** February 18, 2026
SUBJECT: Project Update – Policy Statement Amendment Project (PSAP)

PURPOSE: To provide Trust Council with an update on its Policy Statement Amendment Project reflecting recent developments.

BACKGROUND: Staff continue to advance work on the project with the intention that it be adopted before the next local government elections in Fall 2026. However, several recent developments in the Policy Statement Amendment Project may impact the project timeline. There is now a high risk that an amended Policy Statement may not be able to be put before Trust Council for final approval before the October 2026 election.

Survey and Correspondence Analysis

Staff initially planned to process and analyze the Policy Statement survey results in-house, with an experienced consultant providing training in how to do so. However, given the high volume of responses received, this work must be contracted out because there is insufficient in-house capacity. More than 2,000 surveys have been submitted, including approximately 750 long-form responses to each of the seven open-ended questions that will need to be coded and organized by theme. The consultant to whom Islands Trust plans to award this work cannot begin until early March, with the work planned to be completed by early April. Their analysis will then need to be incorporated into a graphic-designed What we Heard report that staff do not anticipate being able to provide to Trust Council until a May 2026 special meeting.

Indigenous Governing Body Referral Responses

The nature of some recent-arrived feedback from Indigenous Governing Bodies to referral of Policy Statement Bylaw No. 183 suggests that they expect a considerably deeper level of engagement than Islands Trust has provided in the current phase of this project. There have been requests for capacity funding, as well requests for meetings with Indigenous communities. These requests, when paired with an expectation from the Ministry of Housing and Municipal Affairs that Islands Trust should be able to demonstrate working toward consensus with Indigenous Governing Bodies, means staff cannot say with any confidence when, or if, outstanding questions/concerns will be resolved.

Trust Council may be pleased to know, however, that several Indigenous Governing Bodies that previously provided feedback on earlier drafts of the Policy Statement have expressed satisfaction at how Islands Trust has incorporated their earlier feedback into the latest draft.

Agency Referral Responses

Ministry of Housing and Municipal Affairs staff have indicated that they are working internally to push Provincial bodies to respond to the Policy Statement referral. They have not indicated when this internal effort will be complete.

Additionally, Ministry staff expect that Islands Trust will follow up with regional districts that have not provided referral responses to find out when/whether they will provide responses. This work is underway.

Feedback Synthesis and Further Revision

Phase 4 public engagement, with feedback provided via survey, correspondence, and Indigenous Governing Body, agency and LTC referral, is expected to yield a significant number of potential revisions to the draft Policy Statement that Trust Council can consider. Staff anticipate that Trust Council will receive this package of feedback at a special meeting, or several special meetings in May.

Further adding to the potential project timeline is that Ministry of Housing and Municipal Affairs staff have indicated that significant revisions to the draft Policy Statement arising from Phase 4 of public engagement may require further review by Indigenous Governing Bodies and a record of that review provided to the Ministry.

ATTACHMENT(S):

1. PSAP Project Charter V12
2. PSAP Project Area Updates
3. Agency/Organization Referral Status Table
4. Indigenous Governing Body Referral Status Table
5. PSAP Communications and Engagement Plan

FOLLOW-UP:

Staff will provide Trust Council with a report on Phase 4 public engagement results, referral responses, and staff-recommended revisions as soon as all necessary information is available.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services/February 19, 2026
Rueben Bronee, CAO/February 19, 2026

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 and Trust Programs Committee	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 Area-wide survey and workshop)	July 2025 Aug 2025 - March 2026 Sept 2025 - March 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/agency engagement report; allow six months for review - Ministerial Approval (estimated—no statutory timeline), and Adoption -Final graphic design and distribution, celebration event, implementation planning	April 2026 May - June 2026 June 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	\$7,000
Public Engagement	\$0	\$17,500	\$0
Legal Review	\$25,000	\$10,000	\$10,000
Capacity Funding	\$4,000	\$0	\$20,000
Total Activity Costs:	\$39,000	\$53,500	\$37,000

Approved by:

Clare Frater, Director, TAS

Endorsement: TC

Res#: 2025-142
Date: December 4, 2025

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

PSAP WORK PLAN UPDATES**LTC/BIM Engagement Events**

Since the last project update that Trust Council received in December 2025, all local trust committees that requested Policy Statement engagement events have hosted them to hear questions and opinions from island residents to help inform each LTC's referral response to Policy Statement Bylaw No. 183.

Complete			
LTC	Event Type	Date	Notes
Mayne	Town Hall (in-person)	September 29 (w/in regular LTC meeting)	Referral response received
Lasqueti	CIM (online)	October 6 (w/in regular LTC meeting)	Referral response received
North Pender	Town Hall (in-person)	October 3 (w/in regular LTC meeting)	Referral response received
Gabriola	CIM (in-person)	November 20 (w/in regular LTC meeting)	Referral response received
Gambier	CIM (online)	November 25 (Staff-hosted)	Referral response received
South Pender	CIM (in-person)	December 5 (Special meeting)	Referral response received
Salt Spring	CIM x 2 (in-person)	December 6 January 13 (Staff-hosted)	Referral response received
Galiano	CIM (in person)	December 9 (w/in regular LTC meeting)	No referral response received
Hornby	Town Hall (in-person)	January 23 (w/in regular LTC meeting)	Referral response received
Saturna	CIM (in-person)	January 29 (w/in regular LTC meeting)	Referral response received

Thetis	CIM (online)	February 3 (w/in regular LTC meeting)	Referral response received
Other			
LTC/IM	Event Type	Date	Notes
Denman	N/A	N/A	Referral response received
Bowen Island	N/A	N/A	Referral response received

Draft Policy Statement Survey

The Policy Statement amendment survey closed on February 2, 2026.

According to the most recent update from the consultants hosting the survey (to February 2, 2026), **2132** surveys have been received, including a dozen in hard-copy. The last few days of the engagement period saw a remarkable surge in submitted surveys, increasing the number submitted by 1,500 from approximately 600 in January.

Almost a quarter of survey responses came from duplicate IP addresses. The consultants managing the survey will assess the implications of this during the data cleaning process.

For reference, the survey conducted by consulting firm ISL during Phase 3 of public engagement on the Policy Statement in Spring 2022, garnered 1,299 responses.

Responses received break down by local trust area (LTA) as follows (according to how respondents identified the LTA they “feel most connected with”)¹:

LTA	Responses Received	LTA	Responses Received
Ballenas-Winchelsea Islands	2%	Lasqueti Island	10%
Bowen Island	11%	Mayne Island	9%
Denman Island	8%	North Pender Island	13%
Gabriola Island	20%	Salt Spring Island	29%
Galiano Island	13%	Saturna Island	9%
Gambier Island	14%	Thetis Island	10%
Hornby Island	9%	Entire Trust Area	16%

The table below shows the nature of survey respondents’ relationship to the Islands Trust Area.

¹ Respondents could select more than one choice

Nature of Relationship	Responses Received
Full-time resident	61%
Live adjacent to the region (Vancouver Island/Lower Mainland)	20%
Part-time resident	18%
Other	9%
Visitor	7%
Non-resident property owner	4%
Indigenous person with relationships to the Trust Area	2%

Correspondence

E-mails and letters to Trust Council are posted to the project webpage in the Public Correspondence drop-down [here](#). Trust Council received 186 items of PSAP correspondence between July 29, 2025 when Phase 4 of public engagement on the draft Policy Statement began and February 2, 2026 when it closed. The public can continue to submit correspondence, it just won't be captured in the Phase 4 analysis.

Staff continue to respond to Policy Statement-related questions as they are received.

Agency Referrals

In August 2025 the draft Policy Statement was referred to the agencies and organizations listed in Attachment 3 for their review and comment.

Agencies and organizations highlighted in green show that a referral response has been received.

A reminder e-mail to referral agencies was sent out in early November.

Staff intend to provide all agency referral responses to Trust Council at a future special Trust Council meeting, and on a continuous basis as they arrive, or updated information arrives.

Indigenous Governing Body Referrals

In early September 2025 the draft Policy Statement was referred to the Indigenous Governing Bodies listed in Attachment 4 for review and comment.

Indigenous Governing Bodies highlighted in green show that a referral response has been received. Those highlighted in yellow are those with whom Islands Trust is in dialogue but with but no conclusive response received.

A reminder e-mail to Indigenous Governing Bodies was sent out in early November. Staff have started follow-up telephone calls directly to the Nations.

Staff intend to provide all Indigenous Government Body referral responses to Trust Council at a future special Trust Council meeting, and on a continuous basis as they arrive, or updated information arrives.

Project Communications

The Islands 2050 [project website](#) continues to be updated as needed. Most recently text was added to mark the close of Phase 4 of public engagement and the Frequently Asked Questions (FAQ) were updated.

February 17, 2026

Policy Statement Bylaw No. 183 Referral Agency Status Update

	Response Received
	In Communication

Federal Agencies Environment and Climate Change Canada Fisheries & Oceans, Canada (Fish Protection and Aquaculture - Pacific Region) Transport Canada Parks Canada	Regional Agencies Capital Regional District Comox Valley Regional District Cowichan Valley Regional District Metro Vancouver Regional District Nanaimo Regional District qathet Regional District Sunshine Coast Regional District
School District Boards School District No. 45 (West Vancouver – Gambier) School District No. 46 (Gambier) School District No. 64 (Gulf Islands: Galiano, Mayne, North Pender, South Pender, Salt Spring, Saturna) School District No. 68 (Gabriola/Ballenas Winchelsea) School District No. 69 (Lasqueti/Ballenas Winchelsea) School District No. 71 (Denman/Hornby) School District No. 79 (Thetis)	Improvement District Boards Gabriola Fire Protection District Graham Lake Improvement District Schmidt Improvement District Galiano Estates Improvement District Gossip Island Improvement District Montague Improvement District Spanish Hills Improvement District Wise Island Improvement District Bennett Bay Waterworks District Campbell-Bennett Bay Improvement District Lighthouse Point Waterworks District Mayne Island Improvement District Village Point Improvement District Georgina Improvement District Razor Point Improvement District Trincomali Improvement District Harbour View Improvement District Mount Belcher Improvement District North Salt Spring Waterworks District

	Piers Island Improvement District Salt Spring Island Fire Protection District Scott Point Waterworks District Saturna Shores Improvement District Thetis Island Improvement District Vaucroft Improvement District
Adjacent Local Trust Committees and Municipalities Ballenas-Winchelsea Islands Local Trust Committee Bowen Island Municipality Denman Island Local Trust Committee Gabriola Island Local Trust Committee Galiano Island Local Trust Committee Gambier Island Local Trust Committee Hornby Island Local Trust Committee Lasqueti Island Local Trust Committee Mayne Island Local Trust Committee North Pender Island Local Trust Committee Salt Spring Island Local Trust Committee Saturna Island Local Trust Committee South Pender Island Local Trust Committee Thetis Island Local Trust Committee Islands Trust Conservancy Board	Provincial Agencies Agricultural Land Commission BC Ferries Ministry of Agriculture and Food Ministry of Energy and Climate Solutions Ministry of Energy and Climate Solutions (Climate Action Secretariat) Ministry of Mining and Critical Minerals Ministry of Environment and Parks Ministry of Environment and Parks (BC Parks and Conservation Officer Service Division) Ministry of Forests Ministry of Water, Land and Resource Stewardship (South Coast Office, Crown Lands, Water Licensing (Watershed Stewardship & Security Branch, Ecosystems, Archaeology) Ministry of Health Ministry of Indigenous Relations and Reconciliation (West Coast Office; South Coast Office) Ministry of Housing and Municipal Affairs (Governance and Structure Branch/ Land Use Planning and Regional Impacts Branch/Housing Policy Branch) Ministry of Transportation and Transit

February 16, 2026

Policy Statement Bylaw No. 183 Referral Indigenous Governing Body Status Update

	Response Received
	In Communication
Indigenous Governing Bodies	Coordinating Bodies
Cowichan Tribes SXIMEŁŁ (Esquimalt) Nation Halalt First Nation Homalco First Nation K'ómoks First Nation Lummi Nation Lyackson First Nation MÁLEXEL (Malahat) Nation x^wməθk^wəyəm (Musqueam Indian Band) BOĶĖCEN (Pauquachin) First Nation Penelakut Tribe Qualicum First Nation Semiahmoo First Nation Snaw-naw-as (Nanoose) First Nation Snuneymuxw (Nanaimo) First Nation Lekwungen (Songhees) Nation shíshálh Nation Skwxwú7mesh (Squamish) Nation Stz'uminus First Nation Tla'amin Nation Ts'uubaa-asatx First Nation W_JOLEŁP (Tsartlip) First Nation S7ÁUTW_ (Tsawout) First Nation Tsawwassen First Nation Tsleil-Waututh First Nation W_SIKEM (Tseycum) First Nation We Wai Kai (Cape Mudge) First Nation Wei Wai Kum (Campbell River) First Nation	Nanwakolas Council W_SÁNEĆ Leadership Council

*Referrals were sent to Da'naxda'xw First Nation, Tlowitsis Nation and Mamalilikulla First Nation per the consultation list provided via the Province but the Province has subsequently confirmed that engagement is not required with these Indigenous Governing Bodies that do not have territory in the Trust Area.

Policy Statement Amendment Project Public Engagement Phase 4
Communications/Engagement Workplan DRAFT & SAMPLES

Trust-wide Activities								
Timing	Item	Key message	Activity 1	Activity 2	Activity 3	Activity 4	Activity 5	Activity 6
Spring – Summer 2025	Prepare proactive communication in advance of First Reading	What is Islands Trust? What is a policy statement? Why does it need updating? What is First Reading? Participate in engagement opportunities, including survey. We want to hear from the public.	Speaking notes for Trustees Website update	News release (July 29 or 30)	Op-ed to local media	Potential media interviews Media technical briefing July 24 or 25	Updated FAQ	Upload What We Heard report
Summer - Fall 2025 (timed so part-time residents could receive the mail out during summer months)	Public education Draft is ready for public engagement and survey release	What is Islands Trust? What is a policy statement? Why does it need updating? Participate in engagement opportunities, including survey. We want to hear from the public.	Website update	Trust Area-wide educational mailer	Printed advertising	Social media	Subscribe r notice	Video
Fall 2025	Public engagement	Participate in engagement opportunities, including survey. We want to hear from the public.	Website update	News release #2	Webinar - Learn more about IT - Explain engagement process & opportunities	On-island posters & Printed surveys with pre-paid postage envelopes	Printed advertising in all LTA and Bowen publications	Social media (ongoing)
Winter 25/26	Public engagement	The draft is ready for public comment. Participate in engagement opportunities, including survey. We want to hear from the public.	Subscribe r notice	Social media				

LTC/IM Activities (delivered on request by LTC/BIM)							
LTC/ Municipality	Key messages	Activity 1	Activity 2	Activity 3	Activity 4	Activity 5	Activity 6
Bowen Island Municipality	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	none	none	none	none	none
Denman Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	none	none	none	none	none

Gabriola Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Community Information Meeting during regular business meeting November 20, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Galiano Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff-led community info meeting before regular business meeting December 9, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Gambier Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff- led community info meeting webinar - 6:30 – 8:00 pm (online) November 25, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	Direct addressed mailing info and survey
Hornby Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting January 23, 2026	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Lasqueti Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting October 6	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Mayne Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting Sept 29	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
North Pender Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting Oct 3	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Salt Spring Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff-led community info meeting X2 (in-person, North and South ends) December 6, 2025	Website update: Event listing What's Happening on LTC page X2	Subscriber notice X2	Social post specific to LTA activities X2 On-island posters x1 (listing both)	Print advertising in Driftwood (message: attend meetings and complete survey)

			and January 13, 2026			events on one poster) Driftwood and on the SS Exchange	
Saturna Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff-led community info meeting stand- alone meeting January 29, 2026	Website update: Event listing What's Happening on LTC page	Subscriber notice On-island posters	Social post specific to LTA activities	Printed advertising in Saturna Scribbler (message: attend meeting and complete survey)
South Pender Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff-led in-person Community Information Meeting December 5, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Thetis Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting February 3, 2026	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters

** Website updates, Trust Area-wide educational mailer, printed advertising, subscriber notices, news release(s), on-island posters, printed surveys with pre-paid postage envelopes, webinar, social media. See Trust Area-wide activities on page 1 for more information.*

Key messages

Project Status/ Amendment Process & Engagement Opportunities

- On July 29, Islands Trust Council gave First Reading to a new Islands Trust Policy Statement and is launching six months of engagement with the public, agencies and Indigenous Governing Bodies to gather feedback on the document.
- Public engagement on the new draft of the Policy Statement will span six months, allowing for ample opportunities for Trust Area residents to share their perspectives.
- Islands Trust wants to hear from communities – public feedback is vital to this project
- Islands Trust wants to know – did we get it right?
- Engagement opportunities include a survey (online or on paper), connecting with local trustees, connecting with staff, or providing feedback through the website, via email, or via mail.
- Stay informed on the process and future public engagement opportunities by signing up for Islands 2050 updates: (<https://islandstrust.bc.ca/subscribe/>) and visiting the Islands 2050 webpage: <https://islandstrust.bc.ca/programs/islands-2050/>.
- Islands Trust Council and staff are committed to continually improving how the Islands Trust’s preserve and protect mandate is implemented.
- The Islands Trust Policy Statement has not been updated in 30 years and a lot has changed during that time. The Policy Statement is being updated to reflect important topics like Reconciliation, climate change, and affordable housing.
- Islands 2050, a multi-year process to amend the Policy Statement, has been underway since 2019 and marks the first comprehensive update in 30 years.
- At the outset of the Policy Statement amendment project, known as Islands 2050, Trust Council set three key priorities: Reconciliation, climate change, and housing options. These align with [Trust Council's Reconciliation Declaration](#) (2019), [Climate Emergency Declaration](#) (2019), and [Housing Equity and Workforce Shortage Crisis Declaration](#) (2021).
- The current Policy Statement, last amended in 2002, contains no mention of the climate crisis and does not appropriately acknowledge First Nations/Indigenous Peoples or reflect the Islands Trust Council’s commitment to reconciliation.
- This draft of the Policy Statement reflects input from island communities, Indigenous Governing Bodies, Indigenous peoples, partner agencies, and British Columbians at large, and is designed to be inclusive and reflective of the diverse values and interests in the Islands Trust Area. The current draft responds to Trust Council’s 32 Resolutions from an earlier phase of the project and reflects Trust Council’s [Reconciliation Declaration \(2019\)](#), [Climate Emergency Declaration \(2019\)](#), and Housing Equity and Workforce Shortage Crisis Declaration (2021)
- The revised draft contains guiding, coordination and reconciliation principles and organizes policy directives under five main goals:
 - Advance Reconciliation

- 2. Preserve and protect Indigenous cultural heritage and culturally significant areas, sites, and species
 - 3. Preserve and protect healthy and biodiverse ecosystems
 - 4. Foster sustainable, inclusive, and resilient communities
 - 5. Foster sustainable stewardship of lands and waters
- The Policy Statement update process has involved Trust Council identifying areas for changes based on input and feedback from the public, First Nations and referral agencies and its understanding of the Islands Trust mandate in the *Islands Trust Act*.
- Key themes from early engagement with Indigenous Governing Bodies included concerns about language in the Policy Statement, governance, rights and responsibilities, and the need for ecosystem protection for cultural/ spiritual/ economic/ ecosystem uses.
- Feedback from three public engagement processes in 2019, 2021 and 2022 was plentiful and complex. Key themes included: support for the Islands Trust mandate; support for the project; support for environmental protection; a desire for consideration for residents’ communities and way of life; concerns with jurisdictional overreach; and a desire for clarified language.

On-island engagement events printed posters

The draft Islands Trust Policy Statement has been developed to help island communities adapt to current and future challenges and opportunities, and to reflect Islands Trust’s commitments to Reconciliation, climate change, and diverse housing options.

The multi-year process to amend the Policy Statement marks the first comprehensive update in over 25 years, and we want to know - have we got it right? This phase of public engagement is ongoing until February, 2026.

Your input on the draft Policy Statement matters!

Provide input:

Complete the survey | Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151
Attend the Lasqueti Local Trust Committee meeting on October 6, 2025

Learn more:

Register to attend the virtual Town Hall on September 10, 2025
Read the draft Policy Statement
Scan the QR code or visit: islandstrust.bc.ca/programs/islands-2050

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

The draft Islands Trust Policy Statement has been developed to help island communities adapt to current and future challenges and opportunities, and to reflect Islands Trust’s commitments to Reconciliation, climate change, and diverse housing options.

The multi-year process to amend the Policy Statement marks the first comprehensive update in over 25 years, and we want to know - have we got it right? This phase of public engagement is ongoing until February, 2026.

Your input on the draft Policy Statement matters!

Provide input:

Complete the survey | Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151
Attend the Gabriola Local Trust Committee meeting on November 20, 2025

Learn more:

Read the draft Policy Statement
Watch the recorded virtual Town Hall
Scan the QR code or visit: islandstrust.bc.ca/programs/islands-2050

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Household mailer

What is Islands Trust?

Islands Trust is a special-purpose government responsible for planning and land use management decisions in the Islands Trust Area, which is comprised of 13 major islands and more than 450 smaller islands and the surrounding waters in the Strait of Georgia and Howe Sound.

Islands Trust was created in 1974 through the *Islands Trust Act* with a legislated mandate (object):

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

What is the Policy Statement?

The Islands Trust Policy Statement is a document required by provincial legislation that sets out the Islands Trust Council’s principles and its policy framework for planning and land use management within the lands and waters of the Island Trust Area.

It guides the development of the official community plans and land use bylaws of local trust committees and Bowen Island Municipality, and the development of Trust Council’s Strategic Plan.

It is the guiding document that Trust Council uses to carry out the preserve and protect mandate for this special part of British Columbia.

Why is the Policy Statement being updated?

The Islands Trust Policy Statement is being updated for the first time in more than three decades so that Islands Trust can better manage today’s challenges and opportunities. The draft Policy Statement puts a needed focus on reconciliation with Indigenous Peoples, the housing needs of current and future residents, and responding to climate change. The draft Policy Statement reaffirms the Islands Trust’s enduring mandate to preserve and protect this unique region.

How was the draft Policy Statement developed?

In 2019, Islands Trust launched the Policy Statement Amendment Project—Islands 2050—to update the Policy Statement. The draft Policy Statement was developed through public engagement, and input from Indigenous Governing Bodies and government agencies. The resulting document reflects a broad range of perspectives and is now ready for your feedback.

Where can I learn more about the draft Policy Statement?

Read more online at: www.islandstrust.bc.ca/programs/islands-2050/

How will the draft Policy Statement impact me?

The *Islands Trust Policy Statement* is not a set of regulations. It does not change how land in the Islands Trust Area may be used under existing regulations. The Policy Statement contains policies that local trust committees and island municipalities will use to guide decisions about future policy and regulatory change at the local level, and that Island Trust Council will use it to guide decisions at a regional level.

The Policy Statement *may* affect how land in the Islands Trust Area can be used in the future when a local trust committee or island municipality amends its bylaws to bring official community plans and land use bylaws into alignment with the goals of the Policy Statement.

Does the draft Policy Statement enable the Islands Trust to preserve and protect the natural environment?

While the draft Policy Statement includes policies meant to help address community challenges related to housing, it retains its focus on protecting the ecosystems of the Islands Trust Area.

How will the draft Policy Statement help with housing challenges on the islands?

The draft Policy Statement offers support for islands to move beyond the large single-detached dwellings that characterize most of the current housing stock toward a range of housing types that better reflect today’s affordability challenges and the diverse needs within island communities.

How will the draft Policy Statement advance reconciliation with Indigenous Peoples?

In 2019, Islands Trust Council passed a Reconciliation Declaration through which the organization commits "to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous Peoples." The draft Policy Statement addresses matters of importance to Indigenous Governing Bodies and Indigenous Peoples such as protection of Indigenous heritage and culturally significant areas, ecosystem protection, housing, and commits the organization to ongoing engagement.

How will the draft Policy Statement help address climate change on the islands?

The draft Policy Statement is full of policies that direct local trust committees and island municipalities to protect the health of island ecosystems, which is one of the best ways to reduce the impacts of climate change on island communities.

However, we also know that climate change is already happening, and that raises risks for community members. To respond to these risks, the draft encourages local trust committees and island municipalities to identify and restrict development in areas that are more likely to experience flooding, sea level rise, erosion, or wildfires. It directs local trust committees and island municipalities to ensure that watersheds are protected and freshwater resources are maintained. The draft also supports planning for transportation networks that help reduce greenhouse gas emissions.

How will the draft Policy Statement be implemented?

The Policy Statement helps ensure that local planning decisions on each island support the overall vision of Islands Trust. Section 15 of the *Islands Trust Act* requires the Islands Trust Executive Committee to assess whether proposed amendments to official community plans and land use bylaws are consistent with the Policy Statement. At the regional level, the Policy Statement guides Islands Trust Council in setting priorities.

What's next for the draft Policy Statement?

Islands Trust Council gave first reading to the draft Policy Statement on July 29, 2025. Phase 4 of public engagement on the Policy Statement has begun, and will be open until February 2026. During that time, Islands Trust will also be referring the draft Policy Statement to Indigenous Governing Bodies, government agencies, and other organizations for their input. After that, Islands Trust Council will consider all feedback received to inform further amendments to the draft Policy Statement before advancing it further.

Steps In The Process



Goals and Policy Directions

The draft Policy Statement is organized around five goals. Directive policies are outlined within each goal area and can be viewed in the full draft Policy Statement.

GOAL 1: Advance Reconciliation

The policies to achieve this goal aim to acknowledge the history, legacy and continuing relationship of Indigenous Peoples to the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision making.

GOAL 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

The policies to achieve this goal lay out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous Governing Bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects protocols around the sharing of Indigenous Knowledge.

GOAL 3: Preserve and Protect Healthy and Biodiverse Ecosystems

The policies to achieve this goal aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.

Engaging with Indigenous Governing Bodies



GOAL 4: Foster Sustainable, Inclusive, and Resilient Communities

The policies to achieve this goal support the preservation and protection of unique island character and aim to foster sustainable, inclusive, rural and resilient island communities.

GOAL 5: Foster Sustainable Stewardship of Lands and Waters

The policies to achieve this goal promote sustainable land and water use to sustain the long-term health of ecosystems and sustainability of freshwater.

Get Involved!

Your input on the draft Policy Statement matters!

The multi-year process to amend the Policy Statement marks the first comprehensive update in over 30 years, and we want to know - have we got it right?

Share your views!

Visit the Islands2050 webpage to: Complete the online survey

Attend an on-island engagement event (where offered)

Participate in the virtual Town Hall on September 10, 2025

www.islandstrust.bc.ca/programs/islands-2050/

Email: islands2050@islandstrust.bc.ca

Call: 250-405-5151

Subscribe for updates at: www.islandstrust.bc.ca/subscribe/

Talk to a local trustee: www.islandstrust.bc.ca/contact-us/contact-trustees/

Islands Trust Draft New Policy Statement Designed Document - <https://islandstrust.bc.ca/document/bylaw-183-policy-statement-schedule-a/>

Complete the Survey online, or pick up a postage-paid, paper version of the survey at select on-island locations from September 1, 2025:

- Bowen Island – Bowen Island Public Library
- Denman Island – Dora Drinkwater Community library
- Gabriola Island – Gabriola Island Library
- Galiano Island – Galiano Island Community Library
- Hornby Island – Hornby Library
- Lasqueti Island – Lasqueti Community Association Community Hall and Lasqueti Post Office
- Mayne Island – Mayne Island Community Library
- Pender Island – Pender Island Public Library
- Piers Island – Piers Island Library
- Salt Spring Island – Salt Spring Island Public Library
- Saturna Island – Saturna Island Library
- Thetis Island – Forbes Hall Library

Policy Statement Education

- The Islands Trust Policy Statement provides the overarching vision, principles, and policies framework for land use within the Trust Area.
- The Policy Statement provides a roadmap for decision-makers, fostering continuity with community priorities and ensuring that actions are consistent with the overarching goals and values. This document reflects the evolving needs and perspectives of the community, requiring ongoing engagement and collaboration to remain relevant and responsive to changing circumstances.
- The Islands Trust Policy Statement provides the overarching vision, principles, and policies framework for land use within the Trust Area and is the critical document that guides how the Islands Trust will fulfill its mandate in the coming decades.
- The draft Policy Statement includes proactive planning for a changing climate, advancing reconciliation efforts with Indigenous communities, and addressing the housing needs of both current and future residents. Updating the Policy Statement reinforces our commitment to preserve and protect this unique part of the world.
- The Islands Trust Policy Statement guides the development of official community plans and land use bylaws of local trust committees and Bowen Island Municipality
- Islands Trust preserves and protects the islands in the context of many complex challenges, including climate change, lack of affordable housing, freshwater limitations, hundreds of species at risk, many cultural heritage sites, development and tourism pressures, changing demographics, and high expectations for public engagement.

Frequently Asked Questions

The [frequently asked questions webpage](#) on the Islands Trust website to help answer questions about the project history and process. It can be updated instantly, and no previous versions of the FAQ documents that could create confusion for the public.

Social Media graphics and captions



Captions

Preserve and Protect—Together. The Islands Trust has a special responsibility: to preserve and protect the Trust Area and its unique amenities and environment. The Policy Statement guides all decisions on land use, environmental protection, and planning. After 30 years, it's being updated to meet today's challenges—like climate change and housing. Your voice matters. Stay tuned for ways to get involved in 2025! #IslandCommunity #ClimateAction #AffordableHousing

The Islands Are Evolving—So Is Our Policy Statement! For the first time in 30 years, the Islands Trust Policy Statement is being updated to address today's priorities. Want to help shape the future of your island community? We look forward to hearing from you! 🗣️ Learn more ➡️ <https://islandstrust.bc.ca/programs/islands-2050/>. #Islands2050 #PreserveAndProtect #CommunityVoices

What is the Islands Trust Policy Statement, and why should you care? It's the guiding document that shapes land use, environmental protection, and community planning across the islands. After decades, it's time for an update—and we need your input to ensure it reflects the values of island communities today and in the future. Stay tuned for public engagement opportunities in 2025! #Islands2050 #YourVoiceMatters

Curious about the Islands Trust Policy Statement Update? This draft includes changes to address important contemporary themes, like Reconciliation, climate change, and housing options. These updates reflect feedback from Indigenous Governing Bodies, referral agencies, and YOU—the public. View the latest draft here: <https://islandstrust.bc.ca/programs/islands-2050/> #Islands2050 #PreserveAndProtect #HaveYourSay

The Islands Trust Policy Statement is getting an upgrade! For the first time in 30 years, Islands Trust is updating this guiding document to reflect important issues like Reconciliation, climate change, and housing options. We're taking a thoughtful, measured approach, and your feedback will be key! Learn more about the process and stay involved: <https://islandstrust.bc.ca/programs/islands-2050/>. #Islands2050 #CommunityEngagement #PreserveAndProtect

We want to hear from you! Islands Trust has been working on updating the Islands Trust Policy Statement to reflect important issues like Reconciliation, climate change, and housing options. Please give us your feedback here: <https://islandstrust.bc.ca/programs/islands-2050/> #Islands2050 #CommunityEngagement #PreserveAndProtect

Hey [name] Island – we're talking about the draft Islands Trust Policy Statement at the [event name] at the [venue name] on [name] Island – we hope you can join us! Connect with staff and trustees to hear more about the draft Policy Statement, ask questions, and tell us what you think. More about this event here [link] #Islands2050 #CommunityEngagement #PreserveAndProtect

The new draft of the Islands Trust Policy Statement reflects input from island communities, Indigenous governing bodies, Indigenous Peoples, and local agencies. It includes and reflects the diverse values and interests that make up the Islands Trust Area. The new draft of the Policy Statement has five goals:

1. Advance Reconciliation
2. Preserve and protect Indigenous cultural heritage and culturally significant areas, sites, and species
3. Preserve and protect healthy and biodiverse ecosystems
4. Foster sustainable, inclusive, and resilient communities
5. Foster sustainable stewardship of lands and waters

Learn more about where we are at in the process and how to provide your feedback here: <https://islandstrust.bc.ca/programs/islands-2050/> #Islands2050 #CommunityEngagement #PreserveAndProtect

Promoting ltc engagement events:

Hey [island name] Island Community! Do you have questions or feedback on the draft Islands Trust Policy Statement?

Join the [name] Island Local Trust Committee meeting.

Date: [date] – includes a Town Hall/CIM where you can learn more and share your thoughts.

Details: <https://islandstrust.bc.ca/event/mayne-ltc-regular-meeting-11-2-2-2-2-2/>

- Can't attend? You can still have your say!
- Complete the online survey - <https://qrco.de/bgBzz5>
 - Pick up a paper survey on-island [location]
 - Email or call Islands Trust

👉 Learn more about other Local Trust Committee engagement events and ways to provide input: <https://islandstrust.bc.ca/programs/islands-2050/>



Subscriber notices



10/30/2025

Draft Policy Statement Survey



Complete the Islands Trust Draft Policy Statement Survey

Hello ,

On July 29, Islands Trust Council gave first reading to the [Islands Trust draft Policy Statement](#). Now is your chance to review it and provide input.

The multi-year process to amend the Policy Statement marks the first comprehensive update to the document in over 25 years, and we want to know—have we got it right?

Read the draft Islands Trust Policy Statement [here](#).

[Complete the survey here.](#)

Can't complete the survey online? There are various ways you can provide input.

- Pick up a paper survey with a prepaid envelope on-island - find a location in your community [here](#).
- Call Islands Trust staff at 250-405-5151.
- Email your feedback to islands2050@islandstrust.bc.ca.
- Connect with your local trustees - find contact details for your local trustees [here](#).

Learn more about the draft Policy Statement and how to provide input [here](#).

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We want to hear from you!

The draft Islands Trust Policy Statement has been developed to help island communities adapt to current and future challenges and opportunities, and to reflect Islands Trust's commitments to Reconciliation, climate change, and diverse housing options.

Your input on the draft Policy Statement matters!

Provide input:
Complete the survey | Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151
Connect with your local trustees

Learn more:
Register to attend the virtual Town Hall on September 10, 2025
Read the draft Policy Statement
Scan the QR code or visit: islandstrust.bc.ca/programs/islands-2050



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea



We want to hear from you!

The draft Islands Trust Policy Statement has been developed to help island communities adapt to current and future challenges and opportunities, and to reflect Islands Trust's commitments to Reconciliation, climate change, and diverse housing options.

Your input on the draft Policy Statement matters!

Provide feedback:
Complete the survey | Email: islands2050@islandstrust.bc.ca
Call: 250-405-5151 | Attend the Saturna Island LTC meeting on January 15, 2026

Learn more:
Read the draft Policy Statement
Scan the QR code or visit:
islandstrust.bc.ca/programs/islands-2050



Video project - [YouTube](#)



Islands 2050 - the Islands Trust Policy Statement...



REQUEST FOR DECISION

To: Trust Council

For the Meeting of: March 11, 2026

From: Trust Area Services

Date Prepared: February 18, 2026

SUBJECT Indigenous Relations Action Plan 2026-2028

RECOMMENDATION: That Trust Council endorse the draft Islands Trust Indigenous Relations Action Plan 2026-2028 and request that staff undertake more internal engagement and return a revised version to Trust Council for approval in June 2026.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The proposed two-year plan is a mix of continuing and new activities. There is a primary focus on internal improvements that support positive, respectful, productive relationships which is reflected in the proposed name “Indigenous Relations Action Plan”. The two-year timeframe is recommended so that the next Trust Council will have an opportunity to influence extension of this plan or creation of the next one. This plan is drafted with the assumption that the new Manager of Indigenous Relations position will be filled by July 2026.

-
- 1 **PURPOSE:** To provide the Island Trust Indigenous Relations Action Plan to Trust Council for feedback, endorsement and direction regarding revisions.
 - 2 **BACKGROUND:** The Islands Trust Area is located within Coast Salish territory and is the homeland to many Coast Salish Peoples who have called this place home since time immemorial. Indigenous Peoples have inherent rights as protected under section 35 of the Constitution Act, 1982.

In 1994, the Province amended the *Islands Trust Act* to allow the Islands Trust Council to enter into agreements with First Nations governments. Also in 1994, the Province granted Islands Trust new legislative authorities including new powers to engage in “activities to gain knowledge about the history and heritage of the trust area and to increase public awareness, understanding and appreciation of the history and heritage” and to “conserve heritage property.”

In 2016, Islands Trust Council adopted its [First Nations Engagement Principles Policy](#).

In 2019, Islands Trust Council passed its Reconciliation Declaration:

Islands Trust Council acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and honours the rich history, stewardship, and cultural heritage that embody this place we all call home.

Islands Trust Council is committed to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous Peoples. Islands Trust states a

commitment to Reconciliation with the understanding that this commitment is a long-term relationship-building and healing process.

Islands Trust Council will strive to create opportunities for knowledge-sharing and understanding as people come together to preserve and protect the special nature of the islands within the Salish Sea.

In 2019, Islands Trust Council adopted a Reconciliation Action Plan (2018-2022) which was partially implemented. Staffing vacancies and a general lack of sufficient staff capacity hampered full implementation.

In 2021, Islands Trust Council passed a statement of solidarity:

The Islands Trust area is a community in which Indigenous People were forcibly removed and disenfranchised from their village sites and gathering places, and the history of that legacy continues to this day, not only in the Trust area but throughout British Columbia and Canada.

We ask that the Federal and Provincial Governments take steps to uphold the guiding principles of the United Nations Declaration on the Rights of Indigenous Peoples signed by the Government of Canada in 2010, and the Declaration on the Rights of Indigenous Peoples Act adopted by the Government of British Columbia in 2020.

We ask the Governments to engage and work together to maintain and strengthen the relationship with Indigenous Peoples and we ask the Governments to look to the guiding principles of the Truth and Reconciliation Calls to Action 2012 and the Calls for Justice tabled by the National Inquiry into Missing and Murdered Indigenous Women and Girls in 2019 as a way forward.

The Islands Trust remains committed to strive toward relationships that are respectful of human rights, and human dignity, and the work of reconciliation, and acknowledges that Indigenous, Metis, and Inuit have lived on these lands since time immemorial.

In 2021, the Province of BC amended the *Islands Trust Act* to change the Object statement to include cooperation with First Nations.

The object [mandate] 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 in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.

In 2021, Islands Trust Council passed the following resolution:

Be it resolved that Trust Council define the words 'unique amenities' to be inclusive of the cultural heritage of Indigenous Peoples within the Islands Trust Area and that this aspect is prioritized.

In an [April 2025 letter](#), the Minister of Housing and Municipal Affairs advised Islands Trust Council to ensure that engagement with the public and First Nations on bylaws, including the Policy Statement, that require Ministerial approval “are undertaken in a manner that demonstrates mutual respect and builds towards consensus”.

The draft Indigenous Relations Action Plan 2026-2028 builds off the lessons learned through implementation of the 2018-2022 plan, and is informed by the advice of Coast

Salish leaders and staff of various Indigenous Governing Bodies with territory in the Islands Trust Area.

The Plan is intended to:

- Set out activities that will support and advance relationship-building and cooperation within the existing legislative framework,
- Support efforts to co-develop planning, land use, and land protection processes with Indigenous Governing Bodies within the Islands Trust Area, and
- Respond to the generous guidance and teachings that have been shared with staff and trustees by Indigenous Peoples.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: The implementation of this plan will require staff resources from all departments. Many activities in the plan have already been previously directed by Trust Council or Executive Committee and some new activities, such as development of procedures and guides, may result in increased productivity once complete. The plan does not cover activities of the Islands Trust Conservancy Board as it intends to develop its own plan once it has completed engagement on development of the next Five-Year Plan.

FINANCIAL: \$25,000 for new spending in 2026/27 for direct implementation of the plan including:

Activity/Item	Budget
Leadership to leadership meetings (e.g. travel, room rental costs)	\$2,000
Training for Trust Council's as set out in an updated continuous learning plan	\$2,000
Blankets and gifts for use at meetings at events to support cultural protocols	\$500
New agreements with Indigenous Governing Bodies (assumes that Union of BC Municipalities will continue to offer grant funding for agreement development via the Community-to-Community grant program) (e.g. legal, travel and events costs)	\$15,000
Travel funding for Islands Trust Council representative to attend ceremonial and memorial services	\$1,000
Activities that support relationship-building between Islands Trust staff and staff in Indigenous Governing Bodies (e.g. room rental, meal, joint site visit)	\$1,500
Offer and support on-island public learning events related to history or heritage	\$3,000
TOTAL	\$25,000

Additional salary/project costs which have been considered independently through the 26/27 budget development process include:

Activity/Item	Budget
New Manager of Indigenous Relations position	\$113,909
Unallocated capacity funding	\$50,000
Backfill of staff to support development of a referrals tool-kit and guide for early engagement	Not yet costed but would be grant funded

Some proposed activities in 2027/28 will require that business cases be developed and submitted for funding so estimates are not currently available for 2027/28.

POLICY: None at this time.

IMPLEMENTATION/COMMUNICATIONS: Staff have developed a draft implementation plan for internal use which will continue to be refined once the 2026/27 budget is approved. The intention is to report on the implementation of this plan through a quarterly report to Islands Trust Council, and through a description of activities in the annual report. Staff are currently seeking quotes from Coast Salish artists to re-design the Indigenous Relations Framework graphic into a Coast Salish canoe with paddles. Once approved by Trust Council in June the Plan will be posted to the Islands Trust website.

FIRST NATIONS RELATIONS: The Plan is informed by previously received feedback and suggestions from Indigenous Governing Bodies and knowledge holders, staff suggestions, Coast Salish knowledge, and the recommendations of the Truth and Reconciliation Commission (TRC). The Plan will be a living document that may be changed or adjusted through its two-year timeframe in response to emerging priorities. Implementation of the plan is expected to result in improved relationships and knowledge sharing.

Relationship-building cannot occur without addressing anti-Indigenous-specific racism at individual, institutional, and systemic levels. This form of racism is embedded in colonial laws, policies, professional practices, and decision-making structures that continue to shape outcomes today.

The implementation of this Action Plan requires ongoing learning, self-reflection, and accountability by trustees, staff, and leadership to prevent the reproduction of harm through well-intentioned processes. Addressing anti-Indigenous-specific racism is a condition of engagement, not a standalone initiative.

OTHER: Some of the proposed activities in the plan will work together to reduce risks associated with non-approval of bylaws submitted to the Minister of Housing and Municipal Affairs. It will require that all trustees and staff commit to learning and adapting.

- 4 **RELEVANT POLICIES:** First Nation Engagement Principles
<https://islandstrust.bc.ca/document/policy-6-1-1-first-nations-engagement-principles/>
- 5 **ATTACHMENTS:** Island Trust Indigenous Relations Action Plan (2026-2028)

RESPONSE OPTIONS

RECOMMENDATION: That Trust Council endorse the draft Islands Trust Indigenous Relations Action Plan 2026-2028 and request that staff undertake more internal engagement and return a revised version to Trust Council for approval in June 2026.

Alternatives:

- 1) Approve the Islands Trust Indigenous Relations Action Plan 2026-2028.
 - 2) Do not endorse the Islands Trust Indigenous Relations Action Plan 2026-2028.
-

Prepared By: Clare Frater, Director, Trust Area Services with Joe Elliott, Senior Indigenous Relations Advisor

Reviewed By/Date:

Rueben Bronee, CAO/ February 19, 2026
Executive Committee/ February 25, 2026



Islands Trust

Islands Trust Council

DRAFT Indigenous Relations Action Plan
2026 – 2028

DRAFT FOR INTERNAL DISCUSSION AND IMPROVEMENT

February 19, 2026

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Islands Trust Council's Declaration on Reconciliation

On March 14, 2019, Islands Trust Council, on Gabriola Island, unanimously passed the Reconciliation Declaration:



The Islands Trust Council acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and honours the rich history, stewardship, and cultural heritage that embody this place we all call home.

The Islands Trust Council is committed to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous peoples. Islands Trust states a commitment to Reconciliation with the understanding that this commitment is a long-term relationship-building and healing process.

The Islands Trust Council will strive to create opportunities for knowledge-sharing and understanding as people come together to preserve and protect the special nature of the islands within the Salish Sea.

Adopted: March 14, 2019 Trust Council on Gabriola Island

Acknowledgement

Islands Trust respectfully acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial. We are committed to Reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

The Islands Trust Area is located within the treaty lands and territories of the BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEːL, Qualicum, scəwəθən, səfɪlwətəɫ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SʔÁUTW, Stz'uminus, ɬaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W_JOL ˈEL ˈP, W_SIK_EM, Xeláltxw, Xwémalhkwx, Xwsepsum, and xʷməθkʷəy̓ əm First Nations.

Introduction¹

The Islands Trust Area is situated within Coast Salish Territory and sits at the centre of the many gathering places and villages of these strong and vibrant First Nations. Coast Salish Peoples have a spiritual connection to the islands and the waters of the Salish Sea, and have a vital, long-standing and future-oriented interest in the environment of their territories and treaty lands.

Islands Trust Council acknowledges that Islands Trust is founded within a colonial framework that excludes Indigenous Peoples from land use decisions on their own territories. The establishment of Islands Trust in 1974 was done without recognition of the Indigenous stewardship, governance, and deep relational knowledge of the lands and waters that have been in place since time immemorial. Residential schools, forced removal, and colonial laws and restrictions of Indigenous governance and cultural practices have displaced and dispossessed Coast Salish peoples and disrupted their relationships with the islands and waters of the Salish Sea. The ongoing legacy of cultural erasure, neglect of ancestral sacred sites, and systemic disregard for Indigenous presence has caused lasting harm and mistrust. Meaningful Reconciliation requires truth-telling.

Islands Trust Council respectfully acknowledges Indigenous inherent rights as protected under section 35 of the *Constitution Act*, 1982. Islands Trust Council respectfully acknowledges Indigenous rights to self-governance and the expressed interest of Indigenous Governing Bodies in working toward co-governance of the Islands Trust Area. Islands Trust Council is committed to advancing Reconciliation with Indigenous Governing Bodies through ongoing discussion and recognition of these rights.

Islands Trust is committed to a distinction-based approach that honours the uniqueness of each Indigenous Governing Body with interest in the Islands Trust Area. This means recognizing that Indigenous Governing Bodies are not a monolith; each Nation has its own governance structure, laws, priorities, language, cultural practice, and relationship to the land and waters. Engagement must be grounded in respect for these differences, and guided by the protocols and self-determined approaches of each Nation.

Within the territorial context, it is important to be clear about the role, mandate, and limitations of Islands Trust. Islands Trust is a special purpose government mandated to preserve and protect over 450 islands and surrounding waters in the Salish Sea, in cooperation with First Nations, and municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia, through:

- Land-Use Planning:
 - Creates policies and regulations for land and marine areas that respect the Islands Trust preserve and protect mandate.
- Regional Collaboration and Advocacy:

¹ This Indigenous Relations Action Plan is informed by past comments and advice of Coast Salish leaders and knowledge holders and staff of various Indigenous Governing Bodies with territory in the Islands Trust Area. It also builds on the contributions and ideas of former Islands Trust Senior Intergovernmental Policy Advisors Fiona MacRaid, Lisa Wilcox and Robyn Kefi, and a staff-wide process to seek input in 2022, facilitated by Gillian Nicol, former Program Coordinator and Narissa Chadwick, Island Planner.

It follows implementation of Islands Trust Council's 2018-2022 Reconciliation Action Plan.

- Advocates on issues important to the entire region in a non-regulatory way to preserve and protect the Trust Area for future generations.
- Land Conservation
 - The Islands Trust Conservancy works with people and communities to preserve and protect the unique ecosystems and culturally significant places in the Trust Area. Since 1990, over 110 places across the region have been protected.

Informed by Indigenous Governing Bodies and Indigenous Peoples, Islands Trust is on a path of education and transformation. Indigenous Governing Bodies and Elders have shared some key concerns with Islands Trust that include, but are not limited to:

- Cultural heritage protection
- Loss of access to resources and harvesting areas
- Pressures on ecosystems
- Need for revitalization of language and culture
- Need for education about the past and current impacts of colonialism
- Opportunities and issues related to ecosystem restoration and recovery
- Need for co-development of planning and land use management and land protection processes with Islands Trust bodies
- Need for acknowledgment of Indigenous self-governance and inherent rights to be self-governing decision-makers within their respective territories, and to be stewards
- Need for implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UN Declaration)

Indigenous Governing Bodies have also stressed the importance of acknowledging the interdependencies between healthy communities and healthy ecosystems.

As a special-purpose government mandated to preserve and protect the unique amenities and environment of the Islands Trust Area, Islands Trust Council recognizes its responsibility to respect the rights, traditions, and knowledge of Indigenous Peoples.

The intent and commitment of this Indigenous Relations Plan is a willingness to work in new ways and to take the time needed to the systems, process and activities at an organizational level. This action plan is meant to:

1. Set out activities that will support and advance relationship building and cooperation within the existing legislative framework,
2. Support efforts to co-develop planning, land use management and land protection processes with Indigenous Governing Bodies within the Islands Trust Area, and
3. Respond to the generous guidance and teachings that have been shared with staff and trustees by Indigenous Peoples.

Goals and Actions

1. Governance

Background:

Section 9 of the *Islands Trust Act*, grants authority to Islands Trust Council to enter into coordination agreements with Indigenous Governing Bodies (IGBs) but does not provide a clear framework for IGBs seeking shared governance models that align with the principles of the UN Declaration and UN Declaration Act. To address this, Islands Trust Council has twice requested provincial review of the *Islands Trust Act*, to which the Province has responded that it expects Islands Trust Council to ensure that it has engaged in a meaningful way with the agencies and governments that would be expected to participate in or be impacted by such a review.

Despite a lack of enabling legislation, Islands Trust bodies can work towards meaningful engagement with Indigenous Governing Bodies and explore new ways of working together more closely.

Governance		
Goal To have Islands Trust Council and trustees engaging with Indigenous Governing Bodies to explore new ways of working together more closely.		
Action Item	Timeline	Budget
Trust Council to engage with Indigenous Governing Bodies, using a distinction-based approach, to explore potential establishment of an Indigenous advisory or guidance group that could support and inform future governance changes and requests for legislative change	2027/28	Via business case for 2027/28
Amend Islands Trust Policy Statement , through engagement with Indigenous Governing Bodies, to include a guiding principle about acknowledging and respecting Indigenous Rights, and a directive policy regarding engagement with Indigenous Governing Bodies during development of official community plan bylaws, and other bylaws that require Executive Committee or Islands Trust Council review or approval	2026/27	Via Policy Statement Amendment Project budget
As opportunities arise, support leadership-to-leadership meetings	Ongoing	\$2,000 annually for honoraria/gifts, travel costs from Trust Council or LTC travel budgets
Update policies or agenda templates to enable formal opportunities for First Nations presentations and	2026/27	Staff time

engagement at Island Trust Council meetings and meetings of other Trust bodies.		
Engage with the Province to analyse Section 7 of the UN Declaration Act to see how it pertains to Islands Trust Council, Islands Trust Conservancy, local trust committees, and Bowen Island Municipality.	2026/27	Staff time

DRAFT

2. Education/Training - Trustees and Staff

Background:

To successfully implement this action plan and advance relationship-building, trustees and staff need knowledge and skills to engage meaningfully with Indigenous Governing Bodies and Indigenous peoples. The Truth and Reconciliation Commission's (TRC) Call to Action #57 calls upon all levels of government to provide education for public servants on Indigenous histories, rights, and governance systems. As many staff, trustees, and advisors have been socialized within a settler colonial framework, which can create barriers to respectful relationship-building, training on anti-Indigenous specific racism and cultural safety training is needed.

Education/Training - Trustees and Staff		
Goal To foster a culturally competent and culturally safe organization by providing trustees and staff with the knowledge, skills, and tools necessary to unlearn colonial biases, deepen their understanding of Indigenous histories, cultures, and governance systems, and engage in meaningful, respectful, and informed relationships with Indigenous Peoples. This will ensure that reconciliation principles are embedded into governance, decision-making, and daily operations, creating a work environment that upholds cultural safety and respectful engagement, and accountability as core values.		
Action Item	Timeline	Budget
Develop orientation package and orientation sessions for new trustees, advisory planning commission/Board of Variance members, and staff	2026/27	Staff time
Provide training and scripts to Chairs to support delivery of culturally safe meetings, and to provide support for responding to Indigenous-specific racism.	2026/27	Staff time Trust Council training budget
Update the Islands Trust Identity Guide and Territorial Acknowledgement Guide as needed.	Ongoing	Staff time
Update Island Trust Council's Continuous Learning Plan to include topics related to reconciliation, cultural safety, respectful engagement, and anti-Indigenous racism, and deliver training.	Ongoing 2027/28	\$2,000 annually Via business case anti-Indigenous-racism workshops
Establish a staff Indigenous engagement coordination group to align Islands Trust engagement processes, share information, and ensure a consistent and culturally-safe approach across all departments.	2026/27	Staff time

Continue annual educational emails for Indigenous Peoples Day and National Day for Truth and Reconciliation noting events and resources to support continuous learning.	Ongoing	Staff time
Review/update annual employee development plans to require cultural competency training and cultural safety learning.	Ongoing	Training to be paid from department training budgets
Provide one-to-one dialogue sessions with the Senior Indigenous Relations Specialist to discuss topics related to reconciliation, work, society, and other issues related to Indigenous understanding.	Ongoing	Staff time
Continue to host Islands Trust library in Victoria and Salt Spring offices with books on Indigenous topics, and start a library for the Northern office.	Ongoing	Staff time with books donated

3. Making More Institutional Space for Indigenous Relations

Background:

Islands Trust operates within a complex governance landscape that is challenged to prioritize meaningful and coordinated engagement with Indigenous Governing Bodies. At present, Islands Trust has 15 corporate bodies engaging with 30 Indigenous Governing Bodies across multiple concurrent projects, often led by different staff members working in silos. In recent years, the organization has taken on more projects and processed more development applications than can be effectively managed within existing staff capacity.

There is a clear and growing desire to align with the United Nations Declaration on the Rights of Indigenous Peoples (UN Declaration) as the framework for reconciliation. However, this requires not just policy commitments but the transformation of governance structures, bylaws, and relationships—many of which were created within a colonial system that marginalized Indigenous Peoples. To support respectful Indigenous relations, Islands Trust must make institutional space for this work—ensuring sufficient capacity, strategic focus, and alignment with Indigenous priorities.

Additionally, both Islands Trust and Indigenous Governing Bodies face capacity challenges in engagement. Without increased resources, there is an urgent need to:

- **Slow down** – Avoid overcommitting to initiatives that exceed capacity.
- **Focus** – Focus spending on projects where the interests of the Indigenous Governing Bodies' can be supported.
- **Review and Transform Operations** – Ensure Islands Trust operations are reflective of reconciliation commitments.

Making More Institutional Space for Indigenous Relations		
Goal To ensure there are sufficient resources to uphold respectful and productive relationships with Indigenous Governing Bodies and to focus engagement efforts on priority initiatives.		
Action Item	Timeline	Budget
Implement CAO's Operational Review recommendations, including new position of Manager of Indigenous Relations and no new projects in 2026/27 (subject to budget approval).	2025/26-2026/27	
Recognizing the progress that has been made in operationalizing Indigenous relations and the goals and actions in this plan, assess possible impacts of rescinding of local trust committee Reconciliation standing resolutions.	2026/27 (pre-election)	Staff time
Prioritize resources needed to implement of Strategic Plan Key Initiative 1.1.2 "Work with Indigenous Governing Bodies to co-design and implement future Policy Statement	2027/28	Business case to be provided for 2027/28.

amendment review processes that ensure ongoing and more regular review and amendment of the Policy Statement.”		

DRAFT

4. Building a Strong Administrative Foundation

Background:

Effective administrative processes support meaningful relationships, improve coordination, and support integration of Indigenous knowledge and governance perspectives into decision-making. By improving internal procedures and collaboration frameworks, Islands Trust can support Indigenous self-determination and build long-term relationships rooted in mutual respect and collaboration.

Building A Strong Administrative Foundation		
Goal To strengthen administrative processes that support respectful engagement, protection of Indigenous cultural heritage, and collaboration with Indigenous Governing Bodies within the Islands Trust Area.		
Action Item	Timeline	Budget
Engage with staff from Indigenous Governing Bodies on potential improvements to current referral process , and recommend policy changes to Islands Trust Council.	2025/26-2026/27	Staff time
Develop a referrals tool-kit for staff with procedures, primer of Islands Trust jurisdiction, checklists, templates, bylaw approval coordination flowchart, with a focus on continuing a relational approach.	2026/27	Staff time (may seek grant funds to support staff backfill)
Develop a guide for early engagement with procedures, checklists and templates, with a focus on continuing a relational approach.	2026/27	Staff time (may seek grant funds to support staff backfill)
Engage with staff from Indigenous Governing Bodies to develop a baseline engagement framework document that records expressed guiding principles, interests, and the tools available to the Islands Trust to address interests. The baseline engagement frameworks can be used to inform Trust Area wide priorities in project planning and application processing.	2026/27 2027-28	Staff time in 2026/27. Business case may be provided for 2027/28.
Develop a staff procedure for the creation and implementation of agreements with Indigenous Governing Bodies .	2026/27	Staff time
Develop Islands Trust Council capacity funding policy (financial assistance), and develop a template capacity funding agreement and staff procedures.	2026/27	Staff time

Develop and populate a contact relationship management database with information relating to each Indigenous Governing Body (including information on their previously expressed interests), and develop staff procedure and training materials.	2026/27 2027/28	Staff time
Develop a staff procedure for sending and tracking correspondence with Indigenous Governing Bodies.	2026/27	Staff time
Develop a records management procedure related to Indigenous relations, and implement staff training.	2026/27	Staff time
Sustain a supply of blankets and gifts for use at meetings and events, and develop a staff procedure to guide appropriate use.	Ongoing	\$500 annually
Develop a staff procedure for handshake and blanketing protocols .	2026/27	Staff time
Facilitate sharing of mapping and indicator information and develop a model data-sharing agreement that respects Indigenous data sovereignty.	2026/27	Staff time
Facilitate knowledge-sharing on best practices in Indigenous relations with other levels of government through continued participation in the Indigenous Relations Regional District Community of Practice.	Ongoing	Staff time
Advocate for changes to the UBCM Community to Community (C2C) program to allow multiple Islands Trust bodies to apply for and concurrently receive grants.	2026/27	Staff time

5. Relationship Development with Indigenous Governing Bodies

Background:

Building and maintaining strong relationships with Indigenous Governing Bodies is essential for meaningful engagement, informed decision-making, and advancing Reconciliation within the Islands Trust Area. These relationships are built on respect, and ongoing dialogue. Strengthening this connection requires consistent communication, collaboration on shared priorities, and logistical support to ensure accessibility and participation.

Relationship Development with Indigenous Governing Bodies		
Goal To build respectful, reciprocal, and sustained relationships with Indigenous Governing Bodies by supporting meaningful engagement, collaboration, and trust-building within the Islands Trust Area.		
Action Item	Timeline	Budget
Negotiate, sign and celebrate up to two agreements a year with interested Indigenous Governing Bodies to establish clear expectations for coordination.	Ongoing	\$15,000 with funding from UBCM Community to Community grant as available.
Develop working groups/regular meeting schedule with interested Indigenous Governing Bodies and support and provide financial supports for travel and meetings.	Ongoing	Staff time Any travel to be paid from department travel budgets
Send letters of congratulations from the Chair following elections for Chief and Council.	Ongoing	Staff time
Provide travel funding for Islands Trust Council representative to attend ceremonial and memorial services (Pre-approval required from Executive Committee).	Ongoing	\$1,000 annually
Support staff-to-staff relationship strengthening with occasional in-person meetings with food.	Ongoing	\$2,000 annually
Develop procedures for bylaw compliance and enforcement staff regarding informing First Nations about site visits to locations of known concern	2026/27	Staff time

6. Protecting Indigenous Cultural Heritage

Background

The Salish Sea Basin was one of the most densely populated regions in North America before European contact. The Islands Trust Area contains thousands of Indigenous archaeological and cultural heritage sites, including village sites, burial sites, middens, cairns, petroglyphs, pictographs, culturally modified trees, fish traps, and clam gardens. These sites reflect the deep history and enduring presence of Indigenous Peoples in the region. However, many have been desecrated or destroyed due to settler development, resource extraction, and inadequate legal protections.

The *Islands Trust Act* provides local trust committees with powers and authority for heritage conservation. It also provides Islands Trust Council with the power to engage in activities, and support and give financial assistance to others, to gain knowledge about the history and heritage of the Islands Trust Area. It also gives Islands Trust Council the power to conserve heritage property and to support and give financial assistance to others to conserve heritage property. These powers have rarely been used to preserve and protect Indigenous heritage sites.

The Islands Trust Council and local trust committees play a key role in integrating heritage conservation into land-use planning, promoting public awareness, and advocating for stronger safeguards by strengthening policies, improving mapping and archaeological site protections, and ensuring respectful engagement with Indigenous Governing Bodies. By updating policies, developing new internal resources, and fostering collaboration with Indigenous Peoples, Islands Trust can take meaningful steps towards preventing further destruction of sacred and culturally significant sites, and safeguarding heritage for future generations.

Protecting Indigenous Cultural Heritage		
Goal To strengthen the protection and preservation of Indigenous cultural heritage within the Islands Trust Area by updating policies, enhancing trustee, staff and public knowledge, improving mapping and archaeological site protections, and ensuring respectful engagement with Indigenous Governing Bodies. This work recognizes the deep historical and cultural significance of the Salish Sea Basin and aims to prevent further destruction or desecration of sacred sites, village sites, burial grounds, and other heritage areas.		
Action Item	Timeline	Budget
Amend the Islands Trust Policy Statement , through engagement with Indigenous Governing Bodies, to include guiding principles, directive policies, and advisory policies related to Indigenous cultural heritage protection.	2026/27	Via Policy Statement Amendment Project budget
Finalize a primer on Heritage Conservation Areas and include in trustee and planner orientation materials.	2026/27	Via base communications budget

Improve and finalize, through engagement with Indigenous Governing Bodies, the Archeological Chance Find Protocol in consultation with Indigenous Governing Bodies.	2027/28	Via future project business case
Acquire improved archeological and cultural heritage maps , and provide staff training on their use, and confidentiality restrictions.	Ongoing	Via Gabriola Island OCP project in 2026/27 and future project business cases
Provide funding to Islands Trust Conservancy (ITC) for archeological assessments of protected areas .	Ongoing	Via ITC protected area management business case for 2026/27 and future business cases.
Provide funding to Islands Trust Conservancy (ITC) for protected area management software project to support Indigenous Governing Body involvement in protected area management planning and operations.	2026/27	\$30,000 requested via business case

7. Access to Lands and Resources

Background

For thousands of years, Indigenous Peoples have maintained deep connections to the lands and waters of the Salish Sea, relying on them for food, medicine, cultural practices, and governance. However, colonization, land dispossession, racist behaviours, and restrictive land use policies have severely limited Indigenous access to traditional territories, impacting their ability to exercise inherent rights, maintain cultural practices, and pass on traditional knowledge.

Despite these challenges, Indigenous communities continue to seek opportunities to reconnect with lands and resources through harvesting, stewardship initiatives, and land-based governance. Indigenous stewardship is essential to maintaining the ecological integrity of the region.

Islands Trust has a role in ensuring Indigenous access to lands and resources by supporting Indigenous-led monitoring and stewardship, incorporating Indigenous knowledge into land use policies, and removing unnecessary barriers to land-based practices.

Access to Lands and Resources		
Goal		
To support Indigenous Peoples by supporting their access to culturally significant areas within the Islands Trust Area.		
Action Item	Timeline	Budget
Provide funding to the Islands Trust Conservancy to support participation of Indigenous Guardians/cultural monitors in monitoring of protected areas.	Ongoing	To be included in ITC budget request annually
Provide funding to the Islands Trust Conservancy to develop policy regarding harvesting by Indigenous People in protected areas.	2026/27	Staff time or paid from ITC temporary staffing line Capacity funding via ITC Five Year Plan project
Amend the Islands Trust Policy Statement , through engagement with Indigenous Governing Bodies, to include policies on identifying and pursuing opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.	2026/27	Policy Statement Amendment Project budget

8.Using Coast Salish Languages and Art

Background:

Coast Salish languages and art are deeply connected to the land, waters, and cultural identity of the Indigenous Peoples of the region. These languages have been spoken on these territories since time immemorial, carrying ancestral knowledge, laws, and teachings. However, due to the impacts of colonization, Indigenous Peoples were subject to laws and policies that restricted cultural expression, including prohibition of ceremony, practicing art, wearing regalia, and speaking Indigenous languages. These measures disrupted intergenerational transmission of culture, creating long-term barriers that continue to affect access to opportunities today.

As a governing body operating within Coast Salish territories, Islands Trust has a role in supporting language revitalization and ensuring that Coast Salish art is recognized and respected. By incorporating Indigenous languages into signage, greetings, and communications, and by displaying Coast Salish art in its spaces, Islands Trust can help foster greater awareness, appreciation, and normalization of Indigenous cultural expressions.

Using Coast Salish Languages and Art		
Goal Support the revitalization and visibility of Coast Salish language and art by integrating them into Islands Trust spaces, communication, and engagement practices in a respectful and meaningful way that is guided by Indigenous Governing Bodies.		
Action Item	Timeline	Budget
Ensure that, as part of orientation materials, trustees and staff are provided with local Indigenous language resources (e.g. First Voices) and are encouraged to learn to pronounce First Nations' names.	2026/27	Staff time
Provide support to Chairs and senior staff to learn greetings in a local language.	2026/27	Staff time
Provide funding for a Coast Salish art piece in each office lobby/boardroom.	2025/26	Via Reconciliation action plan budget
Provide funding to the Conservancy for inclusion of Indigenous languages and place names on signage in protected areas.	2027/28	Via project business case

9. Increasing Public Awareness, Understanding, and Appreciation of History and Heritage

Background

The final report of the Truth and Reconciliation Commission (TRC) report states that reconciliation is about “establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country.” To achieve this, every individual, family, group, business, cultural body, and level of government must participate.

In alignment with Islands Trust’s preserve and protect mandate, Islands Trust Council can undertake initiatives to increase public awareness, understanding, and appreciation of history and heritage. This includes fostering meaningful engagement with Indigenous communities, promoting education, and supporting initiatives that highlight the diverse histories and cultures within the Islands Trust Area.

Increasing Public Awareness, Understanding, and Appreciation of History and Heritage		
Goal		
To increase public awareness, understanding and appreciation of Indigenous history and heritage in the Islands Trust Area.		
Action Item	Timeline	Budget
Offer and support on-island public learning events related to history or heritage , such as film screenings with panel presentations, in two local trust areas/Bowen Island each year.	Ongoing	\$3,000 annually Grant funding may also supplement.
Annually, if the program is funded, advise Indigenous Governing Bodies and Indigenous-led non-profits of the opportunity to apply for grants in aid for initiatives that increase public awareness, understanding, and appreciation of the history and heritage of the Islands Trust Area.	Ongoing	No cost to advise. Program subject to annual funding approval outside of this plan.
Include presentations from Indigenous subject-matter experts in Stewardship Education Program or Climate Action Education Program webinars	Ongoing	Honoraria costs to be included in business case. Program subject to annual funding approval.

Upon request by Indigenous Governing Bodies include materials on history and heritage in information packages for new residents as appropriate to the local trust area in question (upon approval by Executive Committee)	Ongoing	Via communication s budget
Develop and distribute information materials about heritage protection for display at offices, public meetings and engagement events.	2027/28	Via communication s budget
Update and improve website materials regarding heritage protection	2027/28	Staff time

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10. Supporting Economic Opportunities for Indigenous Peoples

Background:

Indigenous Governing Bodies have expressed interest in seeing Islands Trust take meaningful steps to support economic opportunities for Indigenous Peoples.

Supporting Economic Opportunities for Indigenous Peoples		
Goal Expand equitable economic opportunities for Indigenous Peoples by integrating inclusive procurement practices within Islands Trust.		
Action Item	Timeline	Budget
Conduct a review of the Procurement Policy to align with relevant outcomes from the BC Government's Indigenous Procurement Initiative .	2027/28	Staff time
Develop and maintain an inventory of local Indigenous service providers , including sectors relevant to ITC (e.g., ecological restoration, land stewardship, cultural heritage protection), for staff reference and engagement.	2027/28	Staff time
Amend Islands Trust Policy Statement , through engagement with Indigenous Governing Bodies, to include a policy regarding supporting economic development opportunities for Indigenous communities.	2026/27	Policy Statement Amendment Project budget

11. Review of Staffing Model for delivery Indigenous Relations and Engagement

Background

Islands Trust currently operates with a decentralized approach to Indigenous relations and engagement, where staff assigned to projects and referrals act as primary points of contact. This has resulted in a disjointed approach where Indigenous Governing Bodies have multiple Islands Trust staff to engage with, each with their own project focus, who are often unaware of the parallel engagements going on at the same time. Some Nations have noted that this lack of coordination and consistency in itself is undermining engagement because it results in duplication of effort and shows a lack of responsiveness to previously received feedback.

The Senior Indigenous Relations Specialist is the only dedicated position supporting the Indigenous Relations program, responsible for advising on agreements, training, policy/procedure development, liaison activities, correspondence drafting, referral coordination, event organization, and advice to staff.

A new Executive Administrative Assistant (EAA) position, time permitting, supports administrative functions related to the Reconciliation Program (e.g., procedures, records management, meeting logistics). However, extended vacancies and competing priorities, have limited its impact to date.

The CAO's Operational Review report included "It is clear that Islands Trust needs to get its own internal operations more in order to support effective relationship building" and included a recommendation to Islands Trust Council for a new Manager of Indigenous Relations position in fiscal 2026/27 as a priority. This role would work with the Senior Indigenous Relations Advisor, and planning and Islands Trust Conservancy staff in particular, to provide a framework that enables a comprehensive and consistent approach to relationship building and engagement across Islands Trust, while also allowing for flexibility where needed to advance individual projects. The manager would serve as "air traffic control" for the overall coordination of reconciliation, relationship-building, referrals, and knowledge-sharing initiatives.

Resulting from a lack of centralized coordination, there has been a lack of consistency and a lack of documentation about the processes used in the referral process and during early engagement.

Review of Staffing Model for Indigenous Relations		
Goal Ensure the model for seeking engagement on projects, and general relationship-building, is appropriate, respectful, and efficient.		
Action Item	Timeline	Budget
Review the staffing model for Indigenous relations to develop options for a more-Indigenous Governing Body-centric approach.	2026/27	Staff time
Establish a referrals working group with a regular meeting schedule	2026/27	Staff time

Senior Indigenous Relations Specialist attendance at local trust committee/Bowen Island Municipality meetings upon request	2026/2027	Staff time Trust Area Services travel budget

Reporting on Implementation

Staff will report on the implementation of this plan through a quarterly report to Islands Trust Council, and through a description of Reconciliation activities in the annual report.

Appendices

1. "Truth Precedes Reconciliation" Excerpt from [2021 Islands Trust Object: Past, Present, and Future Policy Statement Amendment Project Discussion Paper](#)".
2. Islands Trust Reconciliation Framework
3. Terminology

Conclusion

As stated earlier, the intent and commitment of this Indigenous Relations Plan is a willingness to work in new ways and to take the time needed to the systems, process and activities at an organizational level. Taking responsibility for reviewing methodologies, having conversations, and developing new processes and policies are key to change management. Realizing that relationship-building work is not a checklist or a conventional assessment process with time-limited outcomes is important. Part of the success of Reconciliation is to act on the commitment with an open heart and mind and to embrace the challenges and value of working together.

Chief Dr. Robert Joseph, O.C. reminds us that "*Reconciliation is about change. It's about taking action to create a better future for all of us.*"² This plan is a step toward that change, recognizing that reconciliation is a continuous journey rather than a single outcome. The principles of Reconciliation, as outlined by the Truth and Reconciliation Commission and the United Nations Declaration on the Rights of Indigenous Peoples, provide a roadmap for moving forward.

An important aspect of this process is recognizing that Reconciliation is both a learning and a healing journey. It requires work within organizations and across society, governments, and individuals. The responsibility for Reconciliation does not rest on Indigenous Peoples but rather with all layers of Canadian society.

The journey of Reconciliation is one in which we commit to work within a framework that is inclusive, respectful, and humble. Generations of policies and processes have contributed to division, racism, and the marginalization of Indigenous Peoples. Now, we strive to find ways to

² Source: [Reconciliation Canada](#)

come together, ensuring that land use planning and governance reflect Indigenous rights, knowledge, and priorities.

This Action Plan represents a living commitment that will evolve through the guidance, leadership, and relationship with Indigenous Governing Bodies, rather than a fixed destination.

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Appendix 1: Truth Precedes Reconciliation

(Excerpt from 2021 Islands Trust Object: Past, Present, and Future Policy Statement Amendment Project Discussion Paper”

We all have to recognize that we are part of a heritage and ongoing reality of colonialism. Whether we have benefited from it or whether we have been victimized by it, we have to understand how we have been impacted by this dominant system. Oftentimes, we have been influenced to such an extent that we often don't even know that we're discriminating or being discriminated against. We must question what we've been taught and explore the possibilities of how things should be in the future.³

- Senator Murray Sinclair, Chief Commissioner of the Truth and Reconciliation Commission of Canada (TRC)

No Acknowledgment of Place

When contemplating Policy Statement amendments through the lens of Reconciliation, it is important to acknowledge that First Nations have been excluded from legislative debates, policy and planning dialogues, and cooperative partnerships throughout most of the history of the Islands Trust. The area in which the Islands Trust has existed as a jurisdictional body since 1974 is located within the treaty and territorial areas of the BOKEĆEN, Cowichan Tribes, Halalt, Xwémalhkwu, K'ómoks, Klahoose, Ts'uubaa-asatx, Lək'wəŋən (SXIMEŁŁ, Songhees, T'Sou-ke), Lyackson, MÁLEXŁ, Penelakut, Qualicum, Scia'new, səfilwətaʔt, SEMYOME, shíshálh, Snaw-naw-as, Snuneymuxw, Skwxwú7mesh, SṠÁUTW, Stz'uminus, Tla'amin, scəwəθən məsteyəxw, We Wai Kai, Wei Wai Kum, WJOŁŁP, WSIKEM, and xʷməθkʷəyəm (the First Nations). Yet, there is no evidence in Hansard Reports, policy papers, or academic reviews that First Nations were ever part of the dialogue on the formation or boundaries of the Islands Trust Area.

Missing from the Trust Object

The Object of the Trust has never specifically named Indigenous Peoples or First Nations as agencies to cooperate or coordinate with, despite the fact that the Trust makes land use decisions within First Nations' treaty and territorial lands and waters:

It is the object of the trust to preserve and protect, in co-operation with municipalities and the Government of the Province, the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the Province generally. (*Islands Trust Act*, 1974)

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

³ Globe and Mail: *For Senator Murray Sinclair, leadership is defined by humility*, Jan 24, 2021

districts, other persons and organizations and the government of British Columbia.
(Islands Trust Act, 2018)

Objectives of the Islands Trust Council would be to request First Nations be added to the object of the Trust after the words “for the benefit of the residents of the Trust Area, Indigenous Peoples, and of British Columbia generally, in cooperation with First Nations governments, municipalities...”.

Missing from History

The history of the Islands Trust Area and the colonization of the Gulf Islands is one of violence and erasure. It is important to understand that the history of the Islands Trust Area did not begin at the time of colonization in the 1880s; neither did it begin at the formation of the Islands Trust in 1974. The historical legislative policies and conceptualization of the Gulf Islands never acknowledged or recognized that the area had been home to Indigenous Peoples since time immemorial. The beauty and “unique amenities” of the Gulf Islands are the very reasons why the area was home to Indigenous Peoples for thousands of years, and are reflected in the telling of First Nations’ creation stories, relationship to the lands and waters, and stewardship of those lands and waters for future generations.

It should be underscored that the Islands Trust Area was, and still is, the location of permanent village sites with homes, longhouses, cultivated gathering areas for harvesting, clam gardens, and cultural sites. This occupation, over thousands of years, lay the foundations for the unique environment and amenities of the islands as we know them today. The Salish Sea Basin had one of the highest pre-contact population densities in North America, and has the earliest physical evidence of human seafaring and island occupation in the Americas. At this time, there are approximately 28,000 Coast Salish peoples living in and around the Islands Trust Area and 56,000 in the Coast Salish transboundary region. The climate and resources located in the Islands Trust Area were ideal for large village sites, evidenced by extensive scientific reviews of middens and archaeological sites in the area and oral history told by Cultural Knowledge Holders and Elders.

In a recent First Nations engagement meeting with Islands Trust staff, an Elder mentioned how longhouses on islands were burned to the ground and how the posts in the ground were cut to erase all evidence that the longhouse had even existed. The concept that these lands and waters had not been occupied and were free for the taking arose as residential schools were being built and the reserve system was enacted to segregate First Nations peoples away from their homelands so that they could be settled by non-Indigenous populations. From 1974 to current day times, there has been very little historical reference or acknowledgement of the longstanding presence of First Nations in the lands and waters of the Islands Trust Area.

Terra Nullius

For the settler communities who were colonizing the Islands Trust Area, the mentality of the day was one of “taming” the lands, and claiming lands through philosophical frameworks of Doctrine

of Discovery⁴ and terra nullius⁵. Beginning in 1875, the area was subject to *The Gradual Civilization Act*. The *Act* supported the concepts of private land ownership through the forced removal of First Peoples from the islands to reserves, away from locations deemed desirable for European settlement. As well, the *Act* ensured Indigenous Peoples did not have voting rights or citizenship rights to their own lands and waters. Further oppressive legislation restricted Indigenous Peoples to the reserve, did not allow them to gather in groups larger than three people, and denied them the ability to buy or hold land or hire legal representation. *The Gradual Civilization Act* was just one of the many oppressive legislative tools that facilitated the genocide of Indigenous Peoples, their homelands, their language, culture, and governance and family structures in the formation of Canada and the Islands Trust Area.

Residential Schools

The Islands Trust Area was the location of the Kuper Island Indian Residential School from 1889 to 1975, a place where cultural genocide occurred with the forced removal of children as young as five years old from the surrounding communities of Beecher Bay, Burrard, Chehalis, Chemainus / Chemainus Bay, Chilliwack, Clemclem / Clemclemuts, Cole Bay, Comeaken / Comiaken, Comox, Cowichan, Equimalt, Galiano, Khenipsen / Ghenipsen, Halalt / Halalt, Katzie, Koksilah, Kuleets, Kwaw Kwaw A Plit, Ladysmith, Langley, Lyackson, Malahat, Musqueam, Nanoose, Patricia Bay, Pauquachin, Penelakut, Qualicum, Quamichan, Saanich, Siccamen, Skawahlook / Skawollock, Skwah, Somenos, Songhees, Sooke, Squamish, Tsartlip, and Tsawout⁶.

The school earned the name “Alcatraz” for its remote location on the small island. Right from its founding by the Catholic Church, the scale of suffering at Kuper Island was beyond the pale . . . Even school officials described Kuper Island as “ruinous” and “insanitary (sic),” with the school’s notoriously poor conditions exacerbating outbreaks of typhus, smallpox and tuberculosis.

- National Centre for Truth and Reconciliation

10,000 Years of Knowing

At the time of the formation of the Islands Trust in 1974, the government of the day recognized the importance of the unique “amenities” of the lands and waters. There was understanding that the environment of the area was fragile and could be greatly impacted by development and resource extraction or overuse. However, it was not acknowledged or understood that this unique environment was the result of thousands of years of active cultivation and stewardship by Indigenous Peoples. Hence, the government failed to consider Indigenous Knowledge of the lands and waters of the Salish Sea, the “10,000 years of knowing” (a term stated by Chief Leah George-Wilson of the Tsleil-Waututh Nation), in the formation of policies and legislation that

⁴ UNDRIP para. 4: all doctrines, policies and practices based on advocating superiority of peoples or individuals on the basis of national origin or racial, religious, ethnic or cultural differences

⁵ Oxford Reference: land that is unoccupied or uninhabited for legal purposes. The application of English law to overseas possessions distinguished between settled colonies

⁶ National Centre for Truth and Reconciliation

directly impacted First Peoples' homelands in the Islands Trust Area.

Throughout its forty-seven years of preserving and protecting the Trust Area the Islands Trust has consistently failed to recognize or acknowledge resource gathering areas, spiritual places, medicinal plant areas, and culturally significant species. The Islands Trust has managed the Islands Trust Area with a disconnected, single-species view of the ecological landscape versus a relational, interconnected acknowledgement of what truly makes the Islands Trust Area unique. Indigenous ways of knowing are not only important to reconciliation efforts, but also to the effective stewardship of these lands and waters.

Double Standards

Despite the fact that, in the formation of the Islands Trust, it was recognized that rapid population growth and development could greatly impact the communities that had established themselves on the islands and that quality of life should be sustainable and minimize negative effects⁷; it was never considered that the areas in question had been subject to the forced removal of Indigenous children to the horrors of residential school and the forced removal of their parents to reserves far from the growing populations of settlers. Efforts to protect the well-being of constituents in Trust Area communities were not equally exerted to protect the well-being of the First Peoples who were no longer residents of the islands due to their forced removal.

Failure to Protect Cultural Heritage

Cultural heritage sites and features, and ancestral loved ones, remain throughout these islands from which First Nations have been forcibly removed. This cultural heritage, and the ancestral loved ones, have been desecrated, destroyed, and impacted as settler communities built on top of First Nation village sites, and extracted resources from culturally significant areas. With the enactment of the *Islands Trust Act* in 1974, the Islands Trust became the planning body that determined the impacts to cultural heritage sites and ancestral loved ones via its land and water use decisions. From its earliest version the *Islands Trust Act* acknowledged the importance of preserving and protecting cultural heritage. In 1974, it stated under s. 3(2)(d) that the Islands Trust was to “locate and identify archaeological and historical sites within the trust area” and under s. 3(2)(a) “make recommendations . . . for the preservation and protection of the trust area and its unique amenities and environment”. The Gabriola Island Community plan of 1978 acknowledged the “fragile nature of the environment” and the “special natural and archaeological areas” of the island.

It is therefore surprising to find no evidence to suggest that Islands Trust Council, or local trust committees, ever undertook to locate and identify the archaeological areas, or to preserve and protect the ancestral loved ones' resting places and cultural heritage such as fish weirs, clam gardens, artifacts, burial cairns, petroglyphs, or middens that exist extensively on all islands within the Islands Trust Area. However, in 1984, the Islands Trust did document and identify the settler heritage buildings in the Islands Trust Area in an extensive publication.⁸

⁷ BC Round Table on Environmental and Economy, and the Commission on Resources and Environment 1990-1994

⁸ *Islands Heritage Buildings: A Selection of Heritage Buildings in the Islands Trust Area* 1984

In 1992, the Islands Trust encapsulated the views of the public in a *Summary Report on the Islands Trust Public Forums: These Islands of Ours . . . Framing Our Common Future*. At the public forums, people listed “history and archaeological heritage” and “archaeological record” as key attributes they valued about the Trust Area. In 1994, the Islands Trust received more opportunities to cooperate and enter into new relationships with First Nations with treaty and territorial rights and title in the Islands Trust Area. Amendments were made to the *Islands Trust Act* that allowed the Islands Trust to enter into agreements with First Nations governments. In the 1994 legislative debates⁹, legislators sought to clarify section 20(1)(b): the opportunity for the Islands Trust to enter into agreements with First Nations. Debate included the ability for the Islands Trust to enter into “a separate or bilateral set of negotiations” with First Nations to build “a very good working relationship” related to “conflicts over aspects that are considered to be heritage” and statements that “this is not just a question of the preservation of site-specific artifacts” but to provide the Trust with “a significant amount of empowerment”. Debate further centred around the importance of First Nations heritage for the future, and how the preservation of sites in Haida Gwaii was an example of successful agreements. Unfortunately, despite this growing public consciousness and increased authority to preserve and protect First Nations’ cultural heritage and establish stronger, more collaborative relationships with First Nations in the Trust Area, the Trust continued its pattern of inaction.

In 1994, the Islands Trust was also granted new legislative authority through amendments to Bill 21 *Heritage Conservation Statutes Amendment Act*, 1994, changes to the *Islands Trust Act*, and changes to the *Municipal Act*. Amendments to the *Islands Trust Act* included new powers to engage in “activities to gain knowledge about the history and heritage of the trust area and to increase public awareness, understanding and appreciation of the history and heritage” and to “conserve heritage property”. Heritage property under the *Municipal Act* was defined as “property that in the opinion of a body or person authorized to exercise a power under this Act in relation to the property has sufficient heritage value or heritage character to justify its conservation, or is a protected heritage property”. Protected heritage property is defined as “protected under section 6(2) of the *Heritage Conservation Act*”.

The *Heritage Conservation Act* states that heritage property is protected and it is illegal to “damage, excavate, dig in or alter, or remove any heritage object from, a site that contains artifacts, features, materials or other physical evidence of human habitation or use before 1846”. The Islands Trust Area is within a historically rich and culturally abundant place of significant heritage value and properties. As noted above, the role and responsibility of the Trust was to recognize and protect the cultural heritage and historical significance of the area, which included the heritage of Indigenous Peoples. Land use decisions, bylaws, and official community plans should have been reflective of these new legislative powers to ensure the preservation and protection of significant sites such as Poets Cove, Grace Islet, and Harbour House to name just a few. The devastating impacts of the removal of ancestral loved ones from their resting places to institutions such as the Royal BC Museum, Simon Fraser University, University of British Columbia, and the Museum of Civilization contributed to cultural genocide within the Islands Trust Area.

Continued Legacy of Inaction

⁹ Legislative Session: 3rd Session, 35th Parliament, Volume 17, No. 2 June 29, 1994

The history of the Islands Trust has unfortunately been one of complacent disregard for the history of Indigenous Peoples in the Trust Area and a lack of will to protect the collective heritage of the area for Indigenous Peoples, British Columbians, and Canada as a whole. Throughout the entire Trust Area, the destruction of archaeological sites, gravesites, cultural areas, and villages continues to this day. The history of cumulative impacts and destruction to the culture and historical understanding of area has been devastating to First Nations communities and their well-being, and has contributed to a general lack of trust in the role of Islands Trust. Despite the clear mandate to preserve and protect against development pressures in this fragile area, the Islands Trust has facilitated development on village sites that had existed for thousands of years, leading to the destruction of those areas and the unearthing of ancestral loved ones. This is especially tragic given that Indigenous Peoples were forcibly removed from the area and stripped of their ability to preserve and protect their own heritage through land use decision-making.

The formation of the Islands Trust in 1974 made it uniquely positioned to ensure the preservation and conservation of historical sites and archaeological areas for future generations of Indigenous Peoples and all British Columbians. As noted in legislative debates from 1974 to 1994, this had always been part of the rationale for the formation of the Islands Trust. Nonetheless, the Islands Trust has generally seemed to lack the will to compel other ministries and government agencies to prioritize the heritage of Indigenous Peoples, despite having the authority to do so, and despite being granted additional powers to work cooperatively with First Nations through amendments to the *Heritage Conservation Act* in 1994.

The Islands Trust did enter into protocol agreements with some First Nations after 1994; however, those agreements did not lead to additional protections or land use decision policies to protect the heritage of Nations or create collaborative relationships at a government-to-government level. The looting of ancestral remains and cultural artifacts has long been a known practice in the area, outlined in media articles in local newspapers, in meetings held with island communities, and in community conversations going back before the formation of the Islands Trust. Unfortunately, Islands Trust enforcement policies were not coordinated with other ministries or First Nations to address the looting of cultural artifacts or sites, and advocacy efforts have not been successful at curbing these unlawful activities that lead to the erasure of cultural heritage and desecration.

We end this section on the history and legacy of the Islands Trust Area with a quote from Chief Roland Wilson, West Moberly First Nation:

You can show Canada and the world that the only way to escape our colonial history of neglect and betrayal is to act boldly and honourably in the decisions that lie before us today.

Appendix 2: Islands Trust Indigenous Relations Framework



The Islands Trust Framework reflects that relationship building is not a checklist—it is a journey. All elements must work together to support relationship-building at the core. The steps are not linear; rather, each can occur at any time, depending on the context and stage of engagement.

Confronting Anti-Indigenous-Specific Racism

Relationship-building cannot occur without addressing anti-Indigenous-specific racism at the individual, institutional, and systemic levels. Anti-Indigenous racism is not incidental; it is embedded in colonial laws, policies, professional practices, and social norms that continue to shape decision-making today.

Learning about anti-Indigenous-specific racism requires ongoing self-reflection, unlearning bias, examining power, and understanding how harm is reproduced even through well-intentioned processes. This learning is a continuous responsibility for trustees, staff, and leadership and must inform all engagement, planning, and decision-making with Indigenous Governing Bodies.

Process to **Build Relationship** with Indigenous people:

It is imperative to recognize **Truth** by acknowledging the full history of colonial impacts and accepting the hard truths of past and ongoing injustices, and includes acknowledging how Indigenous-specific racism has shaped policies, planning, practices, enforcement, and public process, and how these harms continue today. Truth serves as the foundation for meaningful change.

Deep Learning means going beyond surface-level acknowledgment to deep, inquisitive learning. It involves recognizing Indigenous governance, laws, and land stewardship while learning from both historical and contemporary Indigenous perspectives. It means learning about how colonial narratives and racial hierarchies have displaced Indigenous knowledge systems while privileging western governance and science.

Honoring **Indigenous Leadership** may require confronting internal biases and challenging institutional resistance that can undermine recognition of Indigenous jurisdiction and partnerships. Islands Trust commits to an ongoing effort to co-develop planning and land use management processes with Indigenous Governing Bodies within the Islands Trust Area. Islands Trust Council will be informed by the United Nations Declaration on the Rights of Indigenous Peoples as a framework for its approach to reconciliation.

Building **Trust** cannot be accomplished without addressing racism when it occurs, responding to harm, and changing behaviours, process, and power dynamics that perpetuate exclusion. Trust building requires consistency and respectful actions. Trust grows when Indigenous voices are heard, valued, and reflected in decision-making. Islands Trust must facilitate this process with long-term commitment and accountability.

Taking **Action** includes embedding anti-Indigenous-specific racism training, accountability mechanisms, and cultural safety expectations into policies, staffing, evaluations, and governance process. It means backing up words with concrete steps. Policy changes, equitable partnerships, and decolonizing systems are necessary to move forward. Continuous self-reflection and adaptation are essential to ensuring lasting progress.

Appendix 3: Terminology

Islands Trust acknowledges that its understanding and knowledge base are limited. This document is intended to be responsive and subject to change as it continues to be informed by Indigenous perspectives, interests, and guidance from Indigenous Governing Bodies into the future. The terms below are not exhaustive and do not fully encompass the rich history, culture, language, protocols, or the depth of Indigenous law, governance, naming, place-based knowledge, or traditional ways of knowing.

- “Indigenous Governing Body” means an entity that is authorized to act on behalf of Indigenous Peoples that hold rights recognized and affirmed by section 35 of the Constitution Act, 1982.
- “Indigenous Peoples” has the same meaning as Aboriginal peoples in section 35 of the Constitution Act, 1982.
- “Rights” mean asserted or established rights as referred to under Section 35 of the Constitution and Nation-specific Treaties.
- “Territory” refers to territories that Nations have occupied and continue to occupy where they exercise their Indigenous rights.
- “Distinction-Based Approach” refers to working with First Nations in a manner that acknowledges the specific and inherent rights of each nation, while respecting and acknowledging their specific cultures, histories, laws, governments, interests, priorities, and concerns.

REQUEST FOR DECISION

To: Trust Council

For the Meeting of: March 10, 2026

From: Trust Area Services

Date Prepared: February 4, 2026

SUBJECT: Budget Process Policy Amendment

RECOMMENDATION: THAT Trust Council adopt the amended Policy 6.3.1 Budget Process Policy dated March 12, 2026

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The recommendation from Financial Planning Committee to embed in policy an annual consideration of whether to offer pre-budget survey reflects a desire to seek input from the public early enough to influence Trust Council's development of budget assumptions and guidelines.

1 PURPOSE:

To request that Trust Council consider replacing the current TC 6.3.1 Budget Process Policy with the proposed TC 6.3.1 Budget Process Policy, so the policy is in alignment with current practices and that language contained within the policy is in alignment with the Islands Trust Identity Guide.

2 BACKGROUND:

The Trust Council 6.3.1 Budget Process Policy was last comprehensively reviewed and updated in 2014.

At its August 20, 2025 meeting Financial Planning Committee (FPC) received the results of the Islands Trust's first pre-budget survey. Following receipt of the survey, FPC passed the following resolutions:

That Financial Planning Committee recommend to Trust Council that it ask staff to draft a revised Budget Process policy that includes consideration of an annual pre-budget survey similar to 2025 in timing.

That Financial Planning Committee recommend to Trust Council to undertake a pre-budget survey for fiscal 2027/28.

FPC deliberately included the phrase "that includes consideration" in the first recommendation to provide flexibility into the future. For example, should Trust Council choose to consult the public on a future Strategic Plan, it may choose to forgo a pre-budget survey that year.

The pre-budget survey undertaken by FPC in May and June 2025 was not directed by Trust Council so was considered a pilot. There is a desire by Financial Planning Committee and staff to ensure there is Trust Council direction for future pre-budget surveys.

In 2026, Trust Council directed staff to improve draft budget communications on the Islands

Trust budget. Public feedback was welcomed through email to budget@islandstrust.bc.ca, with feedback being provided for Trust Council to view as correspondence on its agenda. This approach is in line with draft budget engagement for regional districts around the Islands Trust Area, where feedback is welcomed through email or an engagement platform, which provides information and allows public feedback through written comments.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

The Budget Process Policy revisions proposed allow for a clear budget process, including public engagement options, which Trust Council, Financial Planning Committee and staff can reliably follow during the budget process. An updated policy will improve the budget process by allowing for an opportunity to tailor public engagement according to Trust Council's preferences and allow for flexibility around public engagement and staff-recommended best practices.

FINANCIAL: None.

POLICY: The Budget Process Policy amendment will improve efficiencies in the annual budget process and public engagement around the process.

IMPLEMENTATION/COMMUNICATIONS:

Trust Council policy webpages will be updated. Staff operational procedures will be updated to reflect Trust Council 6.3.1 Budget Process Policy. Communication to relevant staff will be provided. Trustee orientation materials will also be updated.

FIRST NATIONS RELATIONS: None.

OTHER: None.

4 RELEVANT POLICIES: N/A.

5 ATTACHMENTS

1. Amended Trust Council 6.3.1 Budget Process Policy (track changes version)
2. Amended Trust Council 6.3.1 Budget Process Policy (clean version)

RESPONSE OPTIONS

Recommendation: THAT Trust Council adopt the amended Policy 6.3.1 Budget Process Policy dated March 12, 2026

Alternative:

THAT Trust Council adopt the amended Policy 6.3.1 Budget Process Policy dated March 12, 2026 with additional amendments as follows:

- a. By . . .

No action.

Prepared By: Morgana van Niekerk, Communications Specialist

Reviewed By/Date: Clare Frater, Director, Trust Area Services/ February 16, 2026
Rueben Bronee, CAO, February 17, 2026



Policy:	6.3.1
Approved By:	Trust Council
Approval Date:	June 15, 2001
Amendment Date(s):	September 14, 2001; December 9, 2005; June 19, 2014; <u>March 2026</u>
Policy Holder:	Director of Administrative Services

BUDGET PROCESS

Purpose

The budgeting process is ~~the a~~ major decision-making process for Islands Trust activities. Once the process is completed, the budget plan is the legal framework for revenue collection and spending. The purpose of this policy is to provide a framework for the planning, preparation, presentation, and approval of the annual budget bylaw and financial plan to ensure overall effectiveness and clarity for Trust Council's budget discussions and decision making.

A. Definitions

n/a

B. Policy

1. The Budget Process

- 1.1 The treasurer, on behalf of Trust Council, is responsible for designing and implementing the annual budget process;
- 1.2 The process for developing the annual budget will be approved by Trust Council each year; and
- 1.3 The budget process will include the following components:
 - 1.3.1 Timeframe for developing the budget;
 - 1.3.2 Strategy for consultation with all ~~stakeholders~~ interested and affected parties;
 - 1.3.3 Opportunities for identifying program priorities.

2. Planning the Budget

- 2.1 ~~Stakeholders~~ Interested and affected parties ~~to in~~ the budget process are set out in Appendix A and include local trust committees, island municipalities, Islands Trust Conservancy Board, staff, and the public.
- 2.2 A budget process timetable (similar to sample attached in Appendix B) is presented for approval to Trust Council in September of each year.

- 2.3 Budget Principles and Assumptions are approved by Trust Council in December of each year.

3. Preparation of the Budget

- 3.1 Immediately after a new fiscal year begins, the ~~Director of Administrative Services~~ **Director of Financial and Employee** begins making plans for the budget that will be considered by Trust Council for the subsequent fiscal year.
- 3.2 Each line of the Detailed Budget is reviewed on a needs-basis by the responsible budget manager, giving consideration to previous years' spending and future work programs and services (including Trust Council's Strategic Plan initiatives).
- 3.3 Local trust committees are asked to provide their project needs and review their local trust committee expense budgets, passing any resolutions required to adopt/modify their budget proposals.
- 3.4 Directors review their respective committee work programs to ensure work plan activities are appropriately funded.
- 3.5 The Islands Trust Conservancy Board will be consulted directly, at the beginning of, and throughout, the budget process with respect to Board requirements, programs and administrative services. Appointed trustees of the Islands Trust Conservancy Board shall be given the opportunity to attend Financial Planning Committee and Trust Council meetings with observer status.
- 3.6 As provided for in Islands Trust Council Policy 7.2.6 *Municipal Tax Requisition Calculation*, island municipalities will be consulted directly at the beginning of, and throughout, the budget process.
- 3.7 The Director of ~~Administrative~~ **Financial and Employee** Services reviews the detailed spending, and projects costs on behalf of the organization with respect to completeness and accuracy, and compiles the Detailed Budget for the year. The overall Detailed Budget is reviewed by Islands Trust management team, prior to being submitted to the Financial Planning Committee for review and consideration.
- 3.8 The budget will build towards, and/or maintain, the General Revenue Fund Surplus to the level that is recommended in Islands Trust Council Policy 6.5.1 *Reserves and Surplus*.
- 3.9 Local trust committees will be consulted throughout the budget process to ensure they understand and are following the process for any special property tax requisitions as set out in Islands Trust Council Policy 6.3.2 *Special Property Tax Requisitions*.
- 3.10 A process for public input into the annual budget will be provided each year, as determined by the Financial Planning Committee.

4. Responsibilities

- 4.1 The treasurer is responsible for:
 - 4.1.1 designing, implementing and leading the annual budget process; and
 - 4.1.2 ensuring effective linkages to the process for internal and external stakeholders.
- 4.2 Managers and directors are responsible for:
 - 4.2.1 coordinating the budget requirements for their departments; and
 - 4.2.2 submitting budget submissions when requested.
- 4.3 The Financial Planning Committee is responsible for:
 - 4.3.1 providing direction to management in developing a long-range financial plan;
 - 4.3.2 recommending the appropriate amount to be held in the General Revenue Surplus Fund;
 - 4.3.3 interpretation of Council's priorities and strategies;
 - 4.3.4 reviewing all budget proposals;
 - 4.3.5 developing and recommending the budget to Trust Council and providing guidance into the decision-making process; and
 - 4.3.6 designing the process for public input.
- 4.4 Trust Council is responsible for:
 - 4.4.1 identifying budget priorities;
 - 4.4.2 developing a strategic plan for the organization;
 - 4.4.3 directing the treasurer to prepare a budget bylaw; and
 - 4.4.4 approving the annual budget bylaw.
- 4.5 The Islands Trust Conservancy Board is responsible for:
 - 4.5.1 endorsing all budget requests for the Islands Trust Conservancy Board and Program operations.

C. Legislated References

Islands Trust Act

Islands Trust Policy 6.3.2 Special Property Tax Requisition

D. Links to Supporting Forms, Documents, Websites, Related Policies and Procedures

Appendix A: ~~Stakeholders Interested and Affected Parties~~ and Appendix B: Budget Timelines

APPENDIX A: ~~Interested and Affected Parties~~Stakeholders

The following ~~Interested and Affected Parties~~ stakeholders provide input into the budget:

Financial Planning Committee	Develop and recommend the annual budget to Trust Council. Review all budget proposals. Recommend the appropriate amount to be held in General Revenue Surplus Fund. Review and approve financial reporting to Trust Council. Present the budget to Trust Council and provide guidance into the decision-making process.
Local Trust Committees	Discuss budget requests and work programs with planning staff. Provide budget requests to Director of Local Planning Services for review and allocation of resources. Be aware of the provisions of Policy 6.3.2 Special Property Tax Requisitions, which permits or in some cases, requires an individual local trust committee to request a special property tax requisition for additional operations that are not included within the general operations of all local trust committees.
Bowen Island Municipality	Review and confirm proposed municipal tax requisition calculation.
Islands Trust Conservancy Board	Discuss budget requests and work programs with Trust Area Services staff. Endorse all budget requests for the Islands Trust Conservancy Board and Program operations.
The Public	Review budget documents and be provided an opportunity to comment prior to Trust Council adoption.
Management	Coordinate the review of budget requirements for each department, in order to meet current Trust Council objectives and service levels. Look for opportunities to incorporate efficiencies and savings in the organization.

APPENDIX B: Budget Timelines

March TC Meeting	~~Trust Council considers requesting Executive Committee to undertake a pre-budget public engagement process.~~
May EC Meeting	~~Executive Committee considers approving a project charter for pre-budget public engagement (if directed by Trust Council in March).~~
May and June	~~If directed, staff undertake pre-budget public engagement activities and create a report at the end of the engagement period.~~
August FPC Meeting	~~Financial Planning Committee receives a report on results of pre-budget public engagement (if undertaken), if pre-budget engagement was undertaken. Financial Planning Committee and~~ reviews draft budget assumptions and principles.
September TC Meeting	~~Trust Council receives a report on the results of pre-budget public engagement to inform draft budget assumptions and principles, if pre-budget engagement was undertaken.~~
October FPC Meeting	Financial Planning Committee reviews and discusses the first draft of the budget.

November FPC Meeting	Financial Planning Committee approves the draft budget, and the draft budget assumptions and principles to be submitted to December Trust Council.
December TC Meeting ~~Trust Council meeting~~	Trust Council ~~endorses~~ the draft budget, ~~and considers whether to seek for the purposes of seeking public input on the draft budget,~~ and supports the draft budget assumptions and principles recommended by Financial Planning Committee. ~~Trust Council considers requesting Executive Committee~~ Financial Planning Committee undertake a draft public engagement process.
January	Consult with Bowen Island Municipality regarding the municipal tax requisition calculation. ~~Financial Planning~~ If a draft budget public engagement is ~~was~~ requested by Trust Council, ~~Executive Financial Planning Committee will reviews draft budget engagement~~ Executive Committee reviews public consultation engagement materials, ~~and at their January meeting. If requested, staff will undertake draft budget engagement.~~ In order to meet the Trust Council's continued commitment to transparency and dialogue with the community, the Financial Planning Committee seeks public input on the draft budget.
February FPC Meeting	Financial Planning Committee reviews the draft budget, ~~and~~ ~~Financial Planning Committee receives results~~ a report on the results of public engagement on the draft public input regarding the budget, ~~if public engagement on the draft budget was undertaken.~~ Financial Planning Committee makes recommendations for March Trust Council on property tax requisition, Bowen Island Municipality tax levy, and any local trust committee special tax requisitions.
March Trust Council Meeting	~~At its March regular business meeting,~~ Trust Council ~~receives results of public engagement on the draft budget,~~ if public engagement on the draft budget was undertaken. Trust Council ~~and~~ approves the final budget and financial plan. -Formal resolutions to direct the preparation of the financial plan and revenue anticipation borrowing bylaws will be made. Financial plan and revenue anticipation bylaws forwarded to Ministry ~~responsible for Islands Trust of Affairs~~ for approval.



Policy:	6.3.1
Approved By:	Trust Council
Approval Date:	June 15, 2001
Amendment Date(s):	September 14, 2001; December 9, 2005; June 19, 2014; March 2026
Policy Holder:	Director of Administrative Services

BUDGET PROCESS

Purpose

The budgeting process is a major decision-making process for Islands Trust activities. Once the process is completed, the budget plan is the legal framework for revenue collection and spending. The purpose of this policy is to provide a framework for the planning, preparation, presentation, and approval of the annual budget bylaw and financial plan to ensure overall effectiveness and clarity for Trust Council's budget discussions and decision making.

A. Definitions

n/a

B. Policy

1. The Budget Process

- 1.1 The treasurer, on behalf of Trust Council, is responsible for designing and implementing the annual budget process;
- 1.2 The process for developing the annual budget will be approved by Trust Council each year; and
- 1.3 The budget process will include the following components:
 - 1.3.1 Timeframe for developing the budget;
 - 1.3.2 Strategy for consultation with all interested and affected parties;
 - 1.3.3 Opportunities for identifying program priorities.

2. Planning the Budget

- 2.1 Interested and affected parties to the budget process are set out in Appendix A and include local trust committees, island municipalities, Islands Trust Conservancy Board, staff, and the public.
- 2.2 A budget process timetable (similar to sample attached in Appendix B) is presented for approval to Trust Council in September of each year.
- 2.3 Budget Principles and Assumptions are approved by Trust Council in December of each year.

3. Preparation of the Budget

- 3.1 Immediately after a new fiscal year begins, the Director of Financial and Employee begins making plans for the budget that will be considered by Trust Council for the subsequent fiscal year.
- 3.2 Each line of the Detailed Budget is reviewed on a needs-basis by the responsible budget manager, giving consideration to previous years' spending and future work programs and services (including Trust Council's Strategic Plan initiatives).
- 3.3 Local trust committees are asked to provide their project needs and review their local trust committee expense budgets, passing any resolutions required to adopt/modify their budget proposals.
- 3.4 Directors review their respective committee work programs to ensure work plan activities are appropriately funded.
- 3.5 The Islands Trust Conservancy Board will be consulted directly, at the beginning of, and throughout, the budget process with respect to Board requirements, programs and administrative services. Appointed trustees of the Islands Trust Conservancy Board shall be given the opportunity to attend Financial Planning Committee and Trust Council meetings with observer status.
- 3.6 As provided for in Islands Trust Council Policy 7.2.6 *Municipal Tax Requisition Calculation*, island municipalities will be consulted directly at the beginning of, and throughout, the budget process.
- 3.7 The Director of Financial and Employee Services reviews the detailed spending, and projects costs on behalf of the organization with respect to completeness and accuracy, and compiles the Detailed Budget for the year. The overall Detailed Budget is reviewed by Islands Trust management team, prior to being submitted to the Financial Planning Committee for review and consideration.
- 3.8 The budget will build towards, and/or maintain, the General Revenue Fund Surplus to the level that is recommended in Islands Trust Council Policy 6.5.1 *Reserves and Surplus*.
- 3.9 Local trust committees will be consulted throughout the budget process to ensure they understand and are following the process for any special property tax requisitions as set out in Islands Trust Council Policy 6.3.2 *Special Property Tax Requisitions*.
- 3.10 A process for public input into the annual budget will be provided each year, as determined by the Financial Planning Committee.

4. Responsibilities

- 4.1 The treasurer is responsible for:

- 4.1.1 designing, implementing and leading the annual budget process; and
 - 4.1.2 ensuring effective linkages to the process for internal and external stakeholders.
- 4.2 Managers and directors are responsible for:
 - 4.2.1 coordinating the budget requirements for their departments; and
 - 4.2.2 submitting budget submissions when requested.
- 4.3 The Financial Planning Committee is responsible for:
 - 4.3.1 providing direction to management in developing a long-range financial plan;
 - 4.3.2 recommending the appropriate amount to be held in the General Revenue Surplus Fund;
 - 4.3.3 interpretation of Council's priorities and strategies;
 - 4.3.4 reviewing all budget proposals;
 - 4.3.5 developing and recommending the budget to Trust Council and providing guidance into the decision-making process; and
 - 4.3.6 designing the process for public input.
- 4.4 Trust Council is responsible for:
 - 4.4.1 identifying budget priorities;
 - 4.4.2 developing a strategic plan for the organization;
 - 4.4.3 directing the treasurer to prepare a budget bylaw; and
 - 4.4.4 approving the annual budget bylaw.
- 4.5 The Islands Trust Conservancy Board is responsible for:
 - 4.5.1 endorsing all budget requests for the Islands Trust Conservancy Board and Program operations.

C. Legislated References

Islands Trust Act

Islands Trust Policy 6.3.2 Special Property Tax Requisition

Islands Trust Policy 6.5.1 Reserves and Surplus

Islands Trust Policy 7.2.6 Municipal Tax Requisition Calculation

D. Links to Supporting Forms, Documents, Websites, Related Policies and Procedures

Appendix A: Interested and Affected Parties and Appendix B: Budget Timelines

APPENDIX A: Interested and Affected Parties

The following Interested and Affected Parties provide input into the budget:

Financial Planning Committee	Develop and recommend the annual budget to Trust Council. Review all budget proposals. Recommend the appropriate amount to be held in General Revenue Surplus Fund. Review and approve financial reporting to Trust Council. Present the budget to Trust Council and provide guidance into the decision-making process.
Local Trust Committees	Discuss budget requests and work programs with planning staff. Provide budget requests to Director of Local Planning Services for review and allocation of resources. Be aware of the provisions of Policy 6.3.2 Special Property Tax Requisitions, which permits or in some cases, requires an individual local trust committee to request a special property tax requisition for additional operations that are not included within the general operations of all local trust committees.
Bowen Island Municipality	Review and confirm proposed municipal tax requisition calculation.
Islands Trust Conservancy Board	Discuss budget requests and work programs with Trust Area Services staff. Endorse all budget requests for the Islands Trust Conservancy Board and Program operations.
The Public	Review budget documents and be provided an opportunity to comment prior to Trust Council adoption.
Management	Coordinate the review of budget requirements for each department, in order to meet current Trust Council objectives and service levels. Look for opportunities to incorporate efficiencies and savings in the organization.

APPENDIX B: Budget Timelines

March TC Meeting	Trust Council considers requesting Executive Committee undertake pre-budget public engagement.
May EC Meeting	Executive Committee considers approving a project charter for pre-budget public engagement (if directed by Trust Council in March).
May and June	If directed, staff undertake pre-budget public engagement activities and create a report at the end of the engagement period.
August FPC Meeting	Financial Planning Committee receives a report on results of pre-budget public engagement, if pre-budget engagement was undertaken. Financial Planning Committee reviews draft budget assumptions and principles.
September TC Meeting	Trust Council receives a report on the results of pre-budget public engagement to inform draft budget assumptions and principles, if pre-budget engagement was undertaken.
October FPC Meeting	Financial Planning Committee reviews and discusses the first draft of the budget.
November FPC Meeting	Financial Planning Committee approves the draft budget, and the draft budget assumptions and principles to be submitted to December Trust Council.
December TC Meeting	Trust Council endorse the draft budget and supports the draft budget assumptions and principles recommended by Financial Planning Committee. Trust Council considers requesting Financial Planning Committee undertake a draft public engagement process.

January	Consult with Bowen Island Municipality regarding the municipal tax requisition calculation. If a draft budget public engagement is requested by Trust Council, Financial Planning Committee reviews draft budget engagement materials, and staff undertake draft budget engagement.
February FPC Meeting	Financial Planning Committee reviews the draft budget. Financial Planning Committee receives a report on the results of public engagement on the draft budget, if public engagement on the draft budget was undertaken. Financial Planning Committee makes recommendations for March Trust Council on property tax requisition, Bowen Island Municipality tax levy, and any local trust committee special tax requisitions.
March Trust Council Meeting	Trust Council receives results of public engagement on the draft budget if public engagement on the draft budget was undertaken. Trust Council approves the final budget and financial plan. Formal resolutions to direct the preparation of the financial plan and revenue anticipation borrowing bylaws will be made. Financial plan and revenue anticipation bylaws forwarded to Ministry responsible for Islands Trust for approval.

REQUEST FOR DECISION

To: Trust Council

For the Meeting of: March 10, 2026

From: Trust Area Services

Date Prepared: February 5, 2026

SUBJECT: Pre-Budget Public Engagement

RECOMMENDATION:

THAT Trust Council direct Executive Committee to undertake pre-budget public engagement prior to development of the draft 2027/28 budget.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The recommendation from Financial Planning Committee to offer pre-budget survey reflects a desire to seek input from the public early enough to influence Trust Council's development of budget assumptions and guidelines.

-
- PURPOSE:** To seek direction from Trust Council about directing Executive Committee to undertake pre-budget public engagement prior to development of the draft 2027/28 budget.
 - BACKGROUND:** At its August 20, 2025 meeting Financial Planning Committee (FPC) received the results of the Islands Trust's first pre-budget survey which were provided to Trust Council on pages 238 – 302 of its [September agenda package](#). Following receipt of the survey results in August, FPC passed the following resolutions:

That Financial Planning Committee recommend to Trust Council that it ask staff to draft a revised Budget Process policy that includes consideration of an annual pre-budget survey similar to 2025 in timing.

That Financial Planning Committee recommend to Trust Council to undertake a pre-budget survey for fiscal 2027/28.

The pre-budget survey undertaken by FPC in May and June 2025 was not directed by Trust Council so was considered a pilot. There is a desire by Financial Planning Committee and staff to ensure there is Trust Council direction for future pre-budget surveys.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: These resolutions can be accommodated within Trust Area Services' work program.

FINANCIAL: Undertaking a pre-budget survey in 2026 to inform development of the 2027/28 budget will cost approximately \$3,500 to promote engagement options.

POLICY: None. Associated proposed amendments to the Budget Process Policy have been submitted for review by Trust Council for its consideration.

IMPLEMENTATION/COMMUNICATIONS: Staff will prepare a pre-budget public engagement project charter for Executive Committee to consider at its April 2026 meeting.

FIRST NATIONS RELATIONS: Indigenous community members may respond to the survey but formal engagement with First Nation governments is not planned.

OTHER: None.

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

5 ATTACHMENT(S): None.

RESPONSE OPTIONS

Recommendation: THAT Trust Council direct Executive Committee to undertake a pre-budget survey prior to development of the draft 2027/28 budget.

Alternative: No action.

Prepared By: Morgana Van Niekerk, Communications Specialist

Reviewed By/Date: Clare Frater, Director, Trust Area Services/February 16, 2026
Rueben Bronee, CAO, February 17, 2026

REQUEST FOR DECISION

To: Trust Council

For the Meeting of: March 10, 2026

From: Trust Area Services

Date Prepared: February 9, 2026

SUBJECT: Natural Area Protection Tax Exemption Program (NAPTEP) – Hypothetical Tax Shift Analysis

RECOMMENDATION:

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

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The attached report can be used to help advance key initiative 4.2.4 in Trust Council’s [2025-2028 Strategic Plan](#). The report shows that increasing the Natural Area Property Tax Exemption Program (NAPTEP) property tax exemption beyond the current 65 percent rate results in a minimal tax shift to other ratepayers assuming modest increased uptake resulting from the higher exemption. Trust Council can use the tax shift report to support a request to the Minister of Housing and Municipal Affairs to increase the exemption rate by amending the [Natural Area Protection Tax Exemption Regulation](#). Before doing so, however, Trust Council should consult with the Islands Trust Conservancy Board to understand the potential administrative and operational implications that increased NAPTEP uptake – incentivized by a larger tax exemption – could have on that body. Such a referral is consistent with Section 4 of the Islands Trust Council/Trust Fund Board [Memorandum of Agreement](#).

- 1 PURPOSE:** The purpose of this request for decision (RFD) is to present Trust Council with a report analyzing the tax shift implications of increasing the NAPTEP property tax exemption beyond its current 65 percent. It recommends referring the report to the Islands Trust Conservancy Board for review and comment.
- 2 BACKGROUND:** At its meeting of August 6, 2025, Executive Committee (EC) endorsed a project charter to commission a report analyzing tax shift scenarios for the Islands Trust Natural Area Protection Tax Exemption Program (NAPTEP). The project charter is attached as Appendix 2.

Endorsement of the project charter followed on previous (EC) direction to pursue a one-time grant from the Fraser Basin Council (FBC) for local governments to advance biodiversity conservation on private lands. In May 2024, FBC approved a grant of \$8,250 for Islands Trust to undertake this work.

Pursuing a potential increase to the NAPTEP tax exemption level was identified in Islands Trust Council’s 2018-2022 Strategic Plan: *“Amend legislation to increase the percentage of the Natural Area Protection Tax Exemption Program (NAPTEP) to act as an incentive for the protection of forest cover for climate change mitigation and adaptation in the*

Islands Trust Area.” Trust Council included this action in its [2025-2028 Strategic Plan](#) as 4.2.4, a climate mitigation measure and a priority for the term of office ending in 2026.

Increasing the annual tax exemption requires the Province to amend the [Natural Area Protection Tax Exemption Regulation](#). Provincial staff have previously indicated that Islands Trust needs to provide a tax shift analysis to support a business case to the Province to increase the NAPTEP exemption.

The headline finding of the tax shift analysis is as follows:

At the 100% exemption level, and on a broadly average basis, the approval of a single NAPTEP covenant on an island other than Bowen Island and resultant tax exemption leads to negligible average annual tax increases per taxpayer of:

- less than one tenth of one cent (\$0.001) impact for rural and police taxes for each residential property owner throughout the province.*
- about 1 cent (\$0.01) impact to each residential property owner in a School District and 1 cent (\$0.01) in a Regional District Electoral Area in the Islands Trust Area.*
- With an additional 1 cent (\$0.01) for Island Trust taxes this totals about 3 cents (\$0.03) impact for Islands Trust Area taxpayers, including Bowen Island.*

Because of the greater range of services provided by Bowen Island Municipality, and by extension the higher property taxes paid by landowners there to fund those services, the impact of a single NAPTEP covenant on that island at a 100% exemption rate would have a more pronounced tax shift effect on Bowen Island ratepayers, adding approximately \$1.61 to the tax paid on each Bowen Island residential property.

Staff sent the NAPTEP tax shift report to the BC Ministry of Finance for a preliminary review. Finance ministry staff provided the following observations:

- The methodology used in the report appears sound
- Even with an increased tax exemption, the financial impact to other taxpayers will likely be minimal given historic uptake

Provincial staff noted that the report does not factor in the Additional School Tax that is levied on properties valued at more than \$3 million, and if the Province were to consider increasing the NAPTEP exemption, it would likely run its own calculation of potential lost School Tax revenue, which is not redistributed to other taxpayers.

The day-to-day work of approving and administering covenants secured through NAPTEP falls to the Islands Trust Conservancy, and decisions about whether to expand the NAPTEP program should consider the financial, administrative and operational implications for that body. For this reason, staff recommend referral to the Conservancy Board.

If Islands Trust Conservancy indicates support for increasing the NAPTEP exemption rate, Trust Council should refer the proposal to Bowen Island Municipality under the Islands Trust Council/Bowen Island Municipality NAPTEP Letter of Understanding, which says:

4.1 - Both parties will use their best efforts to achieve interagency co-operation with mutually agreeable terms and periods

If Trust Council resolves to approach the Minister to request an increased NAPTEP exemption rate, it may also wish to seek feedback of all regional districts that overlap the Islands Trust Area and which have previously agreed to participate in NAPTEP. Section 49.2 of the Islands Trust Act says:

Designation of eligible areas

49.2 (1) The trust council may, by bylaw, designate all or part of a local trust area or a municipality as an area for which tax exemptions may be provided under this Part.

(2) Before adopting a bylaw under subsection (1), the trust council must obtain the consent of the regional district and, if applicable, the municipality in which the designated area is located.

The regional districts have already consented to participate in NAPTEP, but if Trust Council plans to change the terms under which that approval was initially sought, it warrants providing them a chance to provide comment, even if the underlying bylaw does not change.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: None. However, referral of the report to the Trust Conservancy board will likely result in direction to that body's staff to provide analysis on the potential administrative and operational implications of increasing the NAPTEP exemption.

FINANCIAL: None

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: No anticipated communications considerations until Trust Council is prepared to approach the minister with a request for amendment to the [NAPTEP regulation](#).

FIRST NATIONS RELATIONS: If Islands Trust Conservancy Board signals potential support for an increased NAPTEP exemption rate, staff will recommend that the Conservancy Board include this topic in its upcoming engagement with Indigenous Governing Bodies about the Conservancy's 2028-2032 plan.

The Islands Trust Conservancy refers all NAPTEP covenant applications to First Nations for comment prior to any final approval of a covenant by the Islands Trust Conservancy Board, and the Minister of Housing and Municipal Affairs is approving all covenants and land acquisitions until a new Conservancy Five Year Plan is approved.

OTHER: None

4 RELEVANT POLICY(S):

[Grants and Donations Administration Policy](#)

[Islands Trust Natural Area Protection Tax Exemption Regulation](#)

[Islands Trust Council Bylaw No. 86, MOA between EC and ITC Board](#)

[Islands Trust Council Bylaw No. 80, designating the Gambier Island LTC as NAPTEP eligible](#)

[Islands Trust Council Bylaw No. 99, designating the Southern Gulf Islands LTAs as NAPTEP eligible](#)

[Islands Trust Council Bylaw No. 126, designating Gabriola, Thetis and Ballenas-Winchelsea LTAs as NAPTEP eligible](#)

[Islands Trust Council Bylaw No. 136, designating Hornby and Denman LTAs as NAPTEP eligible](#)
[Islands Trust Council Bylaw No. 140, designating Lasqueti LTA as NAPTEP eligible](#)
[Islands Trust Council Bylaw No. 162, LOU between TC and BIM concerning NAPTEP](#)
[Trust Council Policy 2.1.10 Administration of Natural Area Protection Tax Exemption Program](#)
[LOU between TC and SCRD re. NAPTEP in the Gambier Island LTA](#)

5 ATTACHMENT(S):

- 1) Hypothetical Tax Shift Analysis: Projected Impacts of an Increased Property Tax Exemption Through the Natural Area Protection Tax Exemption Program (NAPTEP)
- 2) NAPTEP Tax Shift Evaluation – Project Charter

RESPONSE OPTIONS

Recommendation:

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

Alternative:

- 1) Receive the report for information
- 2) Refer the report to other additional bodies

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date:

Clare Frater, Director, Trust Area Services/February 16, 2026
Rueben Bronee, CAO/February 17, 2026



Islands Trust

Islands Trust

Hypothetical Tax Shift Analysis: Projected Impacts of an Increased Property Tax Exemption Through the Natural Area Protection Tax Exemption Program (NAPTEP)

August 14, 2025



The recommendations contained within this memo are developed using findings from consultations, input from interview sessions and surveys, appropriate benchmarking, research, and analysis within the scope of the engagement, and was supported by the Brentwood Advisory Group's experience working with other local governments.

Any final decisions with respect to the recommendations contained in this report rest with elected representatives and management. The Islands Trust should conduct its own due diligence and verification to ensure optimal outcomes in adopting and implementing any of the report's recommendations.

The Assignment

“Develop estimates of hypothetical tax exemption and tax shift implications resulting from an increase in the Islands Trust Natural Area Protection Tax Exemption Program (NAPTEP) exemption from the current level of 65% up to 100% with activity-based sensitivity analysis”.

The Natural Area Protection Tax Exemption Program (NAPTEP) is a joint program between Islands Trust and Islands Trust Conservancy that provides financial incentive to choose land protection over development. When a landowner registers a conservation covenant through NAPTEP, they receive an annual property tax exemption of 65% on the protected portion of their land in accordance with the Islands Trust Natural Area Protection Tax Exemption Regulation [includes amendments up to B.C. Reg. 117/2018, June 15, 2018].

Generally, land in the Islands Trust Area eligible for a NAPTEP covenant must be at least 2 hectares (5 acres) in size. Currently there are 29 NAPTEP Covenants in place, protecting 144 hectares of land on seven of the Gulf Islands.

While all natural areas are important, NAPTEP focuses on properties with specific natural values, including sensitive ecosystems, key habitats for rare or at-risk native plant species or plant communities, habitat critical to native wildlife for breeding, rearing, feeding or important life-stage activities and special geological features (e.g. caves, springs, tombolos). This means the landowner saves money annually in exchange for leaving the natural areas on their land alone for native species to enjoy. These tax savings can add up quickly, depending on the size of the land that is protected.

When property tax exemptions are issued through NAPTEP, the government does not forego the tax revenue. Rather, exempted taxes are shifted to other taxpayers in each tax jurisdiction. This practice is the same for other tax exemption programs (e.g. Agricultural Land Reserve Exemptions, Heritage Property Exemptions, Alternative Energy Power projects Exemption etc.)

This report was created to help inform a potential future request by Islands Trust Council to the Minister of Housing and Municipal Affairs to increase the property tax exemption authorized under NAPTEP.

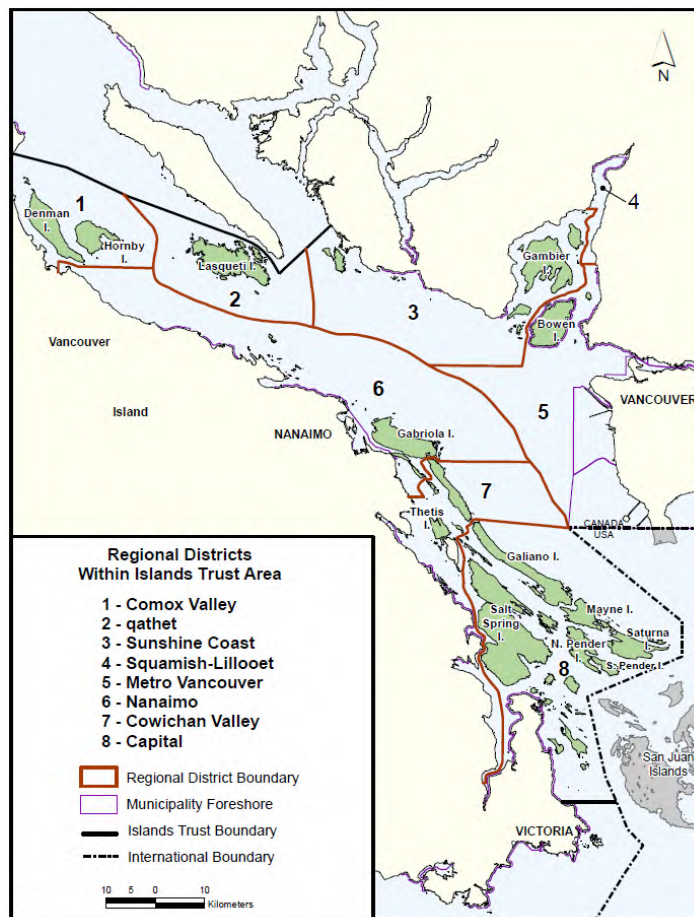
It summarizes the potential Natural Area Protection Tax Exemption Program (NAPTEP) tax exemption benefit to participating property owners and corresponding property tax shift to

taxpayers in British Columbia, applicable Regional Districts, and in the Islands Trust Area that would result from increasing the current property tax exemption of 65% applied to protected natural area to as much as 100% on land protected through NAPTEP.

The analysis is not an exact representation of the effects of NAPTEP on taxpayers but rather provides a rough approximation of the potential property tax shift across British Columbia, within the seven participating Regional Districts and Bowen Island Municipality in the Islands Trust Area, and within the Islands Trust Area as a whole.

Executive Summary

The Natural Area Protection Tax Exemption Program (NAPTEP) is available to landowners in the Islands Trust Area of British Columbia, which takes in portions of seven regional districts and includes Bowen Island Municipality.



Landowners who permanently protect natural and cultural features of their land through a conservation covenant can receive a 65% exemption in property taxes on the protected portion of their land. Improvements such as buildings are not eligible for exemption.

This report was commissioned to provide the following information:

- To estimate the hypothetical tax savings to an average participating landowner from an increased NAPTEP exemption level of up to 100% on their eligible protected land;
- To determine the tax exemption that results from a new NAPTEP covenant for a broadly defined average taxpayer and the amount of tax shifted within each tax authority (provincial, regional, school and local governments) at the current 65% exemption level;
- To model the estimated tax exemption and tax shifts at the 75%, 90% and 100% property tax exemption levels; and
- To provide a sensitivity analysis modelling the tax exemption and resulting shift impact at varying levels of program uptake from 1% to 100% of potentially eligible properties.

In broad terms, the total tax exemption impact is estimated using 80% of 2025 land assessment values for all eligible Islands Trust properties and 2024 property tax rates for each jurisdiction. The impact is then distributed or shifted across jurisdictions using average property assessments in each area and total assessment values, tax requisitions and property counts for each of the jurisdictions impacted.

Note that for property owners in the Municipality of Bowen Island, their municipal and regional district taxes would not be impacted by a non-Bowen Island NAPTEP covenant and tax exemption. Only covenant approvals and exemptions on Bowen Island properties affect the municipal and regional district taxation portion of property taxes for Bowen Island property owners.

Findings

- 1. The average annual property tax savings that results from each additional NAPTEP exemption (and that will be offset by shifting it to other taxpayers) at the current 65% level is estimated to be \$1,409 for rural property owners and \$3,042 on Bowen Island.**

The estimated annual property tax savings incentive for a rural landowner participating in NAPTEP is quite substantial at \$1,409 and even more so on Bowen Island Municipality (\$3,042) at today's 65% exemption rate. This is consistent with the original incentive estimates from 2004 when this analysis was last run. At that time, the benefit was estimated to be about \$1,125 per exemption, recognizing that since then there has been inflation, property tax system changes (Bowen Island) and a significantly increased number of property owners across the province. It is also important to recognise that the value of this exemption will likely increase over time as property taxes are increased each year and assessed values climb.

- 2. Increasing the exemption level to 100% per NAPTEP participating property is estimated to provide an additional annual incentive per rural property owner of about \$758, to about \$2,167 for an average participating property.**

Taxes that must be shifted to offset the exemption are broken down as follows¹:

- \$852 (between \$535 and \$1,790) for Provincial School Tax
- \$244 (between \$87 and \$589) for Provincial General Tax
- \$49 (between \$35 and \$112 for Provincial Police Tax.
- \$490 (between (\$210 and \$1,133) for Regional District Electoral Area Tax
- \$306 (between \$154 and \$434) for Islands Trust Tax

- 3. For NAPTEP-participating property owners on Bowen Island, increasing the exemption level to 100% increases the average tax incentive there from \$3,042 to \$4,680.**

¹ The tax redistribution and amount spread among taxpayers not participating in NAPTEP will vary depending on the Regional District Electoral Area, Municipality and School District Area in which the property is located.

4. At the 100% exemption level, and on a broadly average basis, the approval of a single NAPTEP covenant on an island other than Bowen Island and resultant tax exemption leads to negligible average annual tax increases per taxpayer of:

- **less than one tenth of one cent (\$0.001) impact for rural and police taxes for each residential property owner throughout the province.**
- **about 1 cent (\$0.01) impact to each residential property owner in a School District and 1 cent (\$0.01) in a Regional District Electoral Area in the Islands Trust Area.**
- **With an additional 1 cent (\$0.01) for Island Trust taxes this totals about 3 cents (\$0.03) impact for Islands Trust Area taxpayers, including Bowen Island.**

Applying a range of program uptake, the total exempted taxes that must be shifted can range between \$34,300 at 1% of potentially eligible properties participating (15 new covenants), to \$343,000 at the 10% participation level (146 new covenants) and up to \$3,430,200 at the 100% participation rate (1458 new covenants). Because the impact is spread over a substantial assessment base, the average impact over time even at the 100% level is modest:

- 1% participation of potentially eligible properties (about 15 new covenants, \$34,302 total tax exemption) results in a 1 cent (\$0.01) impact for each Provincial taxpayer, 29 cents (\$0.29) for a participating Regional District and School District taxpayer, and 46 cents (\$0.46) for an Islands Trust taxpayer. 1% percent participation by eligible properties on Bowen Island (1 new covenant) results in a tax shift of \$1.61 to each residential property on that Island.
- 5% participation (about 75 new covenants, \$171,511 total tax exemption) results in a total 6 cent (\$0.06) impact for each Provincial taxpayer, \$1.46 for a participating Regional District and School District taxpayer, and \$2.32 for an Islands Trust Area taxpayer. 5% percent participation by eligible properties on Bowen Island (4 new covenants) results in a tax shift of \$8.03 to each residential property on that Island.
- 10% Participation (about 150 new covenants, \$343,023 total tax exemption) results in a total 11 cent (\$0.11) impact for the average Provincial taxpayer, \$2.92 for participating Regional and School District taxpayer, and \$4.65 for an Islands Trust Area taxpayer. 10% percent participation by eligible properties on Bowen Island (8 new covenants) results in a tax shift of \$16.07 to each residential property on that Island.

- 25% Participation (about 390 new covenants, \$857,557 total tax exemption) results in a total 28 cent (\$0.28) impact for the average Provincial taxpayer, \$7.30 for participating Regional and School District taxpayers, and \$11.62 for an Islands Trust Area. 25% percent participation by eligible properties on Bowen Island (20 new covenants) results in a tax shift of \$40.16 to each residential property on that Island.
- 100% Participation (about 1,548 new covenants, \$3,430,227 total tax exemption) results in a total \$1.12 impact for the average Provincial taxpayer, \$29.21 for participating Regional and School District taxpayers, and \$46.50 for an Islands Trust Area taxpayer. 100% percent participation by eligible properties on Bowen Island (81 new covenants) results in a tax shift of \$160.65 to each residential property on that Island.

Historical approval of conservation covenants under NAPTEP has averaged about one every other year and there are now 29 registered. At that rate of approval an additional five covenants, or 0.3% of potentially eligible properties, could be expected at the end of ten years with an additional tax exemption of \$1,029 per year in each year.² This equates to an annual additional cost from that shift of:

- Less than one tenth of 1 (\$0.001) cent impact on each taxpayer in the Province;
- about 9 cents (\$0.09) impact to each taxpayer in a Regional District and School District which includes an Islands Trust Area;
- about 14 cents (\$0.14) impact to each Islands Trust Area taxpayer; and
- about a 48 cent (\$0.48) impact to each Bowen Island taxpayer.

Reaching the 5% of eligible property level would require uptake by an additional 0.5% of potentially eligible properties (about 8 covenants) applied for and approved each year. This increased approval uptake would create a total tax exemption of \$17,151 per year and impact taxpayers each year from that shift as follows:

- about 1 cent (\$0.01) impact to each taxpayer in the Province;
- about 14 cents (\$0.14) impact to each taxpayer in a School and Regional District which includes an Islands Trust Area;
- about 23 cents (\$0.23) impact to each Islands Trust Area taxpayer; and
- about an 80 cent (\$0.80) impact to each Bowen Island taxpayer from Bowen exemptions.

² Assuming property values and tax rates held constant

These tax shifts result in no net increase in overall property taxes; they slightly redistribute the individual amount of tax payable from those who protect their land by conservation covenant to those who do not. **When compared to the cost of buying land with public funds, NAPTEP at either the 65% or the 100% level continues to be a very cost-effective approach to land conservation.**

Background

Islands Trust Conservancy negotiates and holds conservation covenants registered through NAPTEP.

Based on current NAPTEP uptake and the number of regular conservation covenants processed by Islands Trust Conservancy annually, this analysis focuses on the tax shift implications of five new NAPTEP covenants processed each year, and the impact summary focused on an example at the 5% uptake or a ten-year 75 covenant level.

Property Tax in British Columbia

Property tax in British Columbia continues to be calculated using a two-step process. First, property values are assessed each year by the BC Assessment Authority: land and buildings are assessed, and exemptions are deducted. Second, tax authorities apply various tax rates to the value of the property to determine the amount of taxes payable. In simple terms: **Market Value x Tax Rate = Property Tax**

BC Assessment provides all taxation authorities in British Columbia with an assessment roll that indicates market value, classification and applicable tax exemptions for every property in British Columbia. For 2025 property tax purposes, there are three assessment categories (General, School, Hospital) and eight taxation classes:

- Class 01. Residential,
- Class 02. Utilities,
- Class 04. Major Industry,
- Class 05. Light Industry,
- Class 06. Business and Other,
- Class 07. Managed Forest Land,
- Class 08. Recreational Property / Non-profit Organization, and
- Class 09. Farm.

Under the Province's Natural Area Protection Tax Exemption Program Regulation, Only Class 01 Residential properties are permitted to apply to NAPTEP. Residential properties make up at least 80% to 90% of property assessment in Regional District areas that overlap the Islands Trust Area. We have further simplified the calculation by only using Net General Assessments for Class 01 residential properties in this analysis as School and Hospital assessments are usually quite similar to General assessments for residential purposes.

Taxation authorities, upon receiving the revised assessment roll, apply tax rates to each property class to create the tax roll. Taxes fall into three categories in the Islands Trust Area: Provincial, Regional and Local. These taxes include:

- Provincial Rural Tax (including Hospital, BC Assessment, etc.), which impacts all rural properties across the Province.
- Provincial School Tax which is set for each School District separately and impacts only those rural and municipal properties within each School District.
- Provincial Police Tax which impacts rural properties within each individual regional District.
- Regional District taxes, which are set by each Regional District, which impacts only properties within each individual Regional District.
- Municipal Taxes, which are set by Bowen Island Municipality which impacts all Bowen Island Municipal properties.
- Islands Trust Taxes which are set for the Islands Trust Area collectively and impacts all Islands Trust properties.
- Island Local Services Taxes (Improvement Districts, etc.) which are set specific to each participating area within each Regional District and will affect only the small number of properties depending on the service – such as Street Lighting, a Medical Clinic, Parks and Recreation or Fire Protection for example. **Note - for simplification, we have excluded Service Taxes from this analysis as each individual service area can be quite different and be requisitioned on different bases in each case.**

Bowen Island Municipality is unique within the Islands Trust and therefore is not subject to Provincial Rural Taxation.

In place of that, the Municipality levies its own property taxes annually and in 2024 the annual requisition was \$8,245,350 and average home was assessed at \$1,585,350.

These properties are also subject to regional district taxation.

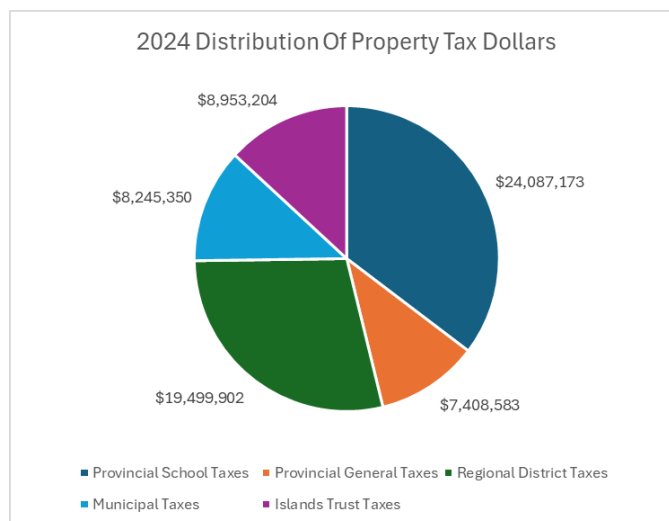


Figure 1: Distribution of Islands Trust Area property tax revenues by taxation authority

When property tax exemptions are issued through NAPTEP, the government does not forego the tax revenue. Rather, exempted taxes are shifted to other taxpayers in each tax jurisdiction. This practice is the same for other tax exemption programs (e.g. Agricultural Land Reserve Exemptions, Heritage Property Exemptions, Alternative Energy Power projects Exemption etc.) Additionally, not all lands eligible for NAPTEP will qualify for the program. To participate in NAPTEP landowners must have natural areas that are considered valuable under the NAPTEP Regulations. The decision to accept land for a NAPTEP covenant is made by the Islands Trust Conservancy Board based on a number of factors.

Determining the tax exemption and resulting tax shift implications of NAPTEP in the Islands Trust Area is a speculative and hypothetical exercise due to the complexity of three different assessment bases, differing revenue requirements, Regional District functions, presence of a Municipality, and property tax levy rates in every taxing authority changing from year to year.

See Appendix 5 of this report for the methodology used to identify properties that would most likely be eligible for NAPTEP covenants. Islands Trust staff identified 1,458 such properties.

Island Trust Area	2024		Eligible Properties	Net General	Average net
	Number of Properties			Land	Land
				Assessment	Assessment
				80% \$\$	80% \$\$
Bowen	2636	Muni	81	120,812,800	1,491,516
Denmen	1001	771 Area A	108	65,968,000	610,815
Gabriola	4366	768 Area B	111	76,204,080	686,523
Galiano	1624	763 Area G	117	74,138,720	633,664
Gambier	1772	746 Area F	170	156,041,600	917,892
Hornby	1206	771 Area A	65	38,608,720	593,980
Lasqueti	506	769 Area E	164	73,461,520	447,936
Mayne	1721	763 Area G	101	77,427,200	766,606
North Pender	2197	763 Area G	118	78,359,040	664,060
Saturna	713	764 Area F	25	14,203,200	568,128
South Pender	361	763 Area G	8	6,037,600	754,700
Saltspring	6789	764 Area F	326	217,307,600	666,588
Thetis	866	765 Area G	64	39,544,000	617,875
Executive	29				
TOTAL	25,787		1,458	\$ 1,038,114,080	\$ 712,012

Table 1: Assessed value of potentially NAPTEP-eligible properties.

Table 1 above shows the breakdown of eligible properties by Island Trust Area together with the Net General Land Assessment and Average Assessment per property. The properties collectively represent \$1.3 Billion in assessed value with an average eligible (80%) land assessment of just over \$712,000.³

Taxing Authority	2024 Total Tax Revenue Derived From ITA Properties									
	Tax Jurisdiction Number for Island Trust Area									
	745	746	763	764	765	768	769	771	n/a	Total \$\$\$ %
	Lower Mainland Rural	Sechelt Rural	Gulf Islands Rural	Gulf Island Saltspring	Duncan Rural	Nanaimo Rural	Alberni Rural	Courtney Rural	Bowen Municipal	
Provincial School Tax	26,841	1,270,771	467,547	15,318,901	475,035	3,853,719	301,598	2,372,762	3,945,282	28,032,454 38%
Provincial General Tax	13,096	401,880	137,159	4,787,632	140,728	1,127,835	94,498	705,755	-	7,408,583 10%
Regional District Tax	2,124	1,466,015	3,876,213	8,152,823	1,985,175	2,250,406	535,214	1,234,057	570,711	20,072,737 27%
Municipal Tax	-	-	-	-	-	-	-	-	8,245,350	8,245,350 11%
Island Trust Tax	17,185	518,800	169,232	5,716,834	169,715	1,375,658	118,233	867,547	364,860	9,318,064 13%
Total	\$ 59,246	\$ 3,657,464	\$ 4,650,152	\$ 33,976,190	\$ 2,770,653	\$ 8,607,618	\$ 1,049,543	\$ 5,180,120	\$ 13,126,202	\$ 73,077,189 100%
Avg Assessment	\$ 1,342,462	\$ 931,629	\$ 1,010,380	\$ 862,835	\$ 823,469	\$ 698,440	\$ 915,698	\$ 839,146	\$ 1,585,350	\$ 928,007

Table 2: Property tax revenues and average assessed property values in the Islands Trust Area by assessment area.

Table 2 above shows the breakdown of revenues and assessment by assessment area. Revenues collected from each of these areas totalled just over \$73 million dollars in 2024. This will be used to estimate the impact of the tax shift impact on an average home in each area.

Island Trust Area	Number of Properties	Eligible Properties	Net General Land Assessment	Average net Land Assessment	Maximum Potential Tax Shift (\$) of Property Tax Created by 100% of all Eligible Properties at 100% Property Tax Exemption									
					Islands					Provincial				
					Electoral	General	Trust	Police	Rural	School Tax	Municipal	Total		
			80% \$\$	80% \$\$										
Bowen	2636	Muni	81	120,812,800	1,491,516	-	-	12,507	7,756	-	89,160	270,374	379,797	
Denmen	1001	771 Area A	108	65,968,000	610,815	25,028	19,311	31,171	5,330	23,748	84,182	-	188,770	
Gabriola	4366	768 Area B	111	76,204,080	686,523	23,296	56,103	36,007	12,421	27,433	198,725	-	353,986	
Galiano	1624	763 Area G	117	74,138,720	633,664	58,891	11,810	35,031	4,092	26,690	76,615	-	213,130	
Gambier	1772	746 Area F	170	156,041,600	917,892	192,599	15,749	73,731	10,018	56,175	175,578	-	523,850	
Hornby	1206	771 Area A	65	38,608,720	593,980	14,648	11,302	18,243	3,120	13,899	49,269	-	110,480	
Lasqueti	506	769 Area E	164	73,461,520	447,936	98,618	58,512	34,711	11,409	26,446	87,787	-	317,482	
Mayne	1721	763 Area G	101	77,427,200	766,606	61,504	12,333	36,585	4,274	27,874	80,013	-	222,583	
North Pender	2197	763 Area G	118	78,359,040	664,060	62,244	12,482	37,025	4,325	28,209	80,976	-	225,262	
Saturna	713	764 Area F	25	14,203,200	568,128	14,714	14,714	6,711	1,106	5,113	16,179	-	58,538	
South Pender	361	763 Area G	8	6,037,600	754,700	4,796	962	2,853	333	2,174	6,239	-	17,357	
Saltspring	6789	764 Area F	326	217,307,600	666,588	118,435	118,435	102,680	11,995	78,231	247,535	-	677,311	
Thetis	866	765 Area G	64	39,544,000	617,875	39,550	15,873	18,685	3,183	14,236	50,154	-	141,681	
Executive	29													
TOTAL	25,787		1,458	\$ 1,038,114,080	\$ 712,012	\$ 714,322	\$ 347,586	\$ 445,941	\$ 79,364	\$ 330,228	\$ 1,242,411	\$ 270,374	\$ 3,430,227	

Table 3: Total tax exemption savings and shifting that would be required in each Local Trust Area assuming a 100% NAPTEP exemption.

³ 80% of assessed value was selected as it is assumed that 20% (0.5 ha.) of a 2.5 ha. property would not be included in a NAPTEP covenant as it would be disturbed homesite area with minimal ecological value. This assumption does not reflect the fact that most NAPTEP-protected properties will be significantly larger than 2.5 ha. and therefore the disturbed homesite will likely make up less than 20% of the property area.

Table 3 above shows a breakdown of taxes derived from Islands Trust Area properties including the maximum potential tax exemption and resulting shift of \$3.4 million due to NAPTEP at 100% participation by potentially eligible properties and a 100% property tax exemption level (in bold). This includes School Taxes of \$1.2 million, Municipal Taxes of \$270,000 and Islands Trust Taxes of \$446,000 for example.

The maximum potential total tax exemption and resulting shift is used to determine the impact of NAPTEP on an average NAPTEP participating property and then to provide a range of impacts at three different exemption levels where the average participating property benefits from an estimated annual tax exemption savings of about \$1,409 (\$3,042 on Bowen Island) at the current 65% level, rising to just over \$2,167 (\$4,680 on Bowen Island) at the 100% exemption level.

The total tax that would be shifted if *all* eligible properties were exempted ranges from \$2.2 million at the current 65% level, to \$2.6 Million at the 75% level, \$3.1 Million at the 90% level and \$3.4 Million at the 100% exemption level. While these numbers may appear high, it is important to note that they are based on program participation by all potentially eligible 1,458 properties and assumes that 80% of each property is covenanted. This level of participation is not practical or achievable for several reasons,⁴ and so, for illustration purposes, we have used the 5% uptake level as an example of plausible potential impact over ten years.

The expected annual tax shift impact from each additional exemption at the current 65% level is estimated to be \$1,409. Increasing the exemption level to 100% provides an additional annual incentive per property owner of about \$758 or about \$2,167. This is higher for those on Bowen Island or by \$1,638 from \$3,042 to \$4,680:

⁴ The most significant being the administrative limitations of the Islands Trust Conservancy itself.

Island Trust Area	Number of Properties		Eligible Properties	Potential Tax Shift (\$) Created by Average NAPTEP Participant Property at 100% Property Tax Exemption.							Total \$
				Islands			Provincial				
				Electoral	General	Trust	Police	Rural	School Tax	Municipal	
Bowen	2636	Muni	81	-	87	154	-	-	1,101	3,338	4,680
Denmen	1001	771 Area A	108	232	179	289	49	220	779	-	1,748
Gabriola	4366	768 Area B	111	210	505	324	112	247	1,790	-	3,189
Galiano	1624	763 Area G	117	503	101	299	35	228	655	-	1,822
Gambier	1772	746 Area F	170	1,133	93	434	59	330	1,033	-	3,081
Hornby	1206	771 Area A	65	225	174	281	48	214	758	-	1,700
Lasqueti	506	769 Area E	164	601	357	212	70	161	535	-	1,936
Mayne	1721	763 Area G	101	609	122	362	42	276	792	-	2,204
North Pender	2197	763 Area G	118	527	106	314	37	239	686	-	1,909
Saturna	713	764 Area F	25	589	589	268	44	205	647	-	2,342
South Pender	361	763 Area G	8	599	120	357	42	272	780	-	2,170
Saltspring	6789	764 Area F	326	363	363	315	37	240	759	-	2,078
Thetis	866	765 Area G	64	618	248	292	50	222	784	-	2,214
Executive	29										
TOTAL	25,787		1,458	\$ 490	\$ 244	\$ 306	\$ 49	\$ 226	\$ 852	\$ -	\$ 2,167
										\$ 3,338	\$ 4,680

Table 4: Tax savings for each participating property (and shifting that would be required) in each Local Trust Area assuming a 100% NAPTEP exemption.

This impact would be spread among taxpayers not participating in NAPTEP and the amount will vary depending on the Electoral Area, School District Area and Municipality (Bowen Island) the property is located within.

At the 100% exemption level, and on a broadly average basis, the approval of a single NAPTEP covenant (on an island other than Bowen Island) and resultant tax exemption leads to negligible average annual tax increases per taxpayer from that shift of:

- **less than one tenth of one cent (\$0.001) impact for rural and police taxes for each residential property owner throughout the province.**
- **about 1 cent (\$0.01) impact to each residential property owner in a School District and 1 cent (\$0.01) in a Regional District Electoral Area in the Islands Trust Area.**
- **With an additional 1 cent (\$0.01) for Island Trust taxes this totals about 3 cents (\$0.03) impact for Islands Trust Area taxpayers, including Bowen Island.**

Program Participation

There are a variety of factors that affect uptake of the program such as:

- The number of NAPTEP covenants is limited to the number of properties containing eligible features. Many properties will not have eligible natural features. 1,458 potentially eligible properties in the Islands Trust Area have been identified from mapping data for the purposes of this analysis.
- The size of NAPTEP covenants may be less than the property's land base. For purposes of this analysis we have conservatively assumed 80% of each property land base would be protected and eligible for exemption (assuming 20% of a 2.5 ha. property would be homesite area ineligible for NAPTEP).
- NAPTEP covenants limit the activities of landowners on their property in perpetuity, making the program unattractive to those wishing to cultivate or use their land unencumbered. Property restrictions will limit applicant potential.
- Entering into NAPTEP requires a significant amount of effort and cost by the landowner. Not all property owners will be willing to go through the application process and up front cost placing a covenant on their land.
- The NAPTEP covenant is registered on the Land Title and landowners may have concerns about the impact that such a covenant may have on the market price and resale potential of their land.
- A cost benefit analysis comparing the costs of entering the program with the tax exemption received may also limit the number of applicants. Cost recovery timeframes may be too long for some property owners.
- The Islands Trust Conservancy does not have the capacity to administer 1,500 covenants within its current budget and at its current staffing levels.
- **No additional administrative costs have been factored into this analysis.**

To provide a range of estimates for context, Table 5 below shows the total tax exemption and resulting shift based on varying degrees of NAPTEP participation at the 100% exemption level.

Assuming the program can reach 5% of potentially eligible property uptake in ten years by increasing the incentive exemption to 100% this would require an additional 5 covenants to be attracted and approved each year and create a total tax exemption and shift of about \$10,291 per year or an additional 45 cents (\$0.45) for an Islands Trust Area taxpayer each year. Other exemption level examples are provided in the appendices.

Island Trust Area	Number of Properties	Eligible Properties	Potential Tax Shift (\$) by Eligible Property Participation Level at 100% Property Tax Exemption Rate					
			1%	5%	10%	25%	50%	100%
Bowen	2636	81	3,798	18,990	37,980	94,949	189,899	379,797
Denmen	1001	108	1,888	9,439	18,877	47,193	94,385	188,770
Gabriola	4366	111	3,540	17,699	35,399	88,496	176,993	353,986
Galiano	1624	117	2,131	10,656	21,313	53,282	106,565	213,130
Gambier	1772	170	5,239	26,193	52,385	130,963	261,925	523,850
Hornby	1206	65	1,105	5,524	11,048	27,620	55,240	110,480
Lasqueti	506	164	3,175	15,874	31,748	79,371	158,741	317,482
Mayne	1721	101	2,226	11,129	22,258	55,646	111,292	222,583
North Pender	2197	118	2,253	11,263	22,526	56,315	112,631	225,262
Saturna	713	25	585	2,927	5,854	14,634	29,269	58,538
South Pender	361	8	174	868	1,736	4,339	8,678	17,357
Saltspring	6789	326	6,773	33,866	67,731	169,328	338,655	677,311
Thetis	866	64	1,417	7,084	14,168	35,420	70,841	141,681
Executive	29							
TOTAL	25,787	1,458	\$ 34,302	\$ 171,511	\$ 343,023	\$ 857,557	\$ 1,715,114	\$ 3,430,227

Table 5: Value of taxes that would be shifted at a range of program uptake levels assuming a 100% exemption for participating properties.

If we apply a range of program uptake we can see that the total tax exemption and resulting shift required can range between \$34,300 at the 1% (15 properties) level to \$343,000 at the 10% (146 properties) level and right up to \$3,430,000 at the 100% or 1458 properties level.

Because the impact is spread over a substantial assessment base, the average impact is modest and would gradually increase to that level depending on how many years it takes to reach that level of participation:

- 1% participation of potentially eligible properties (about 15 new covenants, \$34,302 tax shift) results in a 1 cent (\$0.01) annual impact for each provincial taxpayer, 13 cents (\$0.13) for a participating Regional and School District taxpayer, and 47 cents (\$0.47) for an Islands Trust Area taxpayer. 1% percent participation by eligible properties on

Bowen Island (1 new covenant) results in a tax shift of \$1.61 to each residential property on that Island.

- 5% participation (about 75 new covenants, \$171,511 tax shift) results in a total 6 cent (\$0.06) annual impact for each Provincial taxpayer, 96 cents (\$0.96) for a participating Regional and School District taxpayer, and \$2.59 for an Islands Trust Area taxpayer. 5% percent participation by eligible properties on Bowen Island (4 new covenants) results in a tax shift of \$8.03 to each residential property on that Island.
- 10% Participation (about 150 new covenants, \$343,023 tax shift) results in a total 13 cent (\$0.13) annual impact for the average Provincial taxpayer, \$1.92 for participating Regional and School District taxpayer, and \$5.18 for an Islands Trust Area taxpayer. 10% percent participation by eligible properties on Bowen Island (8 new covenants) results in a tax shift of \$16.07 to each residential property on that Island.
- 25% Participation (about 390 new covenants, \$857,557 tax shift) results in a total 32 cent annual impact for the average Provincial taxpayer, \$4.80 for participating Regional and School District taxpayers, and \$12.96 for an Islands Trust Area taxpayer. 25% percent participation by eligible properties on Bowen Island (20 new covenants) results in a tax shift of \$40.16 to each residential property on that Island.
- 100% Participation (about 1,548 new covenants, \$3,430,227 tax shift) results in a total \$1.29 annual impact for the average Provincial taxpayer, \$19.22 for participating Regional and School District taxpayers, and \$51.83 for an Islands Trust Area taxpayer. 100% percent participation by eligible properties on Bowen Island (81 new covenants) results in a tax shift of \$160.65 to each residential property on that Island.

Appendix 1 – Data Sources

The Tax Exemption and Resulting Tax Shift Impact was calculated using data from:

- Rural School, General, Police tax revenue and tax rate information provided by the Real Property Taxation Branch of the Ministry of Provincial Revenue and Bowen Island Municipality.
- Information on the number of folios in the Province and in Regional Districts containing Islands Trust Areas, 2025 Net General and Net School Property Assessments in each Regional District Electoral Area provided by the British Columbia Assessment Authority.
- Electoral Area Budgets and tax requisitions from 2024 Regional District Approved Financial Plans.
- The Bowen Island Municipal Budget and Tax requisition for 2024.
- The number of eligible properties and their individual land assessments in the Islands Trust Area provided by Islands Trust staff.
- Background information provided by Islands Trust staff.

Appendix 2 – Calculation Methodology

1. To calculate the tax exemption and tax shift for NAPTEP the following assumptions were made:
 - The tax exemptions are distributed evenly among all property assessment/tax classes (01-09) and the complicated and impact-minimizing effect of the property tax assessment tax rate multiples system was ignored for purposes of this exercise.
 - Island Local Services Taxes (Improvement Districts, etc.) which are set specific to each participating area within each Regional District and will affect only the small number of properties depending on the service – such as Street Lighting, a Medical Clinic, Parks and Recreation or Fire Protection for example, have been excluded from this analysis as each individual service area can be quite different and be requisitioned on different bases in each case.
 - The eligible residential properties sample of a minimum 2.5 hectare size were determined by Island Trust staff. See Appendix 5.
 - Taxes on improvements to land (e.g. buildings) are not used to calculate NAPTEP property tax exemptions. According to the *Islands Trust Act*, NAPTEP exemptions only apply to taxes on the land.
 - Most lands applying to NAPTEP would have a residential component which would not be included in the covenant area and would therefore reduce the amount of property qualifying for a tax exemption. For the purposes of this tax shift calculation we assumed that the protected covenant area of qualifying island properties to be 80% of the property.
2. Tax Shift Impact on a Provincial property owner:
$$\frac{\text{Total Provincial Rural Tax for Eligible Islands Trust Properties (Eligible assessment * 80% * provincial rural tax rate and Provincial Police tax rate)}}{\text{Total Net Property Assessment for the Province * Average Property Assessment for an Islands Trust Property.}}$$
3. Tax Shift Impact on a property owner within an Islands Trust Area School District:
$$\frac{\text{Total School Tax for Eligible Islands Trust Properties (Eligible assessment * 80% * school tax rate)}}{\text{Total Net Property Assessment for Islands Trust School Districts * Average property assessment for an Islands Trust Property.}}$$
4. Tax Shift Impact on a property owner within an Islands Trust Area Regional District:

Total Regional District Electoral Area Tax for Eligible Islands Trust Properties (Eligible assessment * 80% * Regional District Electoral Area and General tax rates) / Total Net Property Assessment for Islands Trust * Average property assessment for an Islands Trust Property.

5. Tax Shift Impact on an Islands Trust Property Owner:

Total Islands Trust Tax for Eligible Islands Trust Properties (Eligible assessment * 80% * Islands trust tax rate) / Total Net Property Assessment for Islands Trust * Average property assessment for an Islands Trust Property.

6. Tax Shift Impact on a Bowen Island Property Owner:

Total Municipal Tax for eligible Bowen Island properties (eligible assessment *80%* Bowen Island Municipal tax rate)/ Total Net Property Assessment for Bowen Island * Average property assessment for a Bowen Island property, plus
Total Regional District Tax for Eligible Bowen Island Properties (Eligible assessment * 80% * Regional District General tax rate) / Total Net Property Assessment for Bowen Island * Average property assessment for a Bowen Island property.

Appendix 3 – Tax Shift Total Impact % Scenarios

Island Trust Area	Number of Properties	Eligible Properties	Potential Tax Shift (\$) by Eligible Property Participation Level at 65% Property Tax Exemption Rate					
			1%	5%	10%	25%	50%	100%
Bowen	2636	81	2,469	12,343	24,687	61,717	123,434	246,868
Denmen	1001	108	1,227	6,135	12,270	30,675	61,350	122,701
Gabriola	4366	111	2,301	11,505	23,009	57,523	115,045	230,091
Galiano	1624	117	1,385	6,927	13,853	34,634	69,267	138,534
Gambier	1772	170	3,405	17,025	34,050	85,126	170,251	340,503
Hornby	1206	65	718	3,591	7,181	17,953	35,906	71,812
Lasqueti	506	164	2,064	10,318	20,636	51,591	103,182	206,364
Mayne	1721	101	1,447	7,234	14,468	36,170	72,339	144,679
North Pender	2197	118	1,464	7,321	14,642	36,605	73,210	146,420
Saturna	713	25	380	1,902	3,805	9,512	19,025	38,050
South Pender	361	8	113	564	1,128	2,820	5,641	11,282
Saltspring	6789	326	4,403	22,013	44,025	110,063	220,126	440,252
Thetis	866	64	921	4,605	9,209	23,023	46,046	92,093
Executive	29							
TOTAL	25,787	1,458	\$ 22,296	\$ 111,482	\$ 222,965	\$ 557,412	\$ 1,114,824	\$ 2,229,648

Island Trust Area	Number of Properties	Eligible Properties	Potential Tax Shift (\$) by Eligible Property Participation Level at 75% Property Tax Exemption Rate					
			1%	5%	10%	25%	50%	100%
Bowen	2636	81	2,848	14,242	28,485	71,212	142,424	284,848
Denmen	1001	108	1,416	7,079	14,158	35,394	70,789	141,578
Gabriola	4366	111	2,655	13,274	26,549	66,372	132,745	265,489
Galiano	1624	117	1,598	7,992	15,985	39,962	79,924	159,847
Gambier	1772	170	3,929	19,644	39,289	98,222	196,444	392,888
Hornby	1206	65	829	4,143	8,286	20,715	41,430	82,860
Lasqueti	506	164	2,381	11,906	23,811	59,528	119,056	238,112
Mayne	1721	101	1,669	8,347	16,694	41,734	83,469	166,937
North Pender	2197	118	1,689	8,447	16,895	42,237	84,473	168,946
Saturna	713	25	439	2,195	4,390	10,976	21,952	43,903
South Pender	361	8	130	651	1,302	3,254	6,509	13,017
Saltspring	6789	326	5,080	25,399	50,798	126,996	253,992	507,983
Thetis	866	64	1,063	5,313	10,626	26,565	53,130	106,261
Executive	29							
TOTAL	25,787	1,458	\$ 25,727	\$ 128,634	\$ 257,267	\$ 643,168	\$ 1,286,335	\$ 2,572,670

Appendix 3 – Tax Shift Total Impact % Scenarios Cont.

Island Trust Area	Number of Properties	Eligible Properties	Potential Tax Shift (\$) by Eligible Property Participation Level at 90% Property Tax Exemption Rate					
			1%	5%	10%	25%	50%	100%
Bowen	2636	81	3,418	17,091	34,182	85,454	170,909	341,818
Denmen	1001	108	1,699	8,495	16,989	42,473	84,947	169,893
Gabriola	4366	111	3,186	15,929	31,859	79,647	159,294	318,587
Galiano	1624	117	1,918	9,591	19,182	47,954	95,908	191,817
Gambier	1772	170	4,715	23,573	47,147	117,866	235,733	471,465
Hornby	1206	65	994	4,972	9,943	24,858	49,716	99,432
Lasqueti	506	164	2,857	14,287	28,573	71,434	142,867	285,734
Mayne	1721	101	2,003	10,016	20,032	50,081	100,162	200,325
North Pender	2197	118	2,027	10,137	20,274	50,684	101,368	202,736
Saturna	713	25	527	2,634	5,268	13,171	26,342	52,684
South Pender	361	8	156	781	1,562	3,905	7,810	15,621
Saltspring	6789	326	6,096	30,479	60,958	152,395	304,790	609,580
Thetis	866	64	1,275	6,376	12,751	31,878	63,756	127,513
Executive	29							
TOTAL	25,787	1,458	\$ 30,872	\$ 154,360	\$ 308,720	\$ 771,801	\$ 1,543,602	\$ 3,087,204

Island Trust Area	Number of Properties	Eligible Properties	Potential Tax Shift (\$) by Eligible Property Participation Level at 100% Property Tax Exemption Rate					
			1%	5%	10%	25%	50%	100%
Bowen	2636	81	3,798	18,990	37,980	94,949	189,899	379,797
Denmen	1001	108	1,888	9,439	18,877	47,193	94,385	188,770
Gabriola	4366	111	3,540	17,699	35,399	88,496	176,993	353,986
Galiano	1624	117	2,131	10,656	21,313	53,282	106,565	213,130
Gambier	1772	170	5,239	26,193	52,385	130,963	261,925	523,850
Hornby	1206	65	1,105	5,524	11,048	27,620	55,240	110,480
Lasqueti	506	164	3,175	15,874	31,748	79,371	158,741	317,482
Mayne	1721	101	2,226	11,129	22,258	55,646	111,292	222,583
North Pender	2197	118	2,253	11,263	22,526	56,315	112,631	225,262
Saturna	713	25	585	2,927	5,854	14,634	29,269	58,538
South Pender	361	8	174	868	1,736	4,339	8,678	17,357
Saltspring	6789	326	6,773	33,866	67,731	169,328	338,655	677,311
Thetis	866	64	1,417	7,084	14,168	35,420	70,841	141,681
Executive	29							
TOTAL	25,787	1,458	\$ 34,302	\$ 171,511	\$ 343,023	\$ 857,557	\$ 1,715,114	\$ 3,430,227

Appendix 4 – Tax Shift Cost Per Property Examples

Tax Shift Impact Per Property with **5% Participation** by Potentially Eligible Properties:

Tax Base	General	School	Regional District	Islands Trust	Municipal	Total
Total Tax Shift	\$ 20,480	\$ 62,121	\$ 53,095	\$ 22,297	\$ 13,519	\$ 171,511
Per BCTaxpayer	\$ 0.06	\$ -	\$ -	\$ -	\$ -	\$ 0.06
Per School District Property	\$ 0.06	\$ 0.76	\$ -	\$ -	\$ -	\$ 0.81
Per Regional District Electoral Area Property	\$ 0.06	\$ -	\$ 0.65	\$ -	\$ -	\$ 0.70
Per Islands Trust Property	\$ 0.06	\$ 0.76	\$ 0.65	\$ 0.86	\$ -	\$ 2.32
Per Bowen Island Municipality Property	\$ 0.06	\$ 0.76	\$ -	\$ 0.86	\$ 5.76	\$ 7.43

Tax Shift Impact Per Property with **10% Participation** by Potentially Eligible Properties:

Tax Base	General	School	Regional District	Islands Trust	Municipal	Total
Total Tax Shift	\$ 40,959	\$ 124,241	\$ 106,191	\$ 44,594	\$ 27,037	\$ 343,023
Per BCTaxpayer	\$ 0.11	\$ -	\$ -	\$ -	\$ -	\$ 0.11
Per School District Property	\$ 0.11	\$ 1.51	\$ -	\$ -	\$ -	\$ 1.62
Per Regional District Electoral Area Property	\$ 0.11	\$ -	\$ 1.30	\$ -	\$ -	\$ 1.41
Per Islands Trust Property	\$ 0.11	\$ 1.51	\$ 1.30	\$ 1.73	\$ -	\$ 4.65
Per Bowen Island Municipality Property	\$ 0.11	\$ 1.51	\$ -	\$ 1.73	\$ 11.52	\$ 14.87

Tax Shift Impact Per Property with **100% Participation** by Potentially Eligible Properties

Tax Base	General	School	Regional District	Islands Trust	Municipal	Total
Total Tax Shift	\$ 409,592	\$ 1,242,411	\$ 1,061,908	\$ 445,941	\$ 270,374	\$ 3,430,227
Per BCTaxpayer	\$ 1.12	\$ -	\$ -	\$ -	\$ -	\$ 1.12
Per School District Property	\$ 1.12	\$ 15.11	\$ -	\$ -	\$ -	\$ 16.23
Per Regional District Electoral Area Property	\$ 1.12	\$ -	\$ 12.98	\$ -	\$ -	\$ 14.10
Per Islands Trust Property	\$ 1.12	\$ 15.11	\$ 12.98	\$ 17.29	\$ -	\$ 46.50
Per Bowen Island Municipality Property	\$ 1.12	\$ 15.11	\$ -	\$ 17.29	\$ 115.18	\$ 148.70

Note: Bowen Island is the only island in the Islands Trust Area that is a municipality with a municipal tax regime. As such, municipal and regional district taxes are only shifted for a Bowen Island property when a NAPTEP covenant is secured on Bowen Island. The “Per Bowen Island Municipality Property” tax shift shown in this table reflects what would happen if 5 percent of the 81 potentially eligible properties on Bowen Island entered NAPTEP covenants. The tax shift experienced by Bowen Island landowners would be significantly less if the calculation was made assuming 5 percent of the 1,458 potentially eligible properties entering NAPTEP were equitably spread across the whole Islands Trust Area, in which case some might be on Bowen Island, but most would not.

Appendix 5 – Identification of NAPTEP Candidate Properties

GIS steps to find out how many properties fit Islands Trust Conservancy parameters of:

- Privately owned properties ≥ 3 ha
- Property class code 1 (residential)⁵
- Does not overlap with any existing protected areas⁶
- Does not overlap with Agricultural Land reserve (ALR) or include split zoned properties
- Does not overlap with Privately Managed Forest Land (PMFL)
- Sensitive ecosystems are present on at least 2 ha of the property.

General Process

1. Filter out candidate properties using criteria defined above
2. Remove any properties that have PMFL, ALR, or Protected Areas
3. Identify suitable natural areas for conservation, by selecting polygons from ITC's Sensitive Ecosystems Mapping where the polygons are greater than 50% sensitive ecosystems⁷ and cover >2 ha of a given property.
4. The selected sensitive ecosystem polygons were overlaid with parcels of interest to identify properties that meet the conservation suitability criteria.

⁵ Taken from Property Codes assigned by BC Assessment, not Islands Trust zoning

⁶ From the Parks & Protected Areas Layer in Islands Trust's database; note that this includes all types of parks as well as properties owned by conservation organizations (nature reserves) or with an existing covenant.

⁷ ITC's Sensitive Ecosystem Mapping identifies up to 3 ecosystem types in any given polygon

Purpose The purpose of this project is to prepare advocacy materials for consideration by Trust Council as it considers requesting the Province to increase the property tax exemption permitted under the Islands Trust Natural Area Protection Tax Exemption Program Regulation. The focus of the project is a technical analysis of the impact to taxpayers at the local, regional, and provincial levels if the Natural Area Protection Tax Exemption Program (NAPTEP) tax exemption were to be increased from its current 65% to 75%, 90% and 100% respectively.

Background Since NAPTEP was introduced in the Islands Trust Area in 2002, Trust Council (TC) has issued Natural Area Exemption Certificates for 28 properties, representing about 1% of eligible properties in the islands. Consultation with interested land owners has shown that more land owners would be incentivized to participate in the program in the annual tax exemption for eligible lands in increased. Increasing the annual tax exemption requires the Province to amend the relevant regulation.

Objectives

- Understand the tax shift implications of an increased NAPTEP tax exemption
- Preparation of materials to support a TC decision to advocate for amendment of the NAPTEP regulation

In Scope

- Analyze the tax shift implications of increasing the annual NAPTEP tax exemption to 75%, 90% and 100% respectively on:
 - Provincial taxpayers
 - Regional district taxpayers
 - Islands Trust Area taxpayers
- Prepare background and decision materials for TC re. proposal for legislative/regulatory change to Province

Out of Scope

- Analyze participation implications of increased exemption
- Engage Indigenous Governing Bodies
- Associated communications

Workplan Overview

Deliverable/Milestone	Date
Contract awarded or staff hired	September 30/24
Initial research findings to Project Lead	November 30/24
Draft report on tax shift implications	January 30/25
Draft proposal for advocacy for regulation change	January 30/25
Final report on tax shift implications	February 28/25
Final proposal for advocacy for regulation change	February 28/25
Final report to funder	March 31/25
RFD to Trust Council re. change to NAPTEP regulation	June/25

Project Team

Director, Trust Area Services	Project Manager
Senior Policy Advisory	Project Lead
Contractor/temporary staff	Project Analyst
Grants Administrator	Grant Administration
ITC Manager	Project Support

Budget

Budget Source: Fraser Basin Council grant; in-kind staff time

Item	Cost
Contractor/temporary staff	\$8,250
Total	\$8,250

Approved by:

Clare Frater

Date: August 15, 2024

Endorsement:

Resolution # EC-2024-104

Date: August 21, 2024



REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** March 10, 2026
From: Trust Area Services **Date Prepared:** February 18, 2026
SUBJECT: Secretariat Services to Coordination Groups in the Trust Area

RECOMMENDATIONS:

That Trust Council allocate for fiscal year 2026/27:

- \$X,XXX to support the coordination of the Rural Island Economic Partnership,
- \$X,XXX to support the coordination of the Coastal Douglas-fir Conservation Partnership,
- \$X,XXX to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum, and
- \$X,XXX to support the coordination of the Southern Gulf Islands Forum.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The Secretariat Services program is a discretionary Trust Council program intended to provide funding and/or staff time with respect to administrative support for coordination groups in the Trust Area, in accordance with Trust Council's authority to coordinate and assist in the determination, implementation and carrying out of municipal, regional and improvement district and government of British Columbia policies.

1. **PURPOSE:** To provide Trust Council (TC) with an opportunity to allocate funding to coordination groups should it choose to fund secretariat services for 2026/27.
2. **BACKGROUND:** There are a number of coordinating groups operating in the Trust Area, largely supported by volunteer or in-kind staff effort. These bodies bring together federal, provincial, First Nation, local and regional levels of government, not-for-profits and/or community members on a regular basis to discuss matters of mutual interest/concern.

For a number of years prior to 2020, coordinating bodies and trustees raised concern regarding the lack of funding for the administrative needs (e.g. meeting logistics, agenda preparation, minutes, facilitation, website hosting/posting, shared document drive) for some of the coordinating bodies and/or concern about the sustainability of relying on volunteer and side-of-the-desk coordinators.

In September 2020, Trust Council adopted a Secretariat Services policy, as recommended by Trust Programs Committee (TPC). In March 2026, Trust Council will receive, separately, a recommendation for amending the Secretariat Services policy so that the decision-making regarding allocation of support to coordination groups is no longer delegated by Trust Council to Trust Programs Committee.

It is important to note that this is not a granting process. Islands Trust offers administrative support via staff time or contract. Trust Council support to forums can be via staff support through contribution of staff time or financial support, or a combination of the two.

As Trust Council has signalled it may not budget for secretariat services in 2026/27, staff informed coordination groups that Trust Council had not included funding for secretariat services in the draft 2026/27 budget. At time of writing, staff have not received any requests for 2026/27. The table below summarizes requests received and support provided to coordination groups in 2025/26:

Coordination Group	Administrative Needs – staff direct time	Administrative Needs – contracted support
Rural Island Economic Partnership	None.	\$1,800
Baynes Sound Lambert Channel Ecosystem Forum	None.	\$2,500
Coastal Douglas-fir Conservation Partnership	None.	\$3,000
Átl'ka7tsem/Howe Sound Community Forum (and Ocean Watch Action Committee)	None.	\$4,000
Southern Gulf Islands Forum	None.	\$3,000
Vancouver Island and Coastal Communities Climate Action Leadership Plan Steering Committee	None.	\$125
TOTAL 2025/26 REQUESTS:		\$14,425

*NOTE: The Baynes Sound Lambert Channel Ecosystem Forum has advised staff that they will not be seeking further secretariat services support at this time.

Past allocation amounts are available on the Support for Coordination Groups webpage: <https://islandstrust.bc.ca/programs/support-for-coordination-groups/>

3. IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Should Trust Council decide to fund the secretariat services program for 2026/27 in a similar manner to 2025/26, staff estimate that up to 50 hours of the program coordinator's time may be required to manage contracts and work with the coordination groups. Additional finance staff time would also be required.

The other programs supported by the Program Coordinator position include the Living in the Trust Area Mailing, stewardship education programs as requested by Trust Programs Committee, Community Stewardship Awards administration, pre-budget engagement, social media support, website support, webinar organization and administration, Indigenous relations support, and general support to the Trust Area Services team.

If Trust Council indicates an interest in staff providing administrative support to certain coordination groups, the Director will work with the coordination groups to determine the exact nature of the support required, the timeframes, and expected workload. If Trust Council wishes some groups to receive more staff time than others, it would be good to have this expressed in proportions. Due to the need to respond to changing circumstances within

partnerships, staff encourage Trust Council to provide general direction rather than attempting to allocate specific staff hours.

FINANCIAL: As decided by Trust Council.

POLICY: [Trust Council Policy 2.1.15 Secretariat Services](#) (see attached, and recommended amended version in the March 2026 Islands Trust Council agenda)

IMPLEMENTATION/COMMUNICATIONS: Following Trust Council's decision, staff will notify the coordination groups of the decision and develop requests for service contracts as required. Information about the secretariat support for coordinating bodies in 2026/27 will be included on the website.

FIRST NATIONS: Trust Council is encouraged to prioritize support for coordinating bodies that are guided by the principles of inclusion and diversity and are informed by First Nations' understanding in keeping with the Islands Trust's Reconciliation Declaration.

OTHER: N/A

4. **RELEVANT POLICY:** Trust Council Policy 2.1.15 Secretariat Services

5. **ATTACHMENTS:**

- Trust Council Policy 2.1.15 - Secretariat Services (not attached- please see proposed amended policy in the March 2026 Islands Trust Council agenda)

RESPONSE OPTION

Recommendations:

That Trust Council allocate for fiscal year 2026/27:

- \$X,XXX to support the coordination of the Rural Island Economic Partnership,
- \$X,XXX to support the coordination of the Coastal Douglas-Fir Conservation Partnership,
- \$X,XXX to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum, and
- \$X,XXX to support the coordination of the Southern Gulf Islands Forum

Alternatives:

- 1) Defer the decision to request more information from the coordination groups.
- 2) Request that Trust Area Services provide staff support to:
 - XXX
 - XXX
- 3) That Trust Council pause the Secretariat Services program for the 2026/27 fiscal year.

Prepared By: Chloë Straw, Program Coordinator

Reviewed By/Date: Clare Frater, Director of Trust Area Services/February 18, 2026
Rueben Bronee, CAO/ February , 2026

1. ACCESSIBILITY COMMITTEE

Under the *Accessible British Columbia Act*, Trust Council must have an accessibility committee. The role of the committee is to help Trust Council identify barriers to accessibility in all aspects of the organisation and identify means to mitigate those barriers. The Committee's role is to first develop, and then on a three-year schedule, review and update an accessibility plan. There is a public consultation component in the legislation.

Additional members of the public have indicated interest in being on the Accessibility Committee. Trust Council will be asked to consider ratification of appointments at March Trust Council Meeting.

2. LEGISLATIVE SERVICES

Legislative Services is continuing to work in the background to begin preparing for the 2026 local government elections. Draft agreements with the regional districts will be brought to the June Trust Council for approval.

Staff continue to work on a Records Management Manual, identify office of primary responsibility for each record, and establish a more robust and simplified retention schedule that meets industry standards.

Legislative Services staff will also be working together to begin implementation of the Islands Trust Reconciliation Plan. This essentially is codifying processes into our every day operations to ensure inclusiveness of First Nations in planning and policy work.

3. INFORMATION SERVICES

Information Services continues to maintain all technology services and support to staff and trustees as part of ongoing operations. With the recent hire of the Information Technology Manager, Information Services is now fully staffed. Focus over the next two months are:

1. Supporting Trust Council at the March Trust Council meeting. This involves equipment checks, updates and planning to ensure connectivity.
2. Beginning work on a five-year Information Services plan (one of the products from the recent Chief Administrative Officer's operational review).
3. Implementation of a customer relationship database initially for the Islands Trust Conservancy and indigenous relations.
4. Implementation of a new expense form system.

5. Implementation of File Cloud as a means to replace our dated and unsecure FTP server.

MapIT and TAPIS

The previous MapIT had to be shut down as the software it was running on was out of date and no longer supported. GIS Staff upgraded the online mapping software in mid-December 2025, which required extensive modifications, and accommodation to ensure the data is secure. Staff has also upgraded the web mapping application and the final step is recreating the necessary scripts that automate the continued updating of data in MapIT and provide the high-quality property reports that the public has come to expect. Once this is complete, and security concerns are tested, MapIT will be made available to the public via our website, with an estimation of early March. A communications plan has been created with the Communications staff to make this release as smooth as possible.

TAPIS (Trust Area Planning Information System) is an internal map for staff which has been running again since March 2025 and was upgraded in December 2025 with new features and tools to which staff has responded favourably. In January of 2025, GIS Staff provided training sessions and there is also a user manual available on our Knowledge Base.

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



LEGISLATIVE MONITORING REPORT

Updated March 2026

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

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

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

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

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

		amendments are more responsive to First Nations and stakeholder feedback. UPDATE: Current Status (January 2026) The provincial government has announced the postponement of proposed amendments to the <i>Heritage Conservation Act</i> (HCA). Concerns expressed to the provincial government included potential scope creep of the proposed expanded definition of “heritage” to include specified intangible cultural values and the need for local governments to have the ability to choose among archeological firms when compliance work is undertaken. For additional background: Province delays HCA legislation		
Declaration on the Rights of Indigenous Peoples Act	Preliminary information.	In early 2026, the B.C. government announced plans to amend the Declaration on the Rights of Indigenous Peoples Act (DRIPA) to limit the judiciary's role in interpreting the legislation	Awaiting more information	Awaiting more information
Code of Conduct for Elected Officials	Preliminary information.	The government is actively moving toward strengthening codes of conduct for local elected officials, with changes expected to be in place for the October 2026 local general election	Islands Trust has a Standards of Conduct policy.	Awaiting more information on direction the Province intends to take.

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

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Provincial Legislation in Progress				
LEGISLATION IN PROCESS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
Bill 15-2025 Infrastructure Projects Act	Royal Assent May 29, 2025 Comes in force by regulation.	A Bill intended to designate different types of infrastructure projects and to use specified streamlining options in relation to designated projects. The Islands Trust is a specified authority in relation to a trust area under the <i>Islands Trust Act</i> , the local trust committee as defined in section 1 of that Act.	None to Date.	No action planned.
Bill M 208-2025 Emergency and Disaster Management Amendment Act	1 st Reading No progress since April 2025.	Intent of this Bill is to establish the BC Volunteer Corps. This provincial organization will encourage volunteerism and create a centralized platform for individuals to access volunteer opportunities and training programs. There may be an opportunity for local Trust Conservancies to leverage volunteers for nature reserve management through the centralized platform. Legislation may stem from the previously monitored Emergency Management Regulations	None to date.	Staff will continue to monitor.

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BILL M 216 – 2025 Professional Reliance Act	2nd Reading November 17, 2025 Bill is in committee for debate and comment.	This Bill provides for the streamlining of development projects and reduction of administrative costs in the approval of development projects by local governments. Written input on the bill was received until early January 2026. Given the volume of input (approx. 500 submissions), additional time to complete the review was requested. Further consideration of the bill will be delayed until the review is completed.	Islands Trust Council Chair sent a letter Letter to Minister of Housing and Municipal Affairs	Planning team is monitoring movement of bill.

Federal Legislation in Progress

LEGISLATION IN PROCESS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
Clean Coasts Act Private Members' Business C-244 An Act to amend the Canadian Environmental Protection Act, 1999 and the Wrecked, Abandoned or Hazardous Vessels Act (Clean Coasts Act) Bill C-64	In progress	Introduced by the MP for West Vancouver-Sunshine Coast-Sea to Sky Country, the proposed legislation is intended to strengthen Canada's ability to prevent and respond to marine pollution by closing gaps in Canadian law (marine dumping and amending the Wrecked, Abandoned or Hazardous Vessels Act). This is subsequent to the Private Members Bill introduced June 15, 2023 by the MP for Nanaimo-Ladysmith.	When this Bill was introduced in 2023, Islands Trust Council indicated an interest and made significant efforts to advocate for better federal management of wrecked, abandoned or hazardous vessels.	Direction to be confirmed

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(Senate Bill) BILL S-237 An Act Respecting a Cities and Municipalities Day	1st Reading October 2, 2025	Recognizing municipalities' increasing responsibility for water distribution, road maintenance, waste management, land-use planning and etc, the 31 October is proposed to be known as "Cities and Municipalities Day". Intent is to emphasize the crucial role cities and municipalities have in building fairer, more inclusive and more resilient communities. By extension, this includes the Islands Trust Area.		Confirm with planning that this day conforms with Trust Area values.

Provincial Legislation in Effect

LEGISLATION IN EFFECT	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS-PAST	ISLANDS TRUST ACTIONS – FUTURE
Bill 3-2025 Protected Areas	Royal Assent March 31, 2025 In Force.	Amendment to protected areas, including the protection of a park supporting Rhododendron macrophyllum which is found only in the vicinity of Southern Vancouver Island and the southwest Coast of British Columbia. Rhododendron macrophyllum was important to Indigenous nations and early settlers as it leaves were used to make a tea rich in Vitamin C.	None to date	Staff will seek to identify nature reserves where rhododendron macrophyllum grows and share the knowledge with First Nations.
Bill 25-2025 Housing and Municipal Affairs Statutes Amendment Act	Royal Assent November 27, 2025 In Force.	A comprehensive bill which defines manufactured home zone and lays out the conditions for restricted zones. In Part 2 of the Bill amendments are made to Short-term Rental Accommodations. Proposed changes will impact Islands' residents and Official Community Plans.	Short Term Vacation Rentals (STVR) have been a long standing concern for Islands Trust In 2012, the Salt Spring Island Local Trust Committee was unsuccessful at seeking an injunction via the Supreme Court of British Columbia to restrain a company from using or offering	Article in Discussion Topic section below from Young Anderson should be reviewed in conjunction with this Bill.

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Provincial Legislation in Effect

LEGISLATION IN EFFECT	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS-PAST	ISLANDS TRUST ACTIONS – FUTURE
			residentially-zoned properties for commercial guest accommodation rather than on individual property owners. Most LTCs have considered whether to opt-in to the principal residence requirement.	
BILL M 202 – 2025 Eligibility to Hold Public Office Act	Royal Assent May 29, 2025 In Force.	This Bill provides that a person who is a member of the Legislative Assembly is disqualified from holding a local elected office. In this Act, local elected office includes at 1(a) (v) a local trust area trustee, within the meaning of the <i>Islands Trust Act</i>.		For awareness as the Trust Area prepares for fall 2026 elections.

Federal Legislation in Effect

LEGISLATION IN EFFECT	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS-PAST	ISLANDS TRUST ACTIONS – FUTURE
		Seven Bills have received Royal assent in this sitting of Parliament; however, none are directly relevant to the work of the Islands Trust.		

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Court Decisions

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

New Resources

NEW RESOURCES	STATUS	SUMMARY	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS - FUTURE
Voices of Youth Indigenous Leaders	Published December 2025	An interim report of the Standing Senate Committee on Indigenous Peoples, focusing on Indigenous identity, languages and cultures.		Recommended staff reading.

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New Resources

NEW RESOURCES	STATUS	SUMMARY	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS - FUTURE
		Crystal Starr Lewis, a member of the Squamish Nation was chosen to participate in the Senate discussion. She stressed that sustainability was a central issue for youth. It interconnects with land, wellness and identity.		

DISCUSSION, PLANNING, CONSERVANCY, ADVOCACY TOPICS

TOPICS	STATUS	SUMMARY	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS - FUTURE
Next Agricultural Policy Framework: Share Ideas	ongoing	Canada's Next Policy Framework will succeed the current Sustainable Canadian Agricultural Partnership (Sustainable CAP). Consultation period is open until 30 Jun 26. Comments may be submitted at: Agriculture and Agri-Food Canada's Consultation on the 2026 Next Policy Framework		Islands Trust farmers, leaders and planners may wish to contribute on the future of agriculture in the Trust Area//BC.
Conservation Challenges for Seaside Juniper	ongoing	Seaside juniper was and is still culturally important to local First Nations. It was planted as a medicinal plant. Branches were used to safeguard houses from illness, e.g. they were hung in the house, or placed under mattresses. Branches have a strong pleasant aroma and continue to be used in ritual ceremonies connected with sweat lodges. Indeed, the type specimen for the species is to be found on Tsartlip First Nation's land along Brentwood Bay. Link to the Tsartlip nation is important. Additionally, trees were looked at on Saturna, Galiano and Pender Islands.	NA	Islands Trust Conservancy will note nature reserves which have seaside juniper and share the information with First Nations.

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DISCUSSION, PLANNING, CONSERVANCY, ADVOCACY TOPICS

TOPICS	STATUS	SUMMARY	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS - FUTURE
Regulating Short-Term Rentals: A Novel Constructive Taking Claim (pg 11-13)	September 2025 opinion (Ramon Dabiryan)	Discussed in the Young Anderson opinion piece is a hypothetical case brought forward to the courts by the Westcoast Association for Property Rights regarding Short-term Rental Accommodations Act (STRAA). The Association argued that the effect of the Act forbids owners from offering short-term rentals in units that were not principal residences, thereby eliminating the members’ rights to use their additional properties for lawful business activities.		Planning staff will bear this hypothetical argument in mind.
Georgia Strait Alliance Resilient Coastal Communities	2025 Mini-Newsletter	The Alliance is re-strategizing and joining forces with local groups to restore waterways and to launch a new campaign to reduce harmful anchorages near the Gulf Islands. They are also exploring what a conservation economy may look like. The issue of increased anchorage usage during the FIFA soccer games may be at direct odds with the Alliance’s position on reducing available moorings.	NA	Monitor indications of increased yacht presence and potential mitigation strategies to reduce environmental damage.
Local Government Integrity Commissioners	Ombudsperson letter to Minister of Municipal Affairs 26 Mar 25	In a letter to the Minister of Municipal Affairs, the Ombudsperson underscores an urgent need for legislation to ensure oversight of, and integrity by, municipal councils and their members. The letter is an important benchmark underscoring the importance of public trust and confidence in local government.	NA	A reminder of the importance of ethical behaviour.
BC Ferries Project	Ongoing	Key issues in BC Ferries Performance Term 7 are: • Recognition that ferries are an “essential public service” • Calibrating growing demand, system capacity and future service levels • Operating costs are rising faster than revenues		Trust Council is actively monitoring renewal initiatives and will continue to follow the affordability issue

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DISCUSSION, PLANNING, CONSERVANCY, ADVOCACY TOPICS

TOPICS	STATUS	SUMMARY	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS - FUTURE
		• Renewal of critical infrastructure is long overdue • Aging assets impact reliability • Affordability is central to setting regulated price caps • Long-term debt load is a concern Note: BC Ferries is predicting increasing affordability tension as costs (labour, maintenance and borrowing) outpace established fare caps. One-time supports (fare relief) will be required to maintain fares.		

Trust Council Requests to the Province of BC for Changes to the Islands Trust Legislation/Regulation and Related Legislation 2007 - present

ISLANDS TRUST COUNCIL REQUEST	WHEN	ADVOCACY METHOD	RESPONSE
1. Amendments to the <i>Islands Trust Act</i> that would cause four local trustees to be elected to sit on the Salt Spring Island Local Trust Committee and Trust Council.	July 20, 2007	Letter to Hon. Ida Chong, Minister of Community Services	May 2008 Minister Chong suggested Islands Trust hold a referendum in the Salt Spring Island LTA. If the referendum was successful, Minister Chong was willing to approve four local trustees for the SSILTC, but not to increase Salt Spring Island representation on Trust Council. Turned down by Salt Spring Island LTA referendum November 15, 2008.
2. Changes to the <i>Islands Trust Act</i> that would enable the Islands Trust Council to determine the size of its Executive Committee.	July 20, 2007	Letter to Hon. Ida Chong, Minister of Community Services	Not advanced by the Ministry. Never formally turned down.
	June 2008	Trust Council later requested a simpler amendment - that S. 20(3) of the Islands Trust Act be amended to increase the number of vice chairs from three to four.	
	June 2011	Raised during a meeting between the Executive Committee and the Hon. Ida Chong, Minister of Community Services	
3. The necessary changes to provincial / legislation and regulations to permit Islands Trust bodies to hold meetings through electronic or other communication facilities.	July 20, 2007	Letter to Hon. Ida Chong, Minister of Community Services	Achieved in 2009 through provincial creation of a new Islands Trust Regulation.
4. Changes to provincial/legislation and regulations be made, if	July 20, 2007	Letter to Hon. Ida Chong, Minister of Community Services	Resolved. This topic originally arose in response to a court case, where a bylaw was quashed

ISLANDS TRUST COUNCIL REQUEST	WHEN	ADVOCACY METHOD	RESPONSE
necessary, to confirm that Islands Trust bodies may perform their duties and functions while outside of the Islands Trust Area.			because the public hearing was held outside the jurisdiction. Further evaluation determined that the relevant legislation had been amended and did not apply to local trust committees.
5. Natural Area Protection Tax Exemption Program (NAPTEP) – extension to Bowen Island Municipality	October 27, 2009	Meeting with Hon. Bill Bennett, Minister of Community and Rural Development	Achieved June 2010 through minor amendment to legislation.
6. Bylaw dispute adjudication system	October 27, 2009	Meeting with Hon. Bill Bennett, Minister of Community and Rural Development	Achieved in 2011
7. Trust Fund Board corporate status and name change	May 31, 2018	Name change achieved via <i>Miscellaneous Statutes Bill</i>	Achieved via amendment to Islands Trust Act.
	January 23, 2018	Executive Committee raised the name change request as number one Trust priority during meeting with the Hon. Selina Robinson, Minister of Municipal Affairs and Housing	Advised by Minister she would investigate further.
	June 2011	Name change raised during a meeting with the Hon. Ida Chong, Minister of Community Services	Advised by Minister to explore other solutions first to determine if can resolve challenges in other ways. Trust Fund Board has asked Trust Council Chair to seek this change in writing. Several requests have been made
	June 2011	Staff met with Ministry staff	
	November 20, 2012	Letter to Hon. Bill Bennett, Minister of Community, Sport and Cultural Development	Response received Feb 2013. Minister Bennett stated that changing the corporate structure of the Trust Fund Board has broad implications that require careful consideration. He further noted that government often requires a compelling reason, such as a legislative barrier to operations, prior to considering such a legislative request. He suggested that Islands Trust staff contact the

ISLANDS TRUST COUNCIL REQUEST	WHEN	ADVOCACY METHOD	RESPONSE
			Assistant Deputy Minister to arrange for further evaluation of the proposal.
	Sept 2013 and Feb 2014	Letters to Hon. Coralee Oakes, Minister of Community, Sport and Cultural Development	Several contacts with Ministry staff have been made, most recently in May 2015. The Assistant Deputy Minister repeated earlier advice that that the ministry does not currently have the capacity to undertake this complex a legislative change, given other provincial priorities.
	May 12, 2015	Executive Committee and senior staff met with new Assistant Deputy Minister Jay Schlosar, who has since left government	
	September 2015	Letter to Hon. Peter Fassbender, Minister of Community, Sport and Cultural Development	Minister Fassbender was not responsive to Trust Council's request for legislative changes. Conversation during the meeting focused on Salt Spring governance and his request that Executive Committee meet with the Aboriginal Aquaculture Association.
	November 2015	Executive Committee and CAO met with Hon. Peter Fassbender, Minister of Community, Sport and Cultural Development	
8. Support in principle amending the Islands Trust Act to add "First Nations" to the list of those with whom we work "in co-operation."	September 2015	Trust Council requested the Executive Committee to consider asking the Minister of Community, Sport and Cultural Development to make this amendment, at an appropriate time, with respect to available resources and the potential for the amendment to be achieved.	Achieved in 2021 (see below)

TRUST COUNCIL DIRECTION	WHE N	ADVOCACY METHOD	RESPONSE
THAT the Islands Trust write to the Minister requesting amendments to the Islands Trust Act, specifically¹: 1. Allowance for entry warrants by bylaw officers; 2. Development permit area enforcement via municipal ticketing; 3. Adoption of development approval information bylaws by LTCs; 4. Amending the Act to add "First Nations" to the list of those with whom we work "in co-operation."; 5. The ability to delegate to staff the granting of development permits; 6. Seeking clarification of foreshore zoning authority; 7. Broadening of Islands Trust entities under the Local Government Act, relative to s. 294, allowing for "incidental or conducive powers."; 8. Ability to provide an affordable housing agreement with a third party and to create a Housing Service. 9. Include reference to the ecosystem in section 8.2 of the Islands Trust Act. 10. And enact the ability to charge fees for telecommunication applications.	Sept 2018	Letter to Hon. Selina Robinson, Minister of Municipal Affairs and Housing	Partially Achieved. In 2021 The Province amended the Islands Trust Act to: • Include a specific reference to First Nations in the Trust's Object statement to recognize its ongoing relationship and reconciliation efforts with First Nations. (#4) • Enable Islands Trust to give financial support to third parties for activities that provide education about or preserve the environment and unique amenities of the Trust Area. This is an optional new power that Trust Council can use if desired. (#9) • Streamline the Islands Trust development approvals processes by transferring from Trust Council the ability to adopt and amend development approval information bylaws to local trust committees providing greater local autonomy. (#3) In 2021, the Province also amended BC Regulation 275/2021 deposited under the Islands Trust Act to enable local trust committees to delegate, by bylaw, issuance of development permits to staff with allowance for re-consideration of staff decisions by the local trust committee if warranted. (#5) Foreshore authority – on-going meetings between Islands Trust Staff, Ministry and CwVRD staff on foreshore jurisdiction in that RD. (none since March 2023 report).
That Trust Council request the Minister of Municipal Affairs and Housing to add the Islands Trust to the	Sept.	Letter to Hon. Selina Robinson, Minister of	Not Achieved. In February 2020 the Ministry announced that the Auditor General for Local

TRUST COUNCIL DIRECTION	WHE N	ADVOCACY METHOD	RESPONSE
Auditor General Act, allowing for review of the Trust by the Auditor General for Local Government.	2019	Municipal Affairs and Housing	Governments would be closed down. The office was accepting no new files and finishing the ones it had.
That the Islands Trust Council request the Chair write to the Honourable Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD), and the Honourable Selina Robinson, Minister of Municipal Affairs and Housing (MAH), and the Honourable Scott Fraser, Minister of Minister of Indigenous Relations and Reconciliation, requesting amendments to the Private Managed Forest Land Act that would enable local trust committees to regulate, but not prohibit, forest activities on land within the Islands Trust Area.	June 2020	Letter to Hon.Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD), and the Hon.Selina Robinson, Minister of Municipal Affairs and Housing (MAH), and the Hon. Scott Fraser, Minister of Minister of Indigenous Relations and Reconciliation, March 4, 2021 meeting	April 2021 response from Director Doug Kelly committing to work collaboratively with Islands Trust to continue to address issues as they evolve.
That Islands Trust request the Province enhance the Trust's jurisdiction over tree cutting bylaws to make its jurisdiction equal to that of municipalities under section 8 of the Community Charter.	Sept. 2020	Letter to Hon. Josie Osborne Minister of Municipal Affairs In May 2022, discussed status of request for some forest authority, discussed the letters to his office re the Policy Statement process and the forest issue.	Withdrawn by Trust Council in March 2023 through resolution 2023-038: Islands Trust Council request the Chair to promptly inform the Province that it no longer wishes to proceed with its request.... Previously the indication from Ministry was that this is a significant request, has Province implications from regional governance perspective. Explanation from Ministry that “the Trusts authority in relation to trees is longstanding and complex, a review of the request will require a consideration of policy choices made when the municipal authority was created, noting that this authority is primarily aimed at trees in urban environments.”

¹ Note: On March 14, 2018, Trust Council received a staff report that summarized the relevant strengths and weaknesses for each of 20 potential amendments, including some not listed below.

TRUST COUNCIL DIRECTION	WHEN	ADVOCACY METHOD	RESPONSE
That Trust Council request the Lieutenant Governor in Council for the Province of British Columbia to conduct a review of the Islands Trust's mandate, governance and structure.	June 2022	Letter to Hon. Nathan Cullen Minister of Municipal Affairs	The Minister replied on September 23, 2022 stating that he looks 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.
That the Islands Trust Chair, on behalf of Council, submit a letter to the Lieutenant Governor in Council making the review request under Section 8(2)(e) of the Islands Trust Act that outlines the potential scope of a review, including, but not limited to: a. An assessment of the optimum governance model to preserve and protect the Trust area pursuant to the Province's vision for the future of the Trust area. b. The object of the Islands Trust Act and clarification of the mandate of the organization. c. The governance structure of the organization. d. The alignment of decision-making processes and structures with the Declaration on the Rights of Indigenous Peoples Act. e. The geographic scope of the organization and in particular authority over marine areas. f. The funding mechanisms provided to the organization in light of a clarified mandate.		Meeting of Executive Committee and Minister Cullen with follow-up letter in June 2022	
That Trust Council call on the Province of British Columbia, in partnership with Indigenous leadership, to develop and communicate in a timely way the process and timelines through which they will develop new legislation to protect and restore biological diversity and ecosystem health, in a manner consistent with the United Nations Declaration on the Rights of Indigenous Peoples, and with the involvement of local governments, civil society groups, Indigenous and scientific experts, and the concerned public.	June 2022	Letter to The Hon. Katrine Conroy Minister of Forests and The Hon. Josie Osborne Minister of Land, Water, and Resource Stewardship	Achieved. In February 2023, the B.C. government launched new measures to protect more old growth by fast-tracking innovation and co-developing new local plans with First Nations to better care for B.C.'s forests.

TRUST COUNCIL DIRECTION	WHE N	ADVOCACY METHOD	RESPONSE
That Trust Council request the Chair to submit a resolution to Union of British Columbia Municipalities September 2022 convention concerning a request to the Province for new legislation to protect and restore biological diversity and ecosystem health.	June 2022	AVICC/UBCM resolution	Achieved. The Province has released a draft biodiversity and ecosystem health framework.
That Trust Council request the Lieutenant Governor in Council for the Province of British Columbia to conduct a review of the Islands Trust's mandate, governance and structure. That Trust Council make the request by submitting the letter attached as Appendix 1 to the Lieutenant Governor under Section 8(2)(e) of the <i>Islands Trust Act</i> outlining the potential scope of a review, including, but not limited to: a) An assessment of the optimum governance model to preserve and protect the Trust area pursuant to the Province's vision for the future of the Trust area; b) The object of the <i>Islands Trust Act</i> and clarification of the mandate of the organization; c) The governance structure of the organization; d) The alignment of decision-making processes and structures with the Declaration on the Rights of Indigenous Peoples Act; e) The geographic scope of the organization and in particular authority over marine areas; and f) The funding mechanisms provided to the organization in light of a clarified mandate.	Sept. 2024	Letter to Hon. Anne Kang, Minister of Municipal Affairs	Minister Kahlon replied on April 28, 2025 stating that he is not in a position to consider a review of the Islands Trust Act prior to the next general local elections. He further stated: • 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. • It is his 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. • Over the balance of their term of office, he needs Trust Council to take particular care to ensure that engagement with the public and First Nations on the bylaws put before me for approval, including amendments to Official Community Plans and the Trust Policy Statement, are undertaken in a

TRUST COUNCIL DIRECTION	WHE N	ADVOCACY METHOD	RESPONSE
			manner that demonstrates mutual respect and builds towards consensus. • The established Trust Policy Statement is the current touchstone which aids in the interpretation of the organization's mandate. The development of the next iteration requires care to result in a Policy Statement in which all involved can all have confidence. • Before returning with another request for provincial review I will expect the Trust Council to ensure that it has engaged in a meaningful way with the agencies and governments that would be expected to participate in or be impacted by such a review. These include the First Nations in whose territories the Trust are stewards through its land use authorities and the local governments who share constituents with the Local Trustees, and the Islands Trust Conservancy Board.
That Trust Council request the Chair to write a letter on behalf of Trust Council in support of the request by North Salt Spring Water District's letter to the province dated May 16, 2025. NSSWD request, as set out in May 16, 2025 letter which was in the June 2025 Trust Council agenda, was: <i>We respectfully ask the Province to empower the Islands Trust or NSSWD with the regulatory tools necessary to ensure these new water connections are allocated to where they are needed most in our community, and if possible, for BC Housing to immediately prioritize any potential new projects/partnerships within the Ganges area.</i>	June 2025	Letter to Hon. Ravi Kahlon, Minister of Housing and Municipal Affairs from Brian Pyper (NSSWD) Letter to Hon Ravi Kahlon from Islands Trust Chair conveying support for the NSSWD request.	Response from Minister outstanding.

REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** March 10, 2026
From: Executive Committee **Date Prepared:** February 19, 2026
SUBJECT: Trust Council Public Notification Bylaw

RECOMMENDATIONS:

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

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

The recommendations provide a more cost-effective means of providing public notice throughout the Trust Area when required by legislation.

1 PURPOSE:

To adopt an Alternate Public Notification Bylaw for Trust Council.

2 BACKGROUND:

The Community Charter establishes the requirements for publishing public notice where public notices are required by the *Islands Trust Act* and *Local Government Act*. The Community Charter includes a default requirement, and an option to adopt an alternative means by bylaw.

The default public notification is by publication in two editions of a newspaper once each week for two consecutive weeks, unless another provision for a specific type of notice states otherwise. The newspaper has to circulate Islands Trust Area. This would require advertising in two editions of up to eight different newspapers for Trust Council bylaws.

Section 94.2 of the *Community Charter* gives local governments the authority to adopt public notice bylaws. If Trust Council adopts a Public Notice Bylaw, Trust Council is required to publish notices by all the methods specified in that bylaw.

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

Principles of Effective Public Notice

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

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

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

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

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

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

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

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

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications

FINANCIAL:

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

POLICY:

There are no policy implications.

IMPLEMENTATION/COMMUNICATIONS:

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

FIRST NATIONS RELATIONS:

There are no First Nations Relations implications.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):
N/A

5 ATTACHMENT(S):
Draft Trust Council Bylaw 206

RESPONSE Options

Recommendation:

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

Alternative:

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

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

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

DRAFT

TRUST COUNCIL

PUBLIC NOTIFICATION BYLAW

BYLAW NO. 206

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

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

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

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

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

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

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

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

ADOPTED THIS _____ DAY OF _____, 20____

CHAIRPERSON

SECRETARY



Islands Trust

APPLICATION FORM FOR DELEGATIONS TO ADDRESS ISLANDS TRUST COUNCIL OR A COUNCIL COMMITTEE

Overview

You may address Council (or a Council Committee) formally by: (a) presenting a petition or making a presentation as a delegation; or informally, by participating in (b) public comment sessions or (c) by correspondence. All correspondence, formal delegation presentations and petitions are treated as a public record.

Submissions

- Each delegation is required to complete this form and submit it to Islands Trust, along with any PowerPoint or video presentation that accompanies a delegation's written presentation by 4:30 pm at least 3 weeks prior to the meeting.
- If you miss this deadline, you may still submit this form; however, such requests will require approval by Executive Committee before the meeting or, 2/3 majority approval of Trust Council at the meeting.
- Each address shall be limited to 10 minutes unless a longer period is agreed to by approval of Executive Committee before the meeting or, of Trust Council at the meeting.
- *Application deadlines and approval requirements to address a Trust Council Committee may vary from the above. Contact ExecAdmin@islandstrust.bc.ca for guidance.*
- Rules governing delegations are outlined in the Islands Trust Council Meeting Procedures Bylaw 101.

All meetings are open to the public, are live streamed and recorded. Physical locations of the meeting are posted on the Islands Trust website.

Submit this form to ExecAdmin@islandstrust.bc.ca or mail to Islands Trust #200 – 1627 Fort St. Victoria B.C. V8R 1H8

I wish to address Islands Trust Council or _____ Council Committee

at the meeting of March 10, 2026

I REPRESENT Transition Salt Spring Society
(Name of Organization if applicable)

AS Director + Advocacy Circle Lead
(Capacity/Office)

NAME OF PRESENTER or Alternate Bryan Young

ADDRESS _____, SSL, _____

TELEPHONE NO.(s) _____

E-MAIL bryan@transition.saltspring.com

My reason(s) for appearing is (are) and the substance of my presentation is as follows:

Policy advocacy related to the Trust Policy Statement, summarizing key pts from our submission.
(If more space is required, please attach an additional page to this form.)

- ☐ I will have a PowerPoint or video presentation and will submit it at least three weeks in advance of the meeting.
- ☒ I am aware that the meeting and my presentation will be live streamed via the Islands Trust website and recorded.

*Please note personal information contained on this form is subject to the *Freedom of Information and Protection of Privacy Act* and is subject to the *Access to Information Act*. It will be used for contact purposes only. Enquiries about the use of information in this form can be directed to the Islands Trust at Information@islandstrust.bc.ca

Date: Feb 16, 2026

Signed: _____

(Signature of Applicant)

Transition Salt Spring
Delegation to the Islands Trust Council
March 10, 2026
Remarks by Bryan Young, Director, Advocacy Lead, and Past Chair
bryan@transitionsaltspring.com
CHECK AGAINST DELIVERY

Good afternoon. My name is Bryan Young. I am a director on the Transition Salt Spring board, past chair, and lead on our Advocacy Circle. I'm here with my colleague Pam Tarr.

Transition Salt Spring is a charitable non-profit organization whose paid staff and volunteers work to address climate action, ecosystem protection, and community resiliency through positive community supported initiatives. We have published two climate action plans, most recently in 2021. More information is available on our website.

I want to begin by acknowledging the tremendous work and integrity that has informed this draft: by staff, by Council, by Indigenous governments, and by island communities across the Trust Area.

This document matters greatly to our islands. It will shape what is buildable, what is protectable, and ultimately what remains viable on these islands over the next generation and during very challenging times.

Which brings me to climate.

Climate change is no longer one policy issue among many. **It is the governing condition under which the Trust's mandate to preserve and protect must now be interpreted.**

That is not an ideological claim. It's a planning reality with direct implications for public safety, infrastructure liability, and the Trust's duty of care.

Two decades ago, insured losses seldom passed \$500 million a year. Today, \$1 billion and up is the norm. The [Insurance Bureau of Canada](#) (IBC), not known as a radical group of climate activists, says that climate risks “demand that we fundamentally rethink how we build, plan and restore communities across our country... The best way to keep communities safe ...is to invest seriously in resilience now.”

And a reality check: In 2025 alone, insured damage caused by severe weather events exceeded \$2.4 billion. [Catastrophe Indices and Quantification Inc. (CatIQ)].

This concern is durable, it cuts across elections and it reflects evolving science and lived experience.

And most important, it aligns directly with the Trust’s responsibility to protect ecosystems -- and the human communities that depend on them.

The draft Trust Policy Statement makes important progress.

- The stronger integration of Indigenous rights and Reconciliation is real and meaningful.
- The clearer emphasis on growth management through intensification is essential.
- And the effort to distinguish directive from advisory policy is a step toward greater consistency.

In fact, Transition Salt Spring is already using this draft as a foundation for our upcoming submission on Salt Spring’s OCP update.

In our submission on the TPS we provide recommendations in seven areas. Today, I would like to focus on just a few key ones that warrant emphasis as you prepare to finalize and submit this critical document.

We were pleased to find climate change is discussed in parts of the draft TPS, but, climate is framed as one factor among many -- rather than as a threat multiplier that reshapes and will continue to reshape all other considerations.

- Water availability.
- Forest health.
- Hazard exposure.
- The long-term viability of housing and infrastructure.

These are **no longer separable domains**.

To that end – as you have rightly done with Indigenous rights and their inclusion in Trust Area planning in this draft – you also need to do with climate change.

Given the magnitude of the changes that will only multiply across the Trust Area in the coming decades, climate change is now the governing condition under which Trust Area planning must be undertaken.

To acknowledge and address these risks honestly and holistically, we have recommended adding a new Guiding Principle that properly frames "climate change as a pervasive and compounding risk" that must be incorporated in "all land-use planning and decision-making under this Policy Statement."

While this is an easy change to make, we want to underscore the challenge it represents to the organization and function of the Islands Trust.

Adequately responding to climate change in this TPS heightens a further risk the Trust faces in its implementation.

Local Trust Committees simply cannot carry this alone.

Without additional robust and centralized support, LTCs will be left to interpret and apply the TPS unevenly – let alone if a new climate change focussed principle is added – as it must be.

The result will not be resilience – but policy inconsistency, delay, timidity, insufficiency, all of which will increase risk exposure to the Trust, but also to the islands they are empowered to steward.

- Some islands will push ahead.
- Others will hesitate due to uncertainty.
- Staff time will continue to be consumed by approvals rather than the long-term planning we need to keep our islands safe.

Our submission argues that approving the TPS without a robust implementation plan would leave its most important ambitions completely unrealized.

I am not proposing yet more delays in this long process, or perfection.

Amongst the recommendations we make in our written submission, what's needed is a visible commitment by Trust Council to:

- First, develop and maintain shared and publicly available climate-risk information and tools,
- Second, establish publicly accessible ecosystem health indicators and regular reporting,
- and Third actively support Local Trust Committees in applying this policy consistently and defensibly.

We think that this is how you can make the TPS achievable, fair and impactful.

Before closing, I want to briefly acknowledge an enabling issue that underpins everything we discussed in our submission, that will also impinge

your ability to operationalize the new TPS. And that is the Trust's planning capacity.

On islands particularly like Salt Spring, and I imagine it's the same on Gabriola, our northern sister, planners are increasingly consumed by development approvals and day-to-day triage, rather than being resourced **and insulated from approvals triage** to do the long-range, strategic planning that today's climate conditions demand.

That current imbalance will make it harder to implement an ambitious Policy Statement.

Furthermore, strengthening the Trust's planning capacity and retaining top talent is essential to fulfilling the Trust's mandate. In practice, this would mean ensuring adequately compensated planners have the bandwidth to focus on long-term planning and proactive support for LTCs, rather than being locked into an approvals treadmill.

In closing, as it relates to the Trust Policy Statement before you, our message is simple.

This document has been consulted on extensively.
It reflects real learning.

And it comes at a moment when delay would not represent caution -- but avoidance.

Approving the TPS after careful consideration of extensive public input — including submissions from First Nations, government agencies, boards, and commissions — while pairing it with a clear, accountable implementation commitment will send a powerful signal.

It will say that the Islands Trust understands the scale of the challenge before it, and that it is prepared not just to set direction, but support LTCs in making the TPS real across the entire Trust Area.

With respect to the all-encompassing risks of the climate crisis, we will not succeed with cautious half-measures.

But we can respond effectively with clarity, resolve, and coordinated action that is clearly communicated to the electorate.

Thank you for your time. I welcome any questions you might have.

DRAFT Islands Trust Council Quarterly Meeting Schedule

March 10-12, 2026



[Visit the meeting webpage to view the AGENDA, to join the meeting electronically, and to view the livestream or attend by phone-in.](#)

Tuesday, March 10	Wednesday, March 11	Thursday, March 12
10:00 Executive Committee Meeting (Comeakin Hall)	9:00 Closed Meeting Public are welcome to attend all sessions excluding the Closed Meeting Rise and Report	9:00 Trust Area Services Consent Agenda Item(s) Decision/Discussion Items
12:00 Lunch	10:30 Break	10:30 Break
1:00 Territorial Acknowledgement / Territorial Welcome (Comeakin Hall) Cowichan Tribes Chief Cindy Daniels Call to Order and Approval of Agenda	10:45 Financial and Employee Services Consent Agenda Item(s) Decision/Discussion Items Islands Trust 2026/27 Budget	10:45 Trust Area Services (Con't)
1:20 General Business Arising Consent Agenda Item(s) Islands Trust Active Priorities Chart Committees Work Programs (EC, GC, FPC, RPC, TPC, ITCB, AC) Committee Chair Verbal Updates	12:00 Lunch	12:00 Lunch
2:00 Correspondence	1:00 Financial and Employee Services (Continued) Islands Trust 2026/27 Budget	12:30 Financial and Employee Services Islands Trust Budget approval
2:15 Executive Office Consent Agenda Item(s)		12:45 New Business Trustee-Initiated Requests for Decision
2:30 Legislative & Information Services Consent Agenda Item(s) Decision/Discussion Items		1:00 Disposition of Delegations/Public Comment & Correspondence
3:30 Break	3:00 Break	1:15 Trustee Roundtable
3:45 Legislative & Information Services (Continued)	3:15 Planning Services Consent Agenda Item(s) Decision/Discussion Items	2:30 Meeting Wrap-up Proposed June Trust Council 3-day Program
4:30 Delegations / Public Comment		2:30 Adjournment (approx.)
5:30 Adjourn for the Day (approx.)	5:30 Adjourn for the Day (approx.)	*times are provided for information and may vary *See agenda for a complete list of agenda items.
6:00-7:00 Dinner	6:00-7:00 Dinner	

REQUEST FOR DECISION

To: Executive Committee **For the Meeting of:** February 25, 2026
From: Executive Office **Date Prepared:** February 6, 2026
SUBJECT: Trust Council Continuous Learning Plan Update

RECOMMENDATION:

THAT Executive Committee approve deferral of the Continuous Learning Plan items on public engagement best practices and structured decision-making for consideration of Trust Council in the next council term.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The current Continuous Learning Plan has only two remaining items to be delivered: a proposed seminar on public engagement best practices and a workshop on structured decision-making. Given other priorities, staff have been unable to identify suitable contractors to facilitate learning on these two topics before the end of the current fiscal year. Delivery of such training would also be more valuable for an incoming Council early in their term. Therefore, staff recommend deferring these items for possible inclusion in the next Council's Continuous Learning Plan.

1 PURPOSE:

To seek Executive Committee's endorsement of the proposed updates for the Trust Council Continuous Learning Plan.

2 BACKGROUND:

[Islands Trust Council's Policy 2.4.1](#) s.5.3 indicates that the Executive Committee has a responsibility "to facilitate an ongoing trustee training and orientation program." The Continuous Learning Plan is updated for each quarterly Trust Council meeting.

The current version of the plan concludes with the end of the current Council term and a new plan will be produced with Executive Committee following the October 2026 election.

There are only two items remaining to be delivered on the plan before the end of the current Council term:

- Training on public engagement best practices
- A workshop on structured decision-making

Both these items would be best delivered by an outside contractor with the appropriate expertise. Staff have been unable to identify potential contractors who could deliver these sessions before the end of the current fiscal year.

In the draft budget, the proposed Trust Council training budget in fiscal 2026/27 would be focused on training to support onboarding and orientation of the incoming Council. These

two topics would also likely be of most value if they were provided to the new Council early in its term, rather than in the final few months of the current term.

Therefore, staff recommend deferring these two remaining learning items on the understanding they will be among the topics considered for the incoming Executive Committee and Trust Council in development of a new Continuous Learning Plan.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Staff will be accountable for ensuring the deferred topics are advanced as part of a draft learning plan in the new Council term.

FINANCIAL: Current budget forecasts for the 2025/26 budget assume no spending on the two deferred topics. Resulting underspend in the Trust Council training budget will contribute to any year-end surplus.

POLICY: Executive Committee has the authority to update the learning plan under [Islands Trust Council's Policy 2.4.1](#).

IMPLEMENTATION/COMMUNICATIONS: The deferral of these items will be noted in the presentation of the updated learning plan at the March Trust Council meeting.

FIRST NATIONS: None.

OTHER: None.

4 RELEVANT POLICY(S): [Islands Trust Council's Policy 2.4.1](#) Executive Committee Terms of Reference

5 ATTACHMENT(S): None.

RESPONSE OPTIONS

Recommendation: THAT Executive Committee approve deferral of the Continuous Learning Plan items on public engagement best practices and structured decision-making for consideration of Trust Council in the next council term.

Alternative:

- 1 Executive Committee may direct staff to identify options to deliver training on the public engagement best practices and structured decision-making in fiscal 2026/27 before the end of the current Council term.

Prepared By: Rueben Bronee, CAO, February 6, 2026

BRIEFING

To: Executive Committee **For the Meeting of:** February 25, 2026

From: Director, Legislative and Information Services **Date Prepared:** February 19, 2026

SUBJECT: Local Trust Committee Meetings Scheduled for November 2026

PURPOSE: To advise the Executive Committee on rationale for scheduling meetings in November 2026.

BACKGROUND:

In 2026 local government elections take place on October 17. The earliest trustees can be sworn in to office is November 1, 2026 and must occur before December 4, 2026.

Bowen Island Municipality will hold its first Council Meeting on November 9, 2026. Under Letters Patent, the council must, at this meeting, appoint the two municipal trustees elected by the public to Trust Council. So, while we will know who the two candidates are from the election results, they cannot be sworn-in as trustees until formally appointed by Bowen Island Municipal Council at the first meeting.

Islands Trust has schedule November 12, 2026 for the date of swearing in trustees. Trustees' term of office begins on the date of being sworn-in. Trust Council must elect an Executive Committee at the first meeting, and subsequently the Chair must appoint members of the Executive Committee as the Chair of each of the local trust committees.

Local Trust committee meetings have been scheduled in November and early December (between the first and second Trust Council meetings) as follows:

- November 16 – Denman Island LTC
- November 17 – Galiano Island LTC
- November 18 - Bellenas-Winchelsea Islands LTC
- November 19 – Salt Spring Island LTC
- November 20 – North Pender Island LTC
- November 23 – Lasqueti Island LTC
- November 24 – Gambier Island LTC
- November 26 – Saturna Island LTC
- November 27 – south Pender Island LTC
- November 30, - Mayne Island LTC
- December 1 – Thetis Island LTC
- December 3 – Gabriola Island LTC
- December 4 – Hornby Island LTC

Each LTC has the option to cancel these meetings and defer orientation to January 2027.

The purpose of these meetings is primarily for orientation to the role of trustees as a local trustee, and the work of land use planning and policy. They are held as soon as possible to allow trustees to receive information related to their local work programs. Even for those

trustees returning, there will likely be a new chair, so the meetings provide an opportunity to collectively obtain a refresher and a new look at the work program for that committee.

Local trust committees are not required to hold these first meetings. They may choose to cancel them and do their first orientation meeting in January of the following calendar year. Historically, incoming trustees have wanted to get started sooner than later on understanding the work items for their community, or making changes to their work programs to reflect emerging needs. Therefore, scheduling meeting times to hold the first orientation meeting before the winter holiday break allows trust committee to focus more on their work program beginning in January.

Council Committee Meetings

Council Committee meetings have been scheduled on the premise that the Chair will appoint membership in the November meeting as has historically taken place. The one exception is the Governance Committee that, by Trust Council policy, must be elected by Trust Council by the end of the March Trust Council meeting following a local general election.

If appointment of committee membership by the Chair, or election in the case of the Governance Committee, does not happen at the first meeting, then the first meetings of these committees would have to wait until January 2027.

Each committee needs to meet to determine its chair, vice-chair and representation on the FPC. therefore, FPC is not fully functional until after the first meetings of the council committees.

The first council committee meetings are scheduled as follows:

- November 25 - Governance Committee
- November 26 – Trust Programs Committee
- November 27 – Regional Planning Committee
- December 2 – Financial Planning Committee

The Executive Committee could recommend to Trust Council that these meeting dates be changed. Of the ones above, it is likely that the Governance Committee will not be elected in November, and therefore would not be able to meet on November 25.

The above schedule is a mix of in-person and electronic meetings. It is a dense schedule for chairs, regardless of which local trust committee a chair is appointed to. The Executive Committee may wish to:

1. Recommend to Trust Council that as per policy Governance Committee not be elected until March 2027 to allow trustees time to get to know each other, and to move the first meeting for the Governance Committee to a date after March 2027.
2. Recommend to local trust committees to hold their first orientation meetings in January to reduce the number of meetings in November and December.

ATTACHMENT(S):

None

FOLLOW-UP:

None

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

Reviewed By/Date: Director, Planning Services/February 19, 2026
Chief Administrative Officer/February 19, 2026



REQUEST FOR DECISION

To: Executive Committee **For the Meeting of:** February 25, 2026
From: Trust Area Services **Date Prepared:** February 24, 2026
SUBJECT **Addition of Archaeology Branch brochure to Living in the Trust Area Mailing**

RECOMMENDATION: That Executive Committee endorse the addition of the *Archaeology in British Columbia: A Guide for Property Owners and Developers* brochure to the Living in the Trust Area Mailing to beginning in March 2026.

TRUST AREA SERVICES DIRECTOR COMMENTS: The recommendation advances a request by Indigenous Governing Bodies to include materials on history and heritage in information packages for new residents.

PURPOSE: To seek approval for the addition of a brochure developed by the BC Archaeology Branch entitled *Archaeology in British Columbia: A Guide for Property Owners and Developers* to the Living in the Trust Area Mailing Program.

BACKGROUND: On February 5, 2021, Trust Programs Committee (TPC) endorsed a project charter for a Living in the Trust Area mailing program. This project's primary purpose was to guide the development of an introductory letter and informational materials to be mailed to new land purchasers in the Trust Area three times a year.

To date, materials included in the mail out have included:

1. Cover Letter signed by the Chair of the Islands Trust
2. Islands Trust brochure
3. Islands Trust Conservancy rack card
4. Navigating Development for Housing guide
5. Trust Area Stewardship tips guide
6. Government and other services' contact sheets for each LTA
7. Groundwater conservation brochure

The following table displays data on the number of property transfers tracked through the program since January 2024. This reflects the number of informational packages mailed.

Timeframe	Number of Properties Transferred
Jan 1, 2024 - July 31, 2025 (7 months)	268
Aug 1, 2025 – March 31, 2025 (8 months)	316
April 1, 2025 - Nov 30, 2025 (8 months)	379 (to be mailed by March 31, 2026)
Total	963

IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: The addition of the Archaeology Branch brochure will not add significant time to staff's efforts to prepare the mail out. It will be printed alongside materials already approved for inclusion.

FINANCIAL: The Living in the Trust Area program is funded through the Communications budget. There are funds remaining in this year's budget to cover this new printing cost. The addition of the new brochure will not increase mailing costs.

POLICY: N/A

IMPLEMENTATION/COMMUNICATIONS: Staff will arrange for the printing of the Archaeology Branch brochure to be included alongside the other materials listed above.

OTHER: None.

RELEVANT POLICY(S): [Communications Policy 6.10.2](#)

ATTACHMENT: *Archaeology in British Columbia: A Guide for Property Owners and Developers* brochure

RESPONSE OPTIONS

Recommendation:

That Executive Committee endorse the addition of the *Archaeology in British Columbia: A Guide for Property Owners and Developers* brochure to the Living in the Trust Area Mailing to beginning in March 2026.

Alternatives:

1. Request that staff provide additional reporting at a future meeting
 2. Do not endorse the addition of the Arch Branch brochure
-

Prepared By: Chloe Straw, Program Coordinator, February 24, 2026

Reviewed By/Date: Clare Frater, Director, Trust Area Services/ February 24, 2026
Rueben Bronee, CAO, February 24, 2026

Archaeology in British Columbia: A Guide for Property Owners and Developers



Ministry of
Forests

Archaeology in B.C.

Archaeological sites are physical evidence of how and where people lived in the past. There are over 62,000 known sites in B.C., 90% of which are of First Nations origin. First Nations have governed and stewarded their cultural heritage and archaeological resources since time immemorial and have an ongoing connection to these sites. Many archaeological sites in B.C. are culturally sensitive, contain ancestral remains, and have important sacred and spiritual value to First Nations in B.C.

Examples of archaeological sites include:

- Remains of ancient villages and cemeteries
- Hunting and food processing sites
- Stone tool manufacturing areas
- Culturally modified trees
- Ancient rock art
- Shell midden

Rights of Indigenous Peoples

The United Nations Declaration on the Rights of Indigenous Peoples recognizes that Indigenous Peoples have the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites and artifacts.

The Province has a legal duty to consult with First Nations on Heritage Conservation Act (HCA) permit applications that have the potential to impact their rights and title interests. All comments or concerns received during this process, including appropriate accommodations, are considered in a decision on whether or not to issue a permit, and if so, under what terms and conditions.

Protection of Archaeological Sites

Protecting heritage in B.C. is a shared responsibility.

Archaeological sites on both public and private land are protected under the HCA. This includes recorded sites and sites that have not yet been recorded. HCA protections apply even if a site has been disturbed in the past. Construction, renovations, and landscaping can damage and destroy an archaeological site. Property owners and developers have a legal responsibility to ensure archaeological sites are not disturbed without appropriate permits in place. If you are considering a construction or development project, you may need an HCA permit. Follow these steps:

STEPS FOR PROPERTY OWNERS AND DEVELOPERS:

1	Get Archaeological Information	✓ Find out if your property contains a protected archaeological site by: 1. Talking to your local government OR 2. Submitting an Archaeological Information Request [It's free!]: www.archdatarequest.nrs.gov.bc.ca/ OR 3. Contracting a private consulting archaeologist ✓ If there is presence or possibility of an archaeological site, you will receive a report and information on next steps
2	Plan Before You Dig	✓ Consider low-impact building techniques ✓ Contact the Housing Navigator Service to determine what authorizations, including local government permits, are needed for your project: permitconnectbc.gov.bc.ca/#one-place ✓ Learn about HCA permitting requirements ✓ Hire an archaeologist to help you apply for a permit www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/permits
3	Get a Heritage Inspection Permit	✓ If an archaeological site may be at risk, you may need an HCA Heritage Inspection Permit ✓ A Heritage Inspection Permit allows an archaeologist to conduct an archaeological assessment. This involves subsurface testing to identify if a site is present and how you can protect it during your development ✓ The Province will consult with affected First Nations during the permit application process
4	Get an Alteration Permit	✓ If a site is present, you must have an HCA Alteration Permit to impact or disturb the site ✓ An Alteration Permit allows for activities such as capping a site, impacting a site, and relocating archaeological material, such as stone tools and bone fragments, in a way that ensures their care. Ground disturbing activities may require the oversight of an archaeologist during excavation or other ground disturbing activities ✓ The Province will consult with affected First Nations during the permit application process

Hiring an Archaeologist

A qualified archaeologist will need to apply for, or act as a co-applicant on, any archaeological permits required for your development.

To find an archaeologist:

- Do an internet search for “archaeologists near me”
- Check local business directories
- The [British Columbia Association of Professional Archaeologists](#) keeps a list of its current members
- Get one or more quotes, and find out when an archaeologist is available to do the work
- Confirm that an archaeologist is “qualified and able” to hold permits in your area. You may email: Archaeology@gov.bc.ca to inquire about the status of an archaeologist

Visit: www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/private-commercial-or-development-property

Costs to Homeowners

- Property owners and developers are responsible for the costs of archaeological work. These costs can be minimized by taking early action and employing a low-impact approach to development
- The costs of archaeological work may vary on the scope of the work required, the location of the project, and the charge-out rates of the archaeologist.
- HCA permits and information requests issued by the Province are free

Choose low-impact building techniques

Archaeological sites are an irreplaceable part of history and critically important to First Nations communities.

By choosing low-impact construction methods you can help reduce:

- Impacts to an archaeological site
- The costs of archaeological work

Low impact building techniques include:

- Changing location of the building site or footprint to reduce or avoid impacts to an archaeological site
- Adjusting the construction techniques to reduce the degree of site impact, for example, an above ground basement or building on pads and or pilings instead of an in-ground foundation
- Use existing utilities access
- Develop within imported fill to avoid disturbing natural sediment, or soil, that may contain archaeological material.

Working with Local Governments

- Local government requirements may be different throughout B.C.
- Property development requires other permits and authorizations from municipalities, regional districts, or the Province. Local government development permits are not a substitute for archaeological permits.
- Some local governments ask property owners to obtain an Archaeological Data Report prior to issuing their own development permits.

🌐 **Visit:** www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/private-commercial-or-development-property

CONTACT THE HOUSING NAVIGATOR SERVICE

The [Housing Navigator Service](#) has dedicated staff to help you determine what applications are needed for your project and navigate the provincial process.

🌐 **Visit:** permitconnectbc.gov.bc.ca/#one-place

✉ **Email:** Housing.Authorizations@gov.bc.ca

📞 **Call:** 1-844-687-4644



For More Information

🌐 **Visit:** [Archaeology in B.C.](http://Archaeology.in.B.C.)
www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology

✉ **Email:** Archaeology@gov.bc.ca



Ministry of
Forests

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From: Bill G <[REDACTED]>

Sent: Monday, February 9, 2026 9:55 AM

To: Budget <budget@islandstrust.bc.ca>

Cc: sefast@islandstrust.bc.ca; mayorandcouncil@bimbc.ca; Judith Gedye <jgedye@islandstrust.bc.ca>

Subject: Proposed Increase in Bowen Island tariff Islands Trust Budget 2026

Dear Sirs/Mesdames:

I am writing to express concern about the proposed increase to the Islands Trust operating Budget for 2026, especially the proportion to be charged to Bowen Island residents.

The Islands Trust does a good job of preserving and protecting, one of our Local Islands Trust Council members announced earlier this year an increase of 13% was possible. This was shocking news and not fiscally prudent, in my view.

Now we find that an increase of \$1.5 million for a proposed Budget of \$11.9 million, with an increase to Bowen Island taxpayers of 16.46% or over \$50. per property.

The Islands Trust already adds approximately 4% annually to the Bowen Island property tax bill.

As a working senior, many many of my neighbours and small contractors we used to employ have moved away from Bowen Island in recent years because they simply can't afford to live here anymore. They have gone to the Sunshine Coast, Interior British Columbia, Vancouver Island or even Alberta for their retirement years. The most recent Census provided by Statistics Canada indicates that over 25% of Bowen Island residents are Seniors over age 65.

Please seek further reductions in the Budget (a new Islands Trust conservancy for example could be self funded, not paid for by existing ratepayers).

Thank you.

Bill Granger

[REDACTED]

Bowen Island, BC V0N 1G1

THE ISLANDS TRUST – A PERSPECTIVE OVER TIME

I will introduce myself as a former Director of Planning at the Islands Trust during the period 1998 to 2006. With a total Trust staff of about 30 and an annual budget of somewhere between 1.8 million and 2.8 million during that period, the organization focused on its mandate: land use planning and the processing of planning applications in consideration of island community official plans and land use bylaws. Housing, First Nation, and climate change issues were not on our radar until the later years of that period.

Land use planning staff as they currently do, worked out of three service centres and numbered about 18 out of the 30 staff. Administration included 7 and a small group of 2-3 Trust Area Services staff supported the work of the Trust Fund Board as it was called. Two additional staff served as bylaw enforcement officers. I would generally describe the culture of the organization in that period as grounded and pragmatic with a principal focus on land use planning activities and bylaw enforcement.

On completion of my tenure as Planning Director in 2006, there was evidence that the organization was experiencing accelerated political creep into an ideological mindset focused more on conservation initiatives and away from land use planning. Development in my experience has always been a bad word at the Trust and the preserve and protect mantra was now being interpreted as being less about human communities and island economy.

In retirement, I settled on Saturna Island and have been a resident here for 19 years. During my residency I have participated significantly as a volunteer/leader of many organizations including Saturna Island Fire Protection Society, Saturna Lions Club, and as an Island Commissioner for the Saturna Emergency Program. As you are all aware, volunteerism is the glue that allows island communities to function at numerous levels and is critical for delivery of island services.

The most astounding thing I learned as a 19-year island resident was the level of disconnect between Trust staff and the Saturna community regarding policy considerations by the Trust and the needs of the community. As a Trust employee working in the Victoria office, I knew very little about the heart and lungs of how island communities operated and their commitment as stewards and caretakers. As an island resident, I can point to a very high level of intellect and integrity amongst our residents and see little or no evidence of how Islands Trust policies have improved our living environment. Rather, resident initiated organizations like the Saturna Island Marine Research and Education Society have garnered national attention as a marine

conservation custodian. The Islands Trust had/has no involvement in this citizen effort. We take care of ourselves!

I expect current Trust staff, for the most part, are urban dwellers, and have no idea about island resident activities designed to ensure island sustainability on all accounts; environment, economy and human interaction. I sense the Trust staff has engaged in an exercise drafting a set of policies that they think will be good for and benefit us with little community consultation. These draft policies are heavily slanted on preservation of First Nation heritage and culture and reflect a great deal of consultation with First Nation communities. A noble effort perhaps but in my opinion, outside the Trust's pure mandate of land use planning. On that thought then, gradual creep has now fully morphed from land use planning in the early 2000's to an organization in 2026 focused on actions perhaps more within the jurisdiction of federal and provincial agencies.

As preparation for attending the Saturna Local Trust Committee meeting to hear an update about the Draft Policy Statement, I thought I would do a little background prep on the Trust organization. To my great amazement, the 2025 organization chart showed 70 staff positions! This is more than double the staffing I worked with, but what caught my attention and confirmed the highjack was a current staffing level of 18 in the Trust Area Services group that support the Islands Trust Conservancy. An increase of 15 staff positions since my time at the Trust!

Looking further, I see the 2026-27 budget reflecting a 12% to 13% tax increase and is now proposed somewhere past \$12 million. The proposed budget is asking for three more staff positions for this group at perhaps \$100,000 per position. As a taxpayer I resent being asked to cough up support funding for additional staff whose value-added contribution must be questioned. This organization, in my opinion, is heavily bloated and needs to be tapered back to reflect the reality of its mandate and current financial stresses in our society.

I believe there is no one at the political or provincial staff level that truly understands the history and mandate of the Trust. A request for a provincial review was punted back to the Trust with a directive that the Trust is best equipped to manage its operational model. This was after a retained consultant identified significant operational issues with the Trust's governance model.

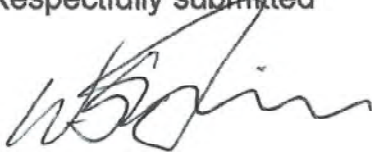
To close, I suggest the Islands Trust in relation to the proposed new draft policies, the 2026-27 budget and staffing, consider the following:

1. That the new draft policies be deferred until a provincial court review of the Richmond case provides clarity regarding indigenous and land title rights.

2. That Islands Trust initiate immediately a hiring freeze, especially in the Trust Area Services division.

3. That the 2026-27 budget increase be held at a maximum of 6% or less being more in line with budgets of local jurisdictions in the province.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Wayne Quinn', written over the words 'Respectfully submitted'.

Wayne Quinn

Saturna Island

Ottawa

Room 349, Confederation Building
Ottawa, Ontario K1A 0A6
Tel.: 613-996-1119
Fax: 613-996-0850



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Ottawa

Pièce 349, Édifice de la Confédération
Ottawa (Ontario) K1A 0A6
Tél. : 613-996-1119
Télec. : 613-996-0850

Constituency

9711 Fourth Street Suite 1
Sidney, British Columbia V8L 2Y8
Tel.: 250-657-2000
Fax: 250-657-2004

Elizabeth May

Member of Parliament / Député(e)
Saatch — Gulf Islands

Circonscription

9711, rue Fourth suite 1
Sidney (Colombie-Britannique) V8L 2Y8
Tél. : 250-657-2000
Télec. : 250-657-2004

Islands Trust
200 – 1627 Fort St.
Victoria, BC., V8R 1H8

February 13, 2026

Re: Financial support for Southern Gulf Islands Forum

Dear Trust Council,

I am writing to request on behalf of the members of the Southern Gulf Islands Forum (SGI Forum) that the Islands Trust Council provide financial support of \$3000 for the SGI Forum initiative again this year. The investment made by the Trust Council is imperative to continuing with our important work.

Over the past fiscal year, the Southern Gulf Islands Forum has met bi-monthly on numerous issues. Good working relationships continue to be formed as new Trustees and members of the SSI Local Community Commission have joined this group recently. Staff from the W̱SÁNEĆ Leadership Council and Penelakut First Nations have also attended meetings recently and are interested in finding out more about this group.

Participation is open and inclusive: all members of the Islands Trust alongside the CRD, MLA, and MP for this area are invited to contribute along with First Nations representatives. We continue to appreciate the Islands Trust administrative support provided by Clare Frater and Chloe Straw.

In October, we co-hosted an in-person meeting with U.S. government counterparts, local non-profit and business leaders, and First Nations – including representatives from the Lummi Nation and Cowichan Tribes – focused on reaffirming good/sovereign relations, mitigating the economic impacts, and advancing environmental priorities. As the U.S.-Canada relationship continues to face new challenges, we are building cross-border relationships for long-term bioregional resilience, promoting policy alignment



on common goals. A virtual forum will be held again this April, followed by a second in-person forum in the fall of 2026.

Amid rapid national and global change, it is important that we continue to build momentum for the SGI Forum and its focus on delivering results for local communities – breaking siloes to get things done. To our knowledge, this governance model is entirely unique. There is nothing like it across the country or that could replace it locally, exemplifying the Forum’s impact-oriented leadership and innovation.

As such, it is our hope that the Islands Trust will once again support this initiative. We are requesting the Trust Council support the SGI Forum again this year with a \$3000 contribution to support emerging costs which may include, but are not limited to:

- hosting the Southern Gulf Islands Forum website (\$1000/year), which houses meeting notes and ensures accountability/transparency
- renting meeting venues (if larger than what my office will hold) for future cross-border forums or wider stakeholder meetings, as determined and prioritized by Forum members (\$1250/year)
- purchasing food and refreshments when meeting in person (\$750/year)

Thank you for considering this request. We understand the funding for all government institutions, including Islands Trust, is competitive. But our first-hand experience with this Forum underscores its value, and our capacity to pursue joint goals will be more limited without financial support, which we have been grateful to receive in past.

All participants are committed to working together toward increased health and well-being of communities in the Southern Gulf Islands area, for the benefit of present and future generations! We believe this fully encompasses the intent of the Secretariat Services funding program.

Sincerely,



Elizabeth May, O.C.
Member of Parliament
Saanich-Gulf Islands

Cc:

Mairead Boland, Saturna Island Trustee

Rob Botterell, Member of Legislative Assembly, Saanich North and the Islands



Paul Brent, SGI CRD Director
Debra Eindiguer, Chief of Staff, Office of Elizabeth May, O.C., M.P.
Gordon Elliott, W̱SÁNEĆ Leadership Council, Director of Operations
Tobi Elliott, Chair of South Pender and Mayne Local Trustee Committees
Aysha Emmerson, Constituency Coordinator, Office of Elizabeth May, O.C., M.P.
Dag Falck, South Pender Island Trustee
Chloe Straw, Public Engagement Specialist, Islands Trust
Clare Frater, Director of Trust Area Services, Islands Trust
Gary Holman, Salt Spring Island CRD Director
Barry Joyce, Penelakut Tribe Marine Manager
David Maude, Chair of the North Pender Island Local Trust Area Trustee Corner
Lee Middleton, Saturna Island Trustee
Deb Morrison, North Pender Island Trustee
Steven Parkinson, Legislative Director, Office of Elizabeth May, O.C., M.P.
Laura Patrick, Salt Spring Island Trustee
Julie Luna, Constituency Advocate, Office of Rob Botterell, MLA
Timothy Peterson, Chair of SSI and Galiano Local Trustee Committees
Earl Rooke, Salt Spring Island Local Community Commission Chair
Eryn Rogers, Policy and Negotiation Analyst, W̱SÁNEĆ Leadership Council
Ned Taylor, Government Program Manager, W̱SÁNEĆ Leadership Council



From: Steve Wright <[REDACTED]>
Sent: Monday, February 16, 2026 9:40 AM
To: Executive Admin
Subject: South Pender proposed Bylaw 129.
Attachments: Bylaw 122 Public Hearing.odt; rationalization for bylaw 122.odt

Categories: Yellow category

Attention: Members of the Executive Committee,

My comments regarding proposed South Pender Island Land Use Bylaw 129 being brought forward by the South Pender Trustees are as much about principle as they are about the content of the amendments.

A foundational principle in governing is that elected officials will be neutral, unbiased, and willing to listen to all voices. The public record shows the South Pender trustees have exhibited none of the above in their attempt to overturn Bylaw 122 which was adopted in the previous term. During the first public meeting, trustees moved an improper motion to "repeal Bylaw 122" explaining this was what they were elected to do. Any sense of their neutrality was lost at the very beginning.

Trustees then assured the community that it would require a "significant majority" (quote: "not just 51%, but a large majority"), of residents to agree to rescinding Bylaw 122 before proceeding; a majority that the public record will show did not exist. Despite this promise, the trustees carried forward, ignoring Chair' Elliotts suggestion that more important community issues might be considered instead. It was obvious that trustees were not going to be deterred or to listen to anyone who disagreed with their intentions.

In a following meeting, to support their agenda, trustees appointed an APC of whom 4 of 5 members were adamantly opposed to Bylaw 122 last term. Any comments that raised concerns or opposed changes to the provisions in Bylaw 122, offered to that body by the public, were summarily largely ignored.

Staff will attest that opposition to Bylaw 122 last term was, to a large extent, the result of a false notion that Bylaw 122 would render many properties "non-conforming". Despite legal opinions and staff's assurances that no properties would be "legally non-conforming" with respect to floor area or siting, trustees have allowed those comments to be repeated throughout this term without correcting those statements. However, if any homes are at risk of being non-conforming with respect to height limits, then a similar "not withstanding clause" as an amendment would resolve those concerns rather than reverting to the previous wording.

Trustees are proposing to amend 3.10: "Recreational Vehicles as a Dwelling". This proposed amendment should include a statement that excludes Recreational Vehicles as a Commercial use. In the current bylaw, Subsection 3.10 (2) allows Recreational Vehicles to be used for temporary camping but limits its occupancy to the property owner for a maximum of 90 days. This change opens the opportunity for Recreational Vehicles to be used as an STVR, a policy that should be contemplated during a review of the applicable OCP policies, not, as in this case, arbitrarily in a bylaw amendment.

The proposed amendments in the Agricultural Zone will affect the scale of commercial use on agricultural land. ALC policies are geared to large ranches which are, in many cases, inappropriate for the smaller farms on South Pender. The current regulations which were part of Bylaw 122 were adopted to ensure the character and scale of commercial enterprises and development on agricultural lands was more in keeping with our OCP. This amendment ignores those policies.

Trustees have not provided a rationale for these changes that reflect and advance any policies in the Trust Policy Statement or the South Pender OCP, as was done with Bylaw 122 last term (see attached). They have argued for amendments solely on the notion of private property rights which, they believe, allows property owners to develop their properties in any manner they see fit. The Trust Act intended to regulate development for the specific purpose of achieving Sec 3, as expressed in the Trust Policy Statement. There is no mention of property rights in Provincial legislation or the Canadian Constitution.

The letter from Ravi Kahlon, the previous Minister of Housing and Municipal Affairs, clearly expressed the Provincial Government's expectation that any land use within the Trust Area must, first and foremost, be in accordance with the mandate: to preserve and protect the unique amenities and environment. The proposed Bylaw 129 does not meet that criteria, in fact there has been no explanation by trustees how their amendments meet that obligation..

The previous EC approved Bylaw 122 because its provisions were in keeping with the mandate, as intended by the legislature, to ensure that the rural character of the islands was "preserved", (see attached). When the Trust Act was proclaimed, homes were smaller, footprints were smaller, and properties were larger with greater setbacks. Over the years, several subdivisions have created smaller lots and with it, the trend towards large, urban style homes. This is particularly noticeable along our waterfront, where once the natural coastline was the dominant view. That has changed dramatically where large houses and development have become the overriding feature. Bylaw 122 attempted to preserve what is left in reasonable terms and with as little impact to property owners as possible. If the provisions in Bylaw 122 supported and advanced the Trust Policy Statement and South Pender OCP, **it is impossible to understand how reversing these provisions in any way, can serve the same goals.**

I would add that Council has made "affordable housing" a significant concern this term. Large, costly, homes increase the value of not only of the parent property but also all other properties. If Council wishes to find ways to reduce property and housing costs, one effective way to begin

that effort is to reduce maximum floor area more in keeping with our rural character. Bylaw 129 moves in the opposite direction of any attempts to lower the cost of housing within the Trust Area because it will result in raising the assessment value of properties.

The Implementation Bylaw states that should an LTC present a bylaw that does not meet TPS policies, an exception can be made provided trustees show how the proposed bylaw will meet those policies in an alternative manner. The LTC has not met that criteria with Bylaw 129.

I submit that for these reasons Bylaw 129 must not be approved by the EC as they are contrary to, and at variance with, the Trust Policy Statement and OCP of South Pender Island.

Respectfully,

Steve Wright,

[REDACTED]

South Pender Is, [REDACTED]

After reviewing my notes and re-reading the written submissions about Bylaw 122, the perspectives of those who oppose and those who support this proposal seem to be split: those who are concerned about their own properties if the bylaw should proceed, and those who are concerned with the broader community should it not.

I don't think it would be too far a reach to say some have raised the fundamental question about the relevance and purpose of the Islands Trust. Are Trust Council's policies optional for communities to consider, or are the Policy Statement, and Council's Declarations on Reconciliation and the Climate Emergency intended to generate affirmative action by being incorporated in all OCPs and Land Use Bylaws throughout the Trust Area? Many of the opposing arguments seem to have neglected to take into account the influence the Trust Act and the mandate have on local issues. But In fact, no policy or regulation put forward by an LTC can be contrary to, or at variance with, the Policy Statement or those Declarations. Comparisons to other jurisdictions do not have relevance because no other jurisdiction or authority are governed by similar legislation.

Within the Guiding Principles of the Policy Statement, it states:

- "When making decisions and exercising judgment, Trust Council will place priority on preserving and protecting the integrity of the environment and amenities in the Trust Area."
- "Trust Council believes that to achieve the Islands Trust object, the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation."

The goal of the Policy Statement is to recognize:

- "As humans occupy and modify the Trust Area, ecosystems are subject to various pressures.

Protection of these ecosystems is essential if they are to remain healthy and productive for the benefit of future generations."

- "Planning must account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies and Trust Area species and habitats."
- "The principle of sustainability must be upheld."
- "Protective measures are varied and can include actions ranging from preservation of natural areas in the form of parks and ecological reserves, to increasing public awareness and understanding of the need for sustainable use and stewardship by all landowners."

Most people in our community agree that protection of the environment and rural character of South Pender is important, but disagree on how to do it. This is why we must look to the Goals of the South Pender OCP which state:

2.2.1 To maintain the island's rural character so community members and visitors may continue to enjoy a sense of tranquility, privacy, freedom from disturbance, and relative self-

sufficiency within a

visually attractive environment;

2.2.4 To ensure land use, development, and associated servicing are compatible with the rural island

character and that their growth is gradual and sustainable;

2.4.3 Regulatory provisions pertaining to numbers of buildings, maximum floor area, lot site coverage,

building and structure setbacks, heights, screening, and parking in land use regulatory bylaws and

permits are to be developed with regard to land use compatibility, the retention of the rural island

character, the protection of natural views, and the maintenance of residential privacy.

2.4.4 In its decision-making, the Local Trust Committee will ensure that land use planning and development promote reductions in greenhouse gas emissions, support efforts to adapt to climate

change impacts, and recognize the role of existing rural and natural areas in the absorption of carbon.

The Climate Change Emergency Declaration is a clear indication that Trust Council recognizes that any steps towards reducing carbon, energy consumption, and taking further steps to mitigate the impact of climate change is imperative. If we are to begin taking steps towards mitigation, we must begin within our communities. To those who ask, "why should we be the first", I would answer, "Why not us, and if not, who?"

This discussion has also raised the question about a trustee's role. Some have suggested that our sole responsibility is to the community and we should act only with the consent of a majority of property owners. While trustees do represent their community to Trust Council, we also represent Trust Council to our community. Furthermore, the Act requires us to speak on behalf of all residents of British Columbia. We must hold this broader perspective and not be intimidated into narrowing our view to what is directly in front of us.

Many writers have noted their opposition to Bylaw 122 but not provided reasons; they may be fundamentally anti-government, or they simply do not want change. Many have said they "like it the way it is" but that is difficult to ascertain because the island has and will continue to change. Many are opposed on the basis of incorrect information. The continual reference to "legal non-conforming" is an example of the misinformation that has been passed around. Staff have emphasized that no property will be legal non-conforming and trustees have included specific provisions in the bylaw that allows all existing properties to retain their legal status. Still, if any owner continues to be unconvinced, they can have their property included in a schedule for added assurance. Comments about home insurance and assessments have also been tossed about without proof they are legitimate concerns. We've heard complaints

about the use of a Development Variance even though its use is common in most jurisdictions to allow development to take place that is contrary to existing bylaws. One understated benefit of a Variance is that it notifies adjacent property owners and provides them with the chance to comment on the changes being anticipated. This is an opportunity that does not exist at the moment, an opportunity that some owners have regretted.

Some have raised objections in order to stall or postpone the process suggesting we have not sufficiently consulted the community or are rushing the process. These complaints contradict the long history of this proposal. We have been accused of not listening, then heard complaints that we have made too many amendments; amendments made in response to what we heard. We hear a common concern about climate change and the need to address its impacts but little willingness to change the very lifestyle and habits that contribute to it. We have been accused of not providing sufficient data but when offered it has been rejected because "it is not relevant to South Pender", as though we are separate from the outside world and not susceptible to its influences.

We have heard of the perceived negative implications to personal properties. It's hard for me to accept complaints that these proposed floor areas are too restrictive when 80% of existing homes are below 2500 sq ft and 94.5% are below 3500 sq ft. This bylaw will affect new construction far more than existing homes just as many residents have requested. It seems it is the idea of having a restriction rather than it ever applying to them, that people are opposed to.

On the other hand, those who support the bylaw have spoken to broader perspectives, including the existential threat of climate change, continuing environmental degradation, and the loss of our rural and natural character. Those comments speak of the long term positive benefits which may result with the passing of this bylaw.

In accomplishing any goals and objectives, a diversity of ideas and perspectives are a healthy component of a community but fair play during these discussions must be expected. A commitment to respectful, progressive, dialogue is important, but unfortunately those attributes have not been employed in many instances. I have offered to discuss any and all options to achieve the goals and objectives of our OCP and the Policy Statement with respect to Bylaw 122 with anyone but very few have responded. This is regretful because it results in division and a breakdown of the public process.

I want to give some attention to the petition that was circulated on the island. I appreciate the effort it took to accomplish this but there are some difficulties I have with accepting its results. A petition should be conducted by an independent and neutral body. This ensures the information about the subject of the petition is factual, balanced, and presented without

bias, or pressure to answer in any particular way. Any opinion loses its value if it is based upon incorrect information. There must also be some assurance that the tally of those responses are accurate. Considering the way this petition was conducted, I am not going to reject the findings out of hand, but I am not prepared to give the results as much weight as I would have if the petition was done in a more reliable fashion. I realize some will not be happy with my decision but if the situation were reversed and I had conducted a survey, similar questions and criticisms would be raised. It is regretful that trustees were not contacted prior to this petition being undertaken so we could have discussed these concerns.

For those who insist upon the necessity of having a "majority of the community" before making a decision, I respectfully disagree because there are other factors in play, such as the Trust mandate, the Policy Statement, and our OCP. This process isn't a numbers game, and to promote this issue as such is divisive to our community. I do not condone this approach and regret it has been taken to such a level.

All of the policies I have mentioned provide the rationale and justification for Bylaw 122. Bylaw 122 recognizes the changing world in which we live and the increasing challenges facing our community: a growing population and its associated development, climate change, the need to protect our rural and natural character, and the desire to work towards sustainability. I understand there may be some inconvenience and a need to change our expectations and lifestyle to comply with the provisions in this bylaw, but I am convinced, as are many other persons who support this proposal, that it achieves the goals and objectives of the Trust Policy Statement, the South Pender Island OCP, and will be beneficial over the long term.

To all residents and property owners of South Pender:

The proposed Bylaw 122 has generated much discussion over the past 18 months. At the beginning of the process, trustees laid out their reasons for initiating this proposal but over the course of the public discussion, the debate has focused on the details of the bylaw and the rationalization for this project has unfortunately been left out of the conversation. For those who joined the discussion lately or those who have not been able to attend all the meetings, this has caused some confusion and misunderstanding. This is regrettable and it is important to re-state the purpose for Bylaw 122 for your consideration.

South Pender is part of the Islands Trust Area and subject to the Provincial mandate "to preserve and protect the unique amenities and environment..." The Policy Statement has several policies that direct Local Trust Committees to that end. They include:

- "When making decisions and exercising judgment, Trust Council will place priority on preserving and protecting the integrity of the environment and amenities in the Trust Area."
- "Trust Council believes that to achieve the Islands Trust object, the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation."

The South Pender Official Community Plan provides additional direction to maintain the rural character, the natural character, and protect natural resources, by regulating development. Policy 2.4.3 is specific: "Regulatory provisions pertaining to numbers of buildings, maximum floor area, lot site coverage, building and structure setbacks, heights, screening, and parking in land use regulatory bylaws and permits are to be developed with regard to land use compatibility, the retention of the rural island character, the protection of natural views, and the maintenance of residential privacy."

Other policies direct Trustees to be pro-active in reducing Green House Gasses, carbon, and make efforts to adapt to climate change and to encourage sustainability. The Islands Trust Council passed a Climate Emergency Declaration which Local Trust Committees are to take into account during their decision making. It is therefore reasonable, if not an obligation, for the LTC, to review potential impacts of residential development to ensure that the noted policies in the Policy Statement and our OCP are respected and fulfilled. Establishing limits on residential floor area and extending setbacks support the above policies are therefore worthy of consideration.

Why residential construction?

One of the OCPs Residential policies is: "To ensure that single family detached dwellings are the predominant form of island residential housing." Residential construction has unavoidable adverse impacts on the environment, the ecosystems, resources, and the natural character of these islands. Some impacts can be mitigated through building design and

siting, some through "green" technology, and some by sustainable practices, but they cannot be erased.

Environmental Impacts.

The environmental impacts of building a typical two-bedroom house produces around 80 tons of carbon dioxide. Building bigger homes naturally creates more emissions. Sourcing the materials used and clearing land for homes has significant impacts as well. However, most of the environmental impact from homes occurs while people are living in it. A 1,500-square-foot (141-m²) house with current energy-performance standards will use far less energy for heating and cooling than a 3,000-square foot (28-m²) house of comparable geometry with much better energy detailing. Air pollutants and greenhouse gas emissions are by-products of energy production and consumption which have an impact on the environment and climate change. Though the typical house is getting larger, the number of people living in it has declined but more space means more heating and cooling costs. This is one reason, paradoxically, why the great gains made in energy efficiency over the last several decades haven't paid off in overall energy use. Our homes and appliances are more efficient but because homes have gotten bigger, overall residential energy use is still projected to rise. There's also the added dilemma in that what we've built already without all the energy efficiencies, will be with us for many years to come.

Climate change and sustainability.

If we are to adapt to climate change and return to some level of sustainability, we need to change certain aspects of our livelihoods; we will have to live with less and live smaller. Smaller dwellings, less waste, with less impact on the earth and its resources. To move in this direction, we need to question the "logic" behind purchasing or constructing large homes and consider opting for homes with smaller floor area, that are more solidly built, use less raw materials in the construction process, and use much less energy overall.

Rural character.

South Pender is fortunate to have roughly 30 - 35% of its land designated as parkland but that has concentrated more intense subdivision into other areas, particularly the most sensitive coastal areas. The shorelines of the Trust Area are the most iconic and desirable areas of these islands and the need to balance the protection of its environment, their visual importance to all British Columbia, the cultural and traditional needs of First Nations, and private property concerns, must be taken into account. If we are to protect the rural and natural character of the coastline, the widespread clearing of vegetation and trees, the development of large homes that predominate the landscape, reminiscent of urban settings, have to be considered. This cannot be done without consultation, respect, and cooperation. We must find solutions that benefit all parties.

Economic and Social Impacts.

Housing is the largest expenditure item in the household budget. Higher house prices have a disproportionate potential to reduce the standard of living by consuming funds that would otherwise be available to purchase other goods and services. Even more concerning, high house prices, and related high rents, increase relative poverty, as many lower income households may have to forego basic goods and services because of higher housing costs, and may even be forced to seek public housing subsidies. Gentrification of rural communities increase the cost of living, reduce available affordability of housing, both to purchase or rent, and force younger families and workforce to leave. The loss of more moderate, traditional economies lead to the dependence upon other businesses that have greater negative implications, such as tourism and additional residential development, the growth of which put more pressure on housing and higher costs of living. These activities also increase our reliance on consumerism, which in turn moves us further from our goal of sustainability and adapting to climate change.

As difficult as it may appear, or to accept, our trend towards larger homes must be re-considered. We can't expect to mitigate or adapt to climate change by following the same path that has caused it. We cannot maintain our rural character by refusing to take steps to halt urbanization, gentrification, and continuous development and consumerism. Being in the Trust area, like it or not, obligates everyone to make some compromises to achieve the principles of the mandate. We must do this for ourselves, our children, and for all residents of British Columbia.

Steve Wright,
trustee.

From: David Greer <[REDACTED]>
Sent: Wednesday, February 18, 2026 8:45 AM
To: Executive Admin
Subject: Request for review of South Pender Bylaw 129

To the Executive Committee of Islands Trust Council

Re: Proposed South Pender Bylaw 129 to amend land use bylaw 114

Dear Executive Committee,

On Friday, 13 February 2026, the South Pender Local Trust Committee gave third reading to Bylaw 129, to amend the island's land use bylaw 114.

Proposed Bylaw 129 has been the most divisive initiative in the history of the Islands Trust on South Pender Island. Restrictions on development surfaced as a heated subject of debate in the 2022 election of trustees. The new slate of trustees, believing they had a mandate to undo the work of their predecessors, in 2023 voted simply to repeal Bylaw 122, now part of land use bylaw 114, without public consultation. Subsequently, on receiving advice that doing so was contrary to their legal obligation, they began a public consultation process that unfortunately served both to reflect and heighten division in the community. The outcome was that, having received public input, the trustees voted to approve third reading of Bylaw 129 without providing reasons for doing so.

I request that you carefully consider the public correspondence both in favour of and opposed to Bylaw 129, considerable though it be, before deciding whether or not to approve the passage of Bylaw 129.

My own reasons for suggesting that you exercise your authority to refuse to approve the bylaw under section 22(1) of the Islands Trust Act are, in summary, the following:

- For an LTC to make the primary focus of its time in office the repeal of a bylaw put in place by its predecessors following an extensive public consultation process simply because it feels it came into office with the support of a vocal group opposed to Bylaw 122 strikes me not only as fundamentally undemocratic but also as an affront to the spirit and letter of the Islands Trust Act. The ink was barely dry on Bylaw 122 before the new slate of trustees made it their immediate priority to undo it, thereby providing no opportunity to allow Bylaw 122 to work and to demonstrate its effectiveness. Apart from anything else, their determination to overturn Bylaw 122 has demonstrated a profound lack of

respect for the time and effort contributed by the community during public consultation on Bylaw 122, not to mention lack of concern for the significant duplication of public expenditure involved.

- Related to that point, the bylaw that the current LTC seeks to replace (122) adheres more closely to the principles of South Pender's OCP, including its goals to maintain the rural character of the island and ensure that growth is both gradual and sustainable. At the very least, a proposed bylaw should be shown to better achieve the goals of the island's OCP. Not only does the proposed bylaw 129 not do so, but the trustees made no effort to suggest that that it does, relying instead on the perception of their supporters that the restrictions placed on development by their supporters were too onerous even if more closely aligned with the OCP and with the direction provided by the current trust policy statement.
- Quite apart from the fact that existing Bylaw 122 better reflects the priorities of the OCP and the trust policy statement, Bylaw 122 includes already generous house size allowances far in excess of the average size of existing dwellings on South Pender Island, and moreover provides the opportunity for applications for variance for proposed structures that exceed those allowances. It's worth noting that all applications for variance submitted since Bylaw 122 came into force have been approved.
- The triggering event for the creation of the Islands Trust Act in the 1970s was a development on Pender Island that appeared to threaten the rural character of the island. During recent decades, the population of South Pender Island has increased at a more rapid rate than on any other island in the trust area. Consequently, preservation of South Pender's rural character is arguably at greater risk than on any other island. Increasing allowable house sizes and reducing required setbacks together significantly increase that risk. Doing so is also antithetical to the important objective of promoting affordability of housing, as an increase in house sizes typically serves to elevate property values in a community.
- Throughout the public consultation process, the primary justification put forward by the trustees and by islanders opposing Bylaw 122 and supporting the lifting of restrictions on house size and setbacks was that Bylaw 122 had the effect of rendering existing structures legally non-conforming—this despite repeated assurances and advice from Trust staff that this was an untruth and that no properties on South Pender are legally non-conforming.

- Section 15 of the Islands Trust Act requires the Executive Committee to refuse to approve a bylaw that is at variance with the trust policy statement. Proposed Bylaw 129 is demonstrably less aligned with the trust policy statement than was Bylaw 122, especially as regards its loosened restrictions on development. Whether or not Bylaw 129 may be considered to be legally at variance with the present trust policy statement, it is surely putting the cart before the horse to approve a pro-development bylaw before amending the current trust policy statement and OCP to more closely align with the views of trustees favouring the loosening of restrictions on development.

In August 2025, I wrote a letter explaining in more detail my reasons for opposing the passage of Bylaw 129. That letter was subsequently endorsed by nine other former South Pender trustees before being submitted for consideration by the LTC and the Executive Committee. As part of my request to you for review of the South Pender LTC's approval of third reading of Bylaw 129, I ask you also to consider the content of the aforementioned letter, reproduced in full below.

Respectfully submitted,
David Greer
South Pender Island

August 29, 2025

To: South Pender Island Local Trust Committee;
Islands Trust Executive Committee

Re: Proposed Bylaw 129 to amend South Pender Island land use bylaw (Bylaw 114)

Dear South Pender Trustees and Executive Committee Members:

On September 5, 2025, the South Pender Local Trust Committee will hold a public hearing to discuss proposed Bylaw 129, which received first reading at the last LTC meeting on May 2, 2025.

The purpose of Bylaw 129, as described by the LTC, is fourfold:
· to increase the maximum floor area for new dwellings;

- to permit the height of a dwelling or cottage to exceed 9.2 metres at any one point;
- to reduce the setback for dwellings and cottages from the exterior and interior side lot lines from 6 metres (20 feet) to 3 metres (10 feet); and
- to provide greater clarity regarding regulations for shipping containers, recreational vehicles, maximum floor area, and agriculture.

In essence, the purpose of Bylaw 129 is to reverse the Bylaw 122 amendments to South Pender's land use bylaw (Bylaw 114) put in place during the previous LTC term by then trustees Steve Wright and Cameron Thorn. The stated intent of those amendments was to more closely align the provisions of the land use bylaw with the goals of our island's Official Community Plan. The current trustees have yet to state how proposed Bylaw 129 better serves those goals rather than diminishing the likelihood of their realization.

The undersigned former trustees of the South Pender Local Trust Committee consider the Bill 129 provisions regarding floor area, height and setbacks to be ill advised, backward-looking, and contrary to the interests of our community. Our primary reasons are five in number:

1. Increasing allowable floor area and height while reducing setbacks will tend to encourage overdevelopment of our island—exactly what the Islands Trust Act is designed to avoid.

A half century ago, overdevelopment of Pender Island (the Magic Lake subdivision) was the single most important factor convincing the BC government of the need to preserve and protect the southern Gulf Islands, a magnificent and ecologically fragile archipelago unlike any other in the world. Since then, the threat of overdevelopment has increased rather than decreased, and more so on South Pender than on any other island in the trust area. In the last three decades, the population of South Pender has increased by 125%—double the average of the trust area as a whole.

2. There is no practical need for the proposed amendments. The present bylaw allows for spacious family homes, including provision for a larger footprint where circumstances make it necessary. Even on South Pender's smaller lots under an acre, the 2,500 square foot limit (700 square feet larger than the current average house size on South Pender) provides adequate space for a four-bedroom, two-bathroom home with a generous living area. A 3,000 square foot house on a larger lot enables the addition of two additional 14 x 16 foot rooms. A property owner who needs a home that is larger or requires a different configuration for topographical or other reasons has the right to apply to the LTC for a variance. All such applications made to the current LTC have been approved.

3. The most commonly cited argument in favour of the proposed amendments is based on a demonstrable falsehood. Proponents of relaxing current restrictions on dwelling sizes, heights and setbacks maintain that a number of current homes on the island, built before the passage of Bill 122 by the previous LTC, are legally non-conforming and that this imposes an unfair stigma on those owners, interferes with their ability to undertake repairs or reconstruction, and may impede their ability to sell their homes. Not only does the current land use bylaw specifically authorize full house replacement (section 5.1(6)), but Islands Trust planners have issued multiple statements confirming that no existing dwellings on South Pender are legally non-conforming with respect to house size and siting. The other primary argument for reversing existing land use bylaw amendments is that the current restrictions infringe on property rights. While government should not unnecessarily interfere with the right of landowners to do as they wish with their property, all governments have a responsibility as well to protect the larger community interest through land use regulation such as the *Islands Trust Act*. South Pender's Official Community Plan, developed through community consensus, carefully balances private property rights against the mandatory object of the *Islands Trust Act*: to preserve and protect the trust area and its unique amenities and environment. Each bylaw passed by the Local Trust Committee is in turn required by law to comply with the goals of the OCP.

4. The proposed amendments appear to diminish rather than enhance our land use bylaw's consistency with our Official Community Plan. South Pender's OCP states that its seven goals are meant to act as focal points in protecting and maintaining the rural island character and natural features valued by residents, property owners, and visitors. The first of these goals (2.2.1) is "to maintain the island's rural character so community members and visitors may continue to enjoy a sense of tranquillity, privacy, freedom from disturbance, and relative self-sufficiency within a visually attractive environment". Other OCP goals speak to the need to protect the natural features and biological diversity of the island (2.2.2.), to ensure development is compatible with the rural island character and that its growth is gradual and sustainable (2.2.4), and to support the provincial target for reducing greenhouse gas emissions (2.2.7). Each island's bylaws are required by law to be consistent with its OCP. It logically follows that any changes to the land use bylaw should clearly advance those objectives. The proposed changes, in our view, do the opposite by promoting the conditions for more intrusive and intensive development while at the same time adversely impacting the privacy and tranquillity valued by island residents. As well, Bylaw 129, if approved, is likely to result in further pressure on the island's scarce water supplies, increase energy demands at a time when mitigating greenhouse gas emissions is a priority, and negatively impact threatened island biodiversity.

5. Community support for the proposed amendments is lacking. In 2023, the newly elected South Pender trustees made their intentions clear by voting to rescind the previous LTC's amendments to the land use bylaw without public consultation, before being advised that doing so without public consultation was contrary to law. Town halls at subsequent LTC meetings have been sharply divided. Correspondence to the trustees from South Pender residents, posted on the Islands Trust website, has been both voluminous and polarized, with supporters of proposed Bylaw 129 more often than not providing little or no reason for their support other than citing concern about the "legally non-conforming" issue and the sanctity of private property rights, while community members who support retention of the current land use bylaw offer more detailed and varied reasons.

Given the evident lack of consensus in the community and the absence of evidence being offered as to why the proposed amendments better serve the objectives of our OCP, we suggest that the Local Trust Committee err on the side of caution and table the proposed amendments, at least until such time as South Pender's OCP comes up for review.

If the South Pender LTC decides to proceed with second and third reading of Bylaw 129 at this time, then we ask the Executive Committee to refuse Bylaw 129 in accordance with section 22(1)(b) of the *Islands Trust Act* for the reasons outlined in this letter and in order to maintain the integrity of the preserve-and-protect mandate for South Pender Island.

Respectfully submitted,

Former South Pender Island trustees:

David Greer,
Elaine Jacobson
Bruce McConchie
Catherine Milsum
Liz Montague
Wendy Munroe
John Rumble
Wendy Scholefield
Cameron Thorn
Steve Wright

To Members of Trust Executive Committee.

RE: Bylaw no. 129 referral

We urge members of the Trust Executive Committee to exercise your authority under section 22(1)(b)(iii) of the Islands Trust Act to refuse approval of Bylaw no. 129 for the following reasons.

1. **South Pender has primarily low scale development.** The average house size on South Pender is approximately 1815 ft² which is an indicator of the rural character of our community. The former trustees had inherited a LUB with house size allowances ranging from 3,800 ft² for smaller lots under an acre to 6,030 ft² for larger lots. The former trustees had an obligation under the preserve and protect mandate of the Trust to adjust house size allowances and to comply with our OCP goal to ensure that land use and development are compatible with the rural island character and that growth is gradual and sustainable (OCP 2.2.4). The former trustees established a compromise, setting house size allowances between 2,500 ft² and 4,000 ft² depending on lot size.
2. **Bylaw 122 was a reasonable compromise.** In September 2022 the previous Local Trust Committee approved Bylaw 122 which provided a compromise on the contentious issues of house size and setbacks. That compromise was reached after more than 12 community meetings over a 2-year period. Many community members, including the undersigned, believed that the Bylaw 122 house size allowances were too large, particularly for the smaller lots. However, the allowances were generally accepted as a compromise by many community members. This is illustrated by the many letters received by the LTC supporting the current LUB house size allowances established through Bylaw 122 and opposing increased house size allowances and setbacks established in Bylaw 129.
3. **Bylaw 122 is incorporated into the current Land Use Bylaw which is now established law.** Trust Executive Committee properly approved Bylaw 122 as fully compliant with the Trust Policy Statement after hearing from a delegation who favoured larger house size allowances and reduced side lot setbacks. The current LUB fully complies with the Trust Policy Statement and supports the Trust preserve and protect mandate.
4. **Bylaw 122 was not given a fair opportunity to work.** Trustees have not identified specific problems with the current LUB relating to house size and setbacks. The current trustees have not identified any individual property owner who has experienced a significant hardship because of the provisions in the current LUB regarding house size or siting regulations. No compelling reason has been offered by trustees as to why the current Land Use Bylaw requires amendment before it is given a chance to work.

5. **The current Land Use Bylaw is flexible.** The house size and setbacks in our current LUB can be varied through the established variance process. There were two variance applications for increased house size made shortly after the enactment of Bylaw 122. Both variance applications were granted.
6. **Trustees relied on the legal non-conforming myth to support Bylaw 129.**
The opposition to house size and setbacks in the current LUB has relied on a demonstrable falsehood – that the current LUB created many legal non-conforming situations with respect to house size and setbacks. This falsehood was identified in the August 29, 2025, submission from ten former South Pender trustees who are familiar with the realities of the current Land Use Bylaw. Trust staff repeatedly stated that, as of September 15, 2022, there were no existing dwellings that were legally non-conforming under our current LUB with respect to house size or siting. None. Yet trustees have promoted the myth of legal non-conforming as one of the driving forces in bringing forward Bylaw 129. The confusing three column table in section 2.14 of Bylaw 129 was specifically designed by the LTC to “solve” the non-existent legal non-conforming misrepresentation.
7. **The Bylaw process raises a potential apprehension of bias.** Trustees’ June 3, 2023, motion (SP 2023-028) to “repeal Bylaw 122” raises a reasonable apprehension of bias. This was not a legally permissible motion, but it did clearly signal trustees’ preemptive position on the current LUB before they heard from the whole community with an open mind. Motion SP-2023-028 stemmed from a last-minute letter writing campaign before the June 3, 2023 “Special LTC meeting” calling for “Bylaw 122” to be repealed. There was no notice in the meeting agenda that this was an issue to be decided. Administrative decision makers must maintain an open mind until all the evidence on an issue before them is considered. The decision by the LTC is supposed to be made at the end of the process, not at the beginning.
8. **Trustees have not provided any analysis on the long-term impact of Bylaw 129.** Trustees have not provided substantive data to gage the long-term impact of larger house size allowances on the natural environment, island rural character, pace of development, impact of GHG emissions and other matters required to be considered by our OCP.
9. **House size matters.** House size and side lot setback can have a significant impact on the ecological values of a residential property. This is especially true of smaller lots under an acre, particularly when those lots are clustered close together. A large percentage of the lots on South Pender are along the sensitive coastal zone.

10. **South Pender is the fastest growing island in the Trust area.** The 2021 census shows that South Pender is one of the fastest growing communities in the Trust Area. According to the census [report](#) the population of South Pender grew by 125% in the last 30 years. This is double the 62% population growth rate in the Trust Area as a whole. Between 2016-2021 SP population grew by 27% compared to 16% for the Trust Area. Our population median age is the highest in the Trust Area which means that as homeowners “age out”, the potential for further accelerated redevelopment and growth is higher than other local trust areas.
11. **The current LUB allows for significant growth potential.** Based on assessment data, the current LUB allows for generous growth and development potential on larger lots. There are currently 25 houses on South Pender’s 216 developed lots that are over 3,000 ft². Our current LUB allows for an additional 77 houses over 3,000 ft² which provides for a very significant future average house size growth potential. This growth will have a significant impact on the ecological footprint of properties and on the rural character of our community over the long term.
12. **Bylaw 129 would allow for exponential growth potential.** Bylaw 129 would allow for 152 houses over 3,000 ft², twice as many as allowed under the current LUB. It is not reasonable to conclude that this accelerated growth potential complies with our OCP goal to “ensure that growth is gradual and sustainable.” Bylaw 129 does exactly the opposite!
13. **Trust Policy requires that trustees ensure the preserve and protect mandate.** Policy # 5.2.4 requires that “Local trust committees shall, in their Official Community Plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.” The LTC has failed to meet this Trust Policy requirement for Bylaw 129.
14. **The OCP requires trustees to ensure that development and growth are gradual and sustainable.** To implement Policy 5.2.4 our South Pender OCP specifies that trustees and our LUB “...must ensure that land use and development are compatible with our rural island character and growth is gradual and sustainable.” OCP 2.2.4. That OCP provision was duly enacted and approved by the Islands Trust Executive Committee. Perhaps more importantly, that OCP provision was also approved by the Minister of Municipal Affairs which takes it to a higher level of authority than a Land Use Bylaw. The Minister’s decision to approve the SP OCP is a Crown Decision and carries the weight of established law.
15. **Bylaw 129 is not consistent with the relevant sections of our OCP.** Section 884 of the Local Government Act provides that all bylaws “must be consistent with the relevant

[OCP] plan.” Our OCP requirement that land use and development must be compatible with our rural island character and growth must be gradual and sustainable in OCP 2.2.4 is a mandatory requirement enacted under the Trust Policy Statement #5.2.4 and our LUB must be consistent with that OCP legal requirement. Bylaw 129, if adopted, will accelerate growth and development and will undermine the rural character of our community over time. Simply put, Bylaw 129 is inconsistent with our established OCP.

16. **The LTC has failed to provide a rationale to support the changes to the LUB.** The rationale for the Bylaw 122 amendments was laid out in detail by the former trustees. Attached is the four-page rationale presented prior to third reading of Bylaw 122 by former trustee Wright. The current LTC gave third reading to Bylaw 129 on February 13, 2026, by passing a bare motion. No rationale was offered at that meeting before the LTC unanimously gave third reading to Bylaw 129.
17. **We agree fully with ten former South Pender trustees.** We agree totally with the August 29, 2025, submission endorsed by ten former South Pender trustees that called on the Executive Committee to refuse approval of Bylaw 129 for the five compelling reasons detailed in that submission if the LTC approves Bylaw 129. We urge Executive Committee members to give the submission from ten former trustees considerable weight.

For the foregoing reasons we urge members of the Executive Committee to exercise your authority under S. 22 of the Islands Trust Act and refuse to approve Bylaw 129.

We request an opportunity to speak to our submission at the Executive Committee meeting to consider the referral of Bylaw no. 129. Thank you for considering our views.

Respectfully submitted.

Paul Petrie
Monica Petrie

████████████████████

To Islands Trust Executive Committee:

RE: South Pender Bylaw No. 129 - First Nations Consultation

Dear Executive Committee trustees,

The Trust Policy statement sets out the Trust policy on reconciliation and consultation with First Nations.

First Nations consider the Trust Area to be within their traditional territory. As such, they may have rights to and interests in the Trust Area. Proposed regulations that may affect aboriginal rights ***will be preceded by meaningful consultation and negotiation*** of conflicts with known claims. (emphasis added)

On September 3, 2025, Monica wrote to the South Pender LTC expressing our community's concerns about the lack of meaningful consultation with WSÁNEĆ First Nations representatives about the proposed land use changes in Bylaw no. 129 that was scheduled for public hearing on September 5, 2025.

Our SDÁ,YES (Pender) community has worked closely with WSÁNEĆ Elders (SELWÁN), Hereditary Chief Eric Pelkey (WÍĆKINEM) and WSÁNEĆ community members to develop a respectful and productive community-to-community relationship over the last 14 years with many successful initiatives.

Chief Eric Pelkey is community engagement coordinator for the WSÁNEĆ Leadership Council and has given two presentations at our LTC meeting this term summarizing WSÁNEĆ rights and title in TETÁĆES, the Southern Gulf Islands. He is an important representative from the Tsawout First Nation whose views merit careful consideration.

Chief Pelkey had planned to attend the September 5th public hearing to share his views about environmental impacts from Bylaw no. 129 changes. However, he had to travel to Alberta because of a death in his immediate family. Chief Pelkey did send the trustees a letter on September 1st which states in part:

I have had an opportunity to consider some of your information in the public hearing notice and binder. It is extensive and complicated, and more time is required to fully understand the impact of Bylaw 129, especially along the coastline which holds our history and our cultural heritage.

I have concerns regarding the proposed by-law. Based on my review so far, this Bylaw would derogate and infringe on the Douglas Treaty rights and practices of Tsawout members who are out on the lands and waters of our territory. We require more time to consider these impacts of increased development particularly along the coastline.

At the September 5th public hearing trustees considered Chief Pelkey's letter. The LTC had the option to leave the public hearing open until they heard from Chief Pelkey, but they chose instead to close the public hearing on Sept. 5th.

To address the dilemma created by closing the public hearing before hearing from Chief Pelkey, the LTC needed to find a way to at least be seen to hear from Chief Pelkey. They directed staff to reach out to Chief Pelkey and determine whether his further information would, in the staff's opinion, require the hearing to be "reopened".

At the February 13, 2026, LTC meeting, four months after the closure of the public hearing, Trust staff advised that they had reached out to Chief Pelkey by sending two emails, to which they did not receive any response. Trustees then proceeded to give 3rd reading to Bylaw no. 129 and it is now referred to members of the Executive Committee for review and approval.

We urge executive committee members to exercise your authority under section 22(1)(b)(iii) of the *Islands Trust Act* and refuse Bylaw no. 129 on the grounds that the LTC has failed to fulfill its obligation for meaningful consultation under the current Trust Policy. Failure to refuse Bylaw no.129 will call into question the Executive Committee's application of the current Trust Policy Statement that consideration of proposed regulations "...will be preceded by meaningful consultations."

It is worth noting that in March 2025 we wrote to the LTC urging trustees to initiate consultation on draft bylaw 129 with Chief Pelkey and appropriate WSÁNEĆ representatives. That was not pursued. At the May 2025 LTC meeting, consultation with WSÁNEĆ representatives was again raised. No attempt was made by the LTC to notify Chief Pelkey of the proposed Bylaw no. 129. Instead, Trust staff sent the Bylaw to the administrative office of band councils with a bare copy of the Bylaw and a brief introduction and no detailed explanatory information. The Trust is aware that these pro forma referrals are often dealt with by administrative staff in a band office where there are many competing demands on limited resources. This falls short of the policy requirement that consideration of proposed regulations will be preceded by meaningful consultation.

The failure of the current LTC to undertake meaningful consultation on Bylaw no. 129 is not an isolated instance. Rather, it is part of an ongoing pattern regarding First Nations consultation on South Pender.

It is worth noting, for example, that the current LTC had an opportunity to consider the 2022 OCP amendment (Bylaw 123) passed by the former LTC. That OCP amendment provided respectful recognition of WSÁNEĆ traditional territory and cultural history for SDÁ,YES (Pender). That four-page OCP amendment was approved by Trust Executive Committee in 2022 and referred to the Minister for final approval.

After the close of the public hearing in 2022, the WSÁNEĆ SELWÁN (Elders Council) had an opportunity to review the 4-page Bylaw no.123 OCP amendment and wrote to the Minister advising:

The SELWÁN would like to see Bylaw 123 adopted without further delay and urge you to refer Bylaw 123 back to the Islands Trust for adoption.

The SELWÁN requested that a paragraph be added to the Bylaw recognizing their CELÁNEN (world view/birthright).

In May 2023 the Minister of Municipal Affairs wrote to the current LTC encouraging trustees to engage in more meaningful consultation. The Minister stated:

Before considering the bylaw, I would like to understand the potential for First Nations' concerns with the content and for more meaningful involvement with First Nations in the writing of the statement and the commitments it contains.

The current LTC did not accept the Minister's guidance regarding further consultation. At their June 2023 LTC meeting the current LTC abandoned the OCP amendment that had been approved by the Executive Committee by deciding to take no further action.

In November 2023 the LTC chair encouraged the trustees to consider completion of the 2022 OCP amendment regarding First Nations recognition. The two South Pender trustees declined that option in favour of reviewing bylaw 122 on house size and setbacks.

It is in this context that the LTC declined to hear further from Hereditary Chief Eric Pelkey on Bylaw no. 129 after receiving his September 1, 2025, letter. The failure to undertake meaningful consultation on OCP Bylaw no.129 is part of a consistent pattern by the current LTC.

We notified Chief Pelkey of the LTC's February 13, 2026, decision to refer Bylaw 129 to the Executive Committee without further consultation and sought guidance from Chief Pelkey on how best to proceed. Chief Pelkey has encouraged us to send in our submission on this important issue.

We would like to make it clear that this is our submission and reflects our understanding of the relevant facts and our concerns regarding the lack of meaningful consultation on Bylaw 129 with First Nations representatives. We urge the members of the Executive Committee to refuse Bylaw no. 129 on the grounds that 3rd reading was given without meaningful consultation with First Nations representatives contrary to and a variance with the current Trust Policy on meaningful consultation.

Thank you for considering our views on this important issue.

Respectfully submitted,

Monica Petrie

Paul Petrie

[REDACTED]

February 23, 2026

To: Nicolas Jimenez, President and CEO BC Ferries

RE: **BC Ferries Electric Vehicle Transport Policy**

Dear Mr Jimenez,

We are writing to request that BC Ferries reconsider its June 2025 policy prohibiting the transport of damaged or inoperable electric vehicles (EVs) on BC Ferry vessels.

While this was framed as a compliance measure set down by Canada's *Transportation of Dangerous Goods (TDG) Act*, the policy relies on a presumption of risk rather than technical diagnostics.

The policy has created a critical infrastructure gap and significant hardship for the approximately 19,000 EV owners and operators in ferry dependent communities on Vancouver Island, the Gulf Islands, the Sunshine Coast and the North Coast where local EV repair and maintenance facilities are scarce.

As a publicly owned corporation providing an essential transportation link for ferry dependent communities, BC Ferries plays a critical role in ensuring equitable access to services for all vehicle owners. The current policy places EV operators at a serious disadvantage compared with drivers of internal combustion vehicles, which can still be transported when inoperable or damaged.

To resolve this, BC Ferries should consider transitioning from a "blanket ban" to a verification-based model as utilized by Washington State Ferries and Scotland's Caledonian MacBrayne (CalMac) Ferries who have implemented protocols including inspections, isolation of vehicles and designated deck placement rather than outright bans. These approaches manage risk without excluding an entire class of vehicles from service. (See attached report: ***Transporting Electric Vehicles on BC Ferries.***)

BC Ferries prohibition policy, moreover, undermines public confidence in electric vehicle adoption as a key component of BC's climate goals as outlined in the CleanBC program and Zero-Emission Vehicle Act.

We therefore urge BC Ferries to:

- **Implement a "Certified Safe for Transport" Protocol:** That BC Ferries replace the ban on carrying inoperable or damaged EVs with an inspection-based system that could include signed declarations from certified technicians confirming a vehicle's battery is stable and de-energized as utilized by Washington State

Ferries and CalMac ferries who service comparable communities of remote ferry dependent communities.

- **Harmonize with Provincial Policy:** Align BC Ferries operational rules with the intent of the CleanBC program and Zero-Emission Vehicle Act to ensure public infrastructure supports, rather than hinders, the transition to green energy.
- **Establish Clear Technical Thresholds:** Define "damage" according to industry standards to ensure minor issues like cracked windshields or flat tires do not trigger a transport refusal.

We thank you for your consideration of this important issue and urge BCFerries to work with ferry dependent communities to create a practical and equitable solution to this important issue.

EV drivers should not be penalized for choosing a cleaner technology, particularly when viable safety frameworks already exist elsewhere.

Sincerely,

Susan Yates, Gabriola Island Trustee

Steven Earle, Ivan Bulic, Tawny MacLachlan Capon, Jan Moore, Bruce Batchelor, Mike Shelton, Susan Yeend: Gabriola Transportation Society

CC: Joy MacPhail, Chair BCFerries Board of Directors

Hon Mike Farnworth, Minister of Transportation and Transit

Sheila Malcolmson, MLA Nanaimo-Gabriola Island

Tamara Kronis, MP Nanaimo-Ladysmith

Vanessa Craig, RDN Director, Electoral Area B Gabriola Island

Tobi Elliott, Gabriola Island trustee

Erin Udal, Gabriola Chamber of Commerce

Eric McNeely, BC Ferry & Marine Workers' Union

Attached:

Report about Transporting Inoperable Electric Vehicles on BCFerries

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February 2026:

Transporting Electric Vehicles on BC Ferries:

**Addressing a policy barrier to zero-emission
vehicle use in ferry dependent communities.**

Prepared by Ivan Bulic
Gabriola Transportation Society
Gabriola Island, BC

Executive Summary

In June 2025, BC Ferries implemented a policy effectively banning the transport of inoperable or damaged electric vehicles (EVs) on BC Ferries vessels.

While this was framed as a compliance measure set down by the Transportation of Dangerous Goods (TDG) Act, the policy relies on a presumption of risk rather than technical diagnostics.

This has created a critical infrastructure gap for the approximately 19,000 EV owners and operators in ferry-dependent regions including the Gulf Islands, Sunshine Coast and Vancouver Island, where local EV repair and maintenance facilities are scarce.

To resolve this, BC Ferries should transition from a "blanket ban" to a verification-based model. This would align with best practices as utilized by Washington State Ferries and UK based Caledonian MacBrayne Ferries, while allowing BC Ferries to maintain safety without compromising the province's CleanBC initiatives.

Recommendations:

- **Implement a "Certified Safe for Transport" Protocol:** That BC Ferries replace the ban on carrying inoperable or damaged EVs with an inspection-based system that could include signed declarations from certified (BCIT, VIU, Red Seal, etc) technicians confirming a vehicle's battery is stable and de-energized. (see Appendix *WSF Transport Form for Damaged EVs*)
- **Harmonize with Provincial Policy:** Align BC Ferries operational rules with the intent of the CleanBC program and Zero-Emission Vehicle Act to ensure public infrastructure supports, rather than hinders, the transition to green energy.
- **Adopt Tactical Safety Loading:** Following international standards, load certified "inoperable" EVs last and on the weather deck (where available) to allow for rapid emergency response.
- **Establish Clear Technical Thresholds:** Define "damage" according to industry standards to ensure minor issues like cracked windshields or flat tires do not trigger a transport refusal.

EVs - The new reality

Transportation is the largest source of greenhouse gas emissions in British Columbia – causing 42 percent of total emissions in 2023.

Most British Columbians still drive gas or diesel powered cars and trucks to commute to work or bring home groceries. In order to reduce vehicle emitted GHGs and toxic pollutants, the government of BC has been a leader in promoting the adoption of zero emission electric vehicles through programmes that include targeted sales mandates of EVs, expanded vehicle charging networks and more skills training for electric vehicle maintenance.

As of late 2024, Insurance Corporation of BC data show that there are about 195,000 light duty zero emission vehicles including both pure EVs and plug in hybrids in BC. While most are located in the Lower Mainland, approximately 19,000 are in ferry dependent communities and regions including 2,000 on the Gulf Islands, some 13,000 on Vancouver Island and approximately 4,000 on the Sunshine Coast.

Although BC Ferries does not specifically record how many EVs they transport, it would not be an unreasonable assumption to estimate the number of EVs transported, particularly from ferry dependant communities, as a ratio of the total number of registered vehicles; i.e. of the approximately 700,000 vehicles on Vancouver Island, the Gulf Islands and the Sunshine Coast, *EV's make up about 2.7 percent.*

Like all motor vehicles, EVs require periodic servicing, maintenance and repairs. But currently (2025) there are limited EV repair and service facilities on the Gulf Islands, the Sunshine Coast and other ferry dependant communities on the Mid and North Coasts.

Most EV owners and drivers in these regions have few options other than transporting their damaged or inoperable vehicles on BC Ferries even if only for servicing or minor repairs of flat tires, broken windshields, dents and scratches, or computer issues that may render an EV in-operable and in need of towing or transport.

BC Ferries' EV transport policy

In June, 2025, BC Ferries introduced a policy that *“If an EV cannot move under its own power or has any signs of damage to the battery, it will not be permitted onboard.”*

“This is because if the EV’s safety management systems (such as active battery monitoring and thermal controls) are non-functional due to immobilization or damage, BC Ferries cannot verify the safety of the battery, which presents a serious risk in a marine environment.”

BC Ferries is basing its no carriage of damaged EVs policy on the federal Transportation of Dangerous Goods Regulation (SOR/2002 - 286, Schedule 2 that *“Lithium ion cells or batteries and lithium metal cells or batteries that are damaged or defective... must be packed... in accordance with Packing Instructions P908 or LP904...”*

...It is forbidden to transport lithium ion cells or batteries and lithium metal cells or batteries that are damaged or defective and that... produce a flame or a dangerous evolution of heat... under normal conditions of transport.”

BC Ferries derived its policy based on an interpretation of the 2014 Amendment to Canada’s Transportation of Dangerous Goods Act (1992) which states that **“it is forbidden to transport lithium ion cells or batteries that are damaged or defective and that under normal conditions of transport are liable to disassemble rapidly, react dangerously, produce a flame or a dangerous evolution of heat.”**

BC Ferries’ policy is based on the interpretation that a **damaged EV’s lithium ion battery still contained in the vehicle is effectively being transported without the legally required special packaging.**

Transport Canada specifically states that damaged or defective lithium vehicle batteries must be removed and transported separately. This regulatory text is the closest thing to exact wording in law that underlies the BC Ferries ban — it doesn’t literally say “damaged EVs are banned from BC Ferries,” but it *does* legally require that damaged batteries be treated as dangerous goods and packed properly before transport, which is effectively impossible when the battery is still inside a vehicle that is inoperable.

BC Ferries does *not* determine whether an EV battery is actually damaged. Instead, they apply a presumption-based rule driven by Transport Canada guidance and operational limits.

How BC Ferries' EV policy works in practice

BC Ferries staff are not trained or authorized to assess lithium-ion battery integrity. They do not use diagnostic tools, scan vehicles, or access onboard fault codes, nor do they rely on manufacturer damage thresholds.

No technical determination of battery condition is made at the terminal. BC Ferries staff and crews rely on observable status, not battery condition.

BC Ferries treats EVs as potentially dangerous if any of the following apply:

- Vehicle is inoperable (won't drive under its own power);
- Vehicle is being towed, winched, or carried on a flatbed;
- Collision damage involving the vehicle underbody;
- Visible signs such as fluid leaks, burning odour, exposed wiring or deployed airbags.

None of these confirm battery damage, they merely raise uncertainty. Transport Canada treats "Damaged or defective lithium-ion batteries" as dangerous goods unless proven otherwise. If the battery cannot be confirmed as undamaged, it is treated as potentially damaged.

BC Ferries cannot determine why an EV is inoperable, so they presume the worst case. BC Ferries is not saying a battery is damaged, they are saying they cannot prove it is not. If an EV is damaged, inoperable or towed and the battery condition cannot be verified, it is treated as a potentially damaged lithium ion battery and refused.

BC Ferries' interpretation of the TDG regulations and refusal to transport any inoperable or towed EV, even if that EV's batteries are not proven to be damaged or defective, means that all EVs that need to be towed or transported to a service facility will not be allowed on board any BC Ferry.

Concerns and Uncertainty

In July, 2025, Salt Spring Island Towing was prohibited from towing an inoperable EV despite it not having been in a collision or indicating any issue with its batteries. Days later Mid Island Towing in Nanaimo experienced a similar refusal when they attempted to transport an EV with a malfunctioning computer from Nanaimo to Horseshoe Bay.

“Anything on a regular car that wears out, can wear out on an EV,” said Scott Waddle, an EV service technician, and owner of Precision Auto Service in Langley.

“That can include heating or cooling systems, other accessories and the technology systems in the more advanced vehicles. At the seven-to-10-year mark, suspension problems aren’t uncommon.”

The apparent blanket application of BC Ferries’ policy so far has left EV owners concerned, given the multitude of other things that can go wrong beside damage to battery. And it isn’t only private owners who are impacted.

Gulf Islands School District 64 utilizes five electric buses on Salt Spring island that will need to be transported at some time for repairs or servicing.

The CRD’s Parks and Recreation department operates three EV and hybrid vehicles on Salt Spring Island and is planning on replacing its remaining two gas powered vehicles with EVs in 2026/27. All of these vehicles may at some point need towing or transport off the island.

The Gabriola Island Community Bus (GERTIE) operates two 18-seat electric transit vehicles that if damaged or requiring repairs would need to be towed and ferried to a facility in the Lower Mainland.

Associate Dean of the BCIT School of Transportation, Mubasher Faruki, noted that “BC Ferries’ step sort of came out of the blue. It was an understandable first step in establishing a policy related to the safe handling of EV batteries, but they aren’t alone in trying to get on top of the issue.”

“What I’m seeing in this industry right now, policy-makers are definitely caught flat-footed or playing catch-up with trying to design regulations and policy around EVs.”

How rules for transporting EVs are made

Of the millions of vehicles carried annually on board ferries worldwide since 2020, about 28 per cent are electric vehicles (EVs). This is forcing operators of passenger and roll-on, roll-off (RoRo) ferries to adopt new policies and practices for the safe transport of increasing numbers of EVs, specifically those that are damaged or non operable and need to be towed or transported on board.

The International Maritime Organization is the United Nations agency responsible for global maritime security, safety and environmental protection.

The IMO's International Maritime Dangerous Goods (IMDG) Code sets the standard for transporting dangerous goods including lithium ion batteries and the vehicles containing them.

The IMO is currently **developing updated mandatory regulations for the transport of EVs with a target implementation date of January 01, 2028**. Until then the IMO is working with the International Union of Marine Insurance and other organizations to formulate best practice guidelines for ferry operators.

In Canada carriage of dangerous goods is governed by the *Transportation of Dangerous Goods Act & Regulations* (TDG 1992) and the *Canada Shipping Act & Dangerous Goods Shipping Regulations* both of which incorporate the IMDG Code.

Transport Canada's interim best practice guidelines:

Until updated IMDG Codes are in place, Transport Canada issued a *Ship Safety Bulletin* (SSB No: 04/2024) outlining recommended best practices for the safe transport of EVs on Canadian ferries as developed, among others, by the American Bureau of Shipping and the UK Maritime and Coastguard Agency

1. The American Bureau of Shipping (2022) *Best Practices for the Transport of Electric Vehicles on Board Vessels*:

“The current industry best practice when transporting damaged EVs should be (to locate them) in a designated area; this should be on the weather deck where available.”

Gabriola Transportation Society

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2. United Kingdom Maritime and Coastguard Agency MGN 653 (M) 2023 Amendment 1 Electric Vehicles on board passenger roll-on/roll-off ferries:

“5.2 Bodywork scrapes, damaged headlights, windscreen cracks etc. do not impact the battery and would be acceptable.”

“5.3 EVs that have been damaged sufficiently to indicate that battery damage may have occurred, should be thoroughly inspected by a competent person before being allowed to be transported. The inspection should assess the risk of fire, and subsequently the risk to the vessel. Competent persons may include those recognized by the Institute of Motor Industry “Tech Safe” accreditation, or similar.”

“5.6 Where there is suspicion that the battery pack may be damaged then the battery should be disconnected and carried separately in compliance with the international code for the maritime transport of dangerous goods. If it is unclear if the battery is damaged the recommendation is to apply this provision and not accept it for transport.”

What other ferry operators are doing

Operators of large ferry systems comparable to BC Ferries have adopted policies and practices that appear to be more flexible than BC Ferries regarding the transportation of damaged or inoperable EVs.

Washington State Ferries (WSF) operates a service that is comparable to BC Ferries in terms of numbers of passengers and vehicles carried, the geography of small island communities that it serves, and weather conditions that WSF vessels face.

Where WSF differs from BC Ferries is in operating under different US regulatory frameworks, risk management approaches and operational philosophies.

WSF serves remote island communities where being unable to move a damaged EV could have significant economic and logistical impacts.

Reasoning that a more nuanced policy than an outright ban was required, in November 2025, the Washington State Department of Transportation introduced a formal inspection and documentation process that *allows damaged or inoperable EVs on Washington State Ferries if they are safe and stable with no fire, electrical or heat hazards.*

How it works is that before boarding, tow drivers or EV operators must complete a **Washington State Ferries Transport Form** (*see Appendix*) which states the reason for the tow, specifying if a non electrical issue (such as a flat tire or mechanical problem), and that the EVs voltage system has been inspected and is in a stable de-energized state.

The form must be signed by a qualified technician certifying the vehicle meets industry standards for transport of damaged EVs. EVs that show visible damage, leaks, or any signs of being unsafe upon inspection by crew may be refused boarding.

Damaged or towed EVs, including hybrids/alternative-fuel vehicles, are loaded last to allow for a more effective emergency response if needed.

Ultimately, it is the master of a Washington State Ferry who **has final authority to deny transport** if there are outstanding safety concerns.

Caledonian MacBrayne Clyde and Hebridean Ferries (CalMac) operates 35 medium and small ro-ro passenger ferries serving over 50 destinations along the rugged west coast of Scotland linking mainland points with islands in the Clyde, Hebrides and remote peninsulas.

Many of these routes are lifelines for remote communities that often have no road alternatives and only basic vehicle repair and services facilities. Caledonian ferries are a key part of the regional transportation network, especially for commuters, students, tourists and trucks delivering essential supplies.

CalMac regularly carry EVs including plug-in hybrids, e-bikes and e-scooters.

If an EV is damaged, CalMac will **not transport the vehicle unless the battery is removed or the vehicle has been certified as safe for transport at sea by a competent authority** such as a UK Institute of Motor Industry TechSafe accredited technician.

Marine Atlantic is a federal Crown corporation that operates large ocean going ro-ro ferries between Nova Scotia and Newfoundland & Labrador subject to the same Transport Canada regulations as BC Ferries.

Unlike BC Ferries, WSF or CalMac, Marine Atlantic does not provide short distance service for small ferry dependant communities. Marine Atlantic does not mention any specific policy about damaged or

inoperable EVs being treated differently from other vehicles. Their *Terms & Conditions* say that the ship's master can refuse to load a vehicle if it would pose a danger to life or property, but they don't list specific rules on inoperable or damaged EVs.

Certified inspection of damaged EVs

Both WSF and the UK require qualified technicians to certify if a damaged or inoperable EV can be safely transported on board a ferry. In the UK technicians are certified by the Institute of Motor Industries TechSafe program. In the US it is the National Institute for Automotive Service Excellence (ASE) who certify qualified EV technicians.

In BC the BCIT School of Transportation offers Red Seal technicians a certification program equivalent to IMI TechSafe and ASE.

The BC government is further expanding EV technician programs in partnership with institutions province wide including Camosun College, Vancouver Island University and Kwantlen Polytechnic University.

Are EVs a risk on ferries?

Carrying dangerous goods at sea is routine, but it comes with well-recognized risks that are managed through international rules, ship design, training, and emergency planning.

In 2024 Transport Canada's issued *Ship Safety Bulletin (SSB No: 04/2024)* outlining guidelines for the safe transport of EVs on Canadian ferries. The bulletin notes that EVs are becoming more common in Canada and, *"while not more prone to fires than ICE (internal combustion) vehicles, EV require special procedures."*

A United Kingdom Maritime and Coastguard Agency report (MGN 653 (M) 2023) notes that *"EVs are commonly carried onboard UK ro-ro ferries. Fires in these vehicles do not release significantly more energy than fires of traditionally fuelled vehicles and are not at greater risk of fire."*

As of late 2025, **there are no confirmed incidents in the UK where a damaged EV itself caused a fire or major hazard on a UK passenger ferry.**

The International Union of Marine Insurance, Best Practice for the Safe Carriage of EVs. (2022) states that “there is no experience yet with large numbers of older EVs and the share of EVs in the global vehicle fleet is still comparatively low.

“EVs have been transported at a large scale since 2020. As statistics continue to be gathered, it is currently estimated that, in general, **the frequency of EV fires compared to fires in conventional vehicles is lower** when driven over the same distance.”

Washington State Ferries:

There is no verified record of an accident caused by an electric vehicle (EV) fire on board any Washington State Ferry.

BC Ferries:

There is no record of an EV elated fire or incident aboard a BC Ferry vessel.

The most significant recent incident involving a vehicle fire on a BC Ferry facility occurred in November 2018, when an **ICE camper van caught fire** while boarding the *Queen of Alberni* in Tsawwassen. **Terminal crews doused the fire which caused no injuries or significant damage.** The *Queen of Alberni* resumed her journey after a short delay.

EV Incidents On Board Ferries

No single agency keeps a global tally on fire related incidents on passenger and ro-ro ferries, but from safety investigations and news reports, there have been dozens of vehicle-on-passenger-ferry fires since 2010, ranging from small single-vehicle blazes extinguished on boarding to major vehicle-deck conflagrations that destroyed ships.

EV fire on Pearl of Scandinavia:

The best documented incident involving an EV fire on a ferry was in November 2010 when a **home converted Nissan caught fire** on the vehicle deck of the ferry *Pearl of Scandinavia* while en route from Oslo to Copenhagen. **The EV operator was charging his vehicle with a sub standard extension cord** which resulted in the batteries going into thermal runaway and sparking a fire.

The ferry's fire suppression system extinguished the fire, and no passengers or crew were injured. The ferry continued on its journey to Copenhagen.

This remains the **only confirmed passenger ferry fire incident where an EV** was identified as the origin of the fire.

Meanwhile, conventional fossil fuel powered vehicle fires remain a serious concern aboard ferries worldwide. The most significant incidents were the 2014 fire started by a refrigerator truck aboard the Italian ro-ro ferry *Norman Atlantic* that **killed 30 passengers and crew**, and the 2022 fire that started in a diesel transport truck aboard the Italian ro-ro ferry *Euroferry Olympia* that **killed 11 persons**.

Why BC Ferries' EV Policy Matters

In 2019 the Government of BC passed the *Zero-Emission Vehicle Act* establishing a regulatory framework requiring manufacturers to ensure an increasing percentage of zero emission EV vehicles are sold in BC with the purpose of cutting greenhouse gas emissions and supporting a broader provincial climate agenda.

The Zero -Emission act was aimed at reducing the use of fossil fuel powered vehicles that are currently responsible for about 25 per cent of global CO2 emissions; the main driver of climate change. The adoption of EVs is also a straightforward way in which ordinary citizens can significantly reduce COs emissions.

By adopting a blanket policy of banning damaged or inoperable EVs from carriage on ferries, BC Ferries is sending a message contrary to the intent of the zero-emission act, and fuelling a misimpression that EVs are problematic, that they pose an inordinate fire hazard, or don't fit the needs of ordinary drivers, especially those on ferry dependant island communities.

Many Gulf Islanders, where EV adoption has been particularly high, say the BC Ferries policy strands EV owners when their vehicles break down and can not be towed on a ferry for repair. Local towing operators and vehicle owners are frustrated by the sudden nature of the BC Ferries policy that was announced without public consultation or consideration of the lack of practical alternatives open to EV owners

BC Ferries' focus, moreover, on the potential fire risk from damaged lithium-ion batteries may add to public fears about EV safety, despite no evidence from Transport Canada of serious incidents of EV fires on ferries in Canada.

There is a perception by many in British Columbia, and elsewhere, that BC Ferries has banned EVs from ferries. This misunderstanding can add to misleading impressions that EVs are unsafe or outright unwelcome in public infrastructure.

The BC Ferries policy may also be compounding larger worries about charging access, costs, and policy direction — making some British Columbians more hesitant or skeptical about embracing EVs. Rather than highlighting the environmental benefits of EVs, the BC Ferries towing policy seems to reinforce a perception that EVs are not practical because if an EV breaks down in an island community, standard ferry transport routes are blocked.

Lastly, when BCFerries issues a policy that differs from existing government policies on EVs it can feed a broader narrative that EV adoption isn't fully "practical yet" in BC.

Sources:

- AMERICAN BUREAU OF SHIPPING: BEST PRACTICES FOR THE TRANSPORT OF EVS (2022)
- BRITISH COLUMBIA FERRY SERVICES INC.
- BC INSTITUTE OF TECHNOLOGY: SCHOOL OF TRANSPORTATION
- CALEDONIAN MACBRAYNE CLYDE & HEBRIDEAN FERRIES.
- DANISH MARITIME ACCIDENT INVESTIGATION BOARD.
- GULF ISLANDS DRIFTWOOD: JULY 08, 2025.
- CLEANBC: OUR NATURE OUR POWER OUR FUTURE.
- INSURANCE CORPORATION OF BC
- INTERNATIONAL MARITIME ORGANIZATION
- INTERNATIONAL UNION OF MARINE INSURANCE
- MARINE ATLANTIC FERRIES
- SCOTTISH FINANCIAL REVIEW
- UNITED KINGDOM MARITIME AND COASTGUARD AGENCY
- VANCOUVER SUN: JULY 07, 2025
- VICTORIA TIMES-COLONIST: JULY 02, 2025
- WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

Appendix:

WASHINGTON STATE FERRIES TRANSPORT FORM FOR DAMAGED HYBRID, ELECTRIC AND ALTERNATE ENERGY VEHICLES (EV).

RE: Bylaw 129

24 February 2026

To the Executive Committee,

I am strongly opposed to Bylaw 129. It is an inferior document to Bylaw 122 and does not support the Trust Policy statement and South Pender's Official Community Plan as vigorously as Bylaw 122. At the very least, a proposed bylaw should be shown to better achieve the goals of the island's OCP and Bylaw 129 does not do so.

Bylaw 129, if enacted paves the way for the construction of larger more intrusive houses set closer together.

This undermines the rural character of South Pender. Larger houses, closer together are typical of an urban community and not a rural one. Rural character would be seriously undermined by the visual intrusiveness of large buildings and loss of privacy and tranquility valued by residents and visitors alike. Larger houses create greater disruption and destruction of the natural environment and would likely put more pressure on the island's scarce and very precious water supply.

Not only does Bylaw 122 better reflect the priorities and goals of the OCP and the trust policy statement it allows for generous house size allowances which significantly exceed the average size of existing dwellings on South Pender Island. Thus, given the trust mandate to ensure that land use is compatible with preservation and protection of the environment and natural amenities, as Bylaw 122 provides a generous house size allowance, the increased house size suggested in Bylaw 129 is completely unnecessary.

During recent decades the population of South Pender Island has increased at a more rapid rate than any other island in the trust area. Pender's rural character is at risk and increasing allowable house sizes and reducing required setbacks together significantly increase that risk.

Bylaw 129 proposes loosened restrictions on development and consequently is not as closely aligned as Bylaw 122 in preserving and protecting the environment, natural amenities, resources and rural character,

My family has been on South Pender Island since 1953. Generations of us have been fortunate enough to have had the experience of life on South Pender Island. I feel like right now we're fighting to preserve what it is that makes South Pender so unique and precious and that the changes proposed in Bylaw 129 if enacted, over time will destroy that. I urge you to refuse to approve Bylaw 129 and give us a chance to preserve the rural integrity and beauty of South Pender Island for ourselves and generations to come.

Thank you for your time and attention.

Daphne Louis



Dear Executive Committee Members,

The key question to be resolved by the Executive Committee is whether Bylaw 129 which would, if approved and adopted, increase house size allowances and reduce side lot setbacks, is contrary to or at variance with the object of the Trust and Trust Policy Statement? A related question is whether Bylaw 129 is consistent with the South Pender Official Community Plan?

For the following reasons we submit that Bylaw 129 is at variance with the Trust Policy Statement and is inconsistent with the South Pender OCP.

The Trust policy statement provides directive policies that require Local Trust Committees to “address certain matters in their Official Community Plans.” The Policy Statement defines “address” as follows: “direct attention to matters in a way that implements the Policy of Trust Council.” (TPS p. 2)

The TPS acknowledges that directive policies “...do not stipulate the specific policies and regulations to be included [in the OCP] because the social and environmental characteristics of the islands vary.” (TPS p.3)

The Executive Committee cannot approve a bylaw if it is contrary to or at variance with a directive policy. Where the Executive Committee approves an OCP provision that implements the policy of Trust Council, that OCP has no effect “...until it is approved by the Minister.” (*Islands Trust Act* S. 27(2)(b))

The Minister’s approval of an OCP provision “is a Crown decision” (Lidstone p. 12) and is only open to challenge through judicial review. As a Crown decision, an OCP provision approved by the Minister is the applicable administrative law provision for the Trust directive policy that gave birth to the OCP provision and was approved by the Executive Committee before being referred to the Minister for final approval.

This accords with S. 15(2)(b) of the *Islands Trust Act* that authorizes the Trust Policy Statement to “...establish different policies for different parts of the Trust Area.” The Minister’s approval of an OCP provision establishes that provision as the applicable administrative law policy for that Trust Area.

Section 478 of the *Local Government Act* requires that all bylaws enacted by the trustees “...must be consistent with the relevant [OCP] Plan.”

As pointed out recently by Lidstone: “... the current Trust Policy Statement poses the environment and carrying capacity of the islands as a limit on growth and development.”

Lidstone cites TPS # 5.2.4 which states:

"Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character."

TPS #5.2.4

Lidstone states that this: "requires that the LTC address the rate of growth and strategies for the management of growth that is compatible with preservation and protection of the environment, natural amenities, resources and community character.

The South Pender LTC addressed this directive policy in part through SP OCP # 2.2.4 which states:

To ensure land use, development, and associated servicing are compatible with the rural island character and that their growth is gradual and sustainable.

Lidstone goes on to state:

Effectively, the Current TPS recognizes that both development and ecosystem protection cannot happen at the same time, especially on small islands with limited carrying capacity. One must limit the other, and the ITA stipulates that the preservation and protection of the unique amenities and environment must be the priority. (p. 9)

In 2022 the former LTC trustees enacted Bylaw 122 to ensure that land use and development was compatible with South Pender's unique rural character that is highlighted by smaller rural and affordable homes built mostly around the sensitive coastal zone. The current average house size is approximately 1,850 Ft.2. Bylaw 122 set the maximum house size allowances to 2,500 ft2 for smaller lots under an acre, and up to 4,000 Ft2 for larger lots. Some argued that Bylaw 122 would allow for accelerated growth and development that, over time, would undermine the rural character of South Pender. Others wanted larger house size allowances mostly for lifestyle preferences.

Bylaw 122 was a compromise. Bylaw 122 fully protected all existing dwellings as legally conforming as of September 15, 2022. Bylaw 122 was duly approved by Trust Executive Committee and incorporated into the SP Land Use Bylaw 114.

The newly elected Trustees attempted to undo Bylaw 122 by repealing its passage retroactively in June 2023. However, the new LTC lacked the jurisdiction to repeal a former bylaw and their attempt failed. So, they then embarked on a 2-year campaign to increase house size allowances and reduce side lot setbacks through a performative consultation process.

The SP trustee's main rationale to take the community through this consultation exercise at taxpayers' expense was to remove the purported effects of legal non-conforming status. However, Trust staff repeatedly assured community members there were no legally non-conforming situations for house size or setbacks because of the former Bylaw 122. However, the demonstrably false narrative was used by trustees to justify the time and expense to undo the house size and setback provisions established through Bylaw 122.

What you now have before you is a convoluted house size allowance table in Bylaw 129 that purports to eliminate the non-existent legal non-conforming status that was fabricated "out of whole cloth."

So Bylaw 129 presents the Executive Committee with at least one dilemma: Is Bylaw 129 consistent with South Pender's OCP?

Former Trustee David Greer said it best in his August 29, 2025, submission to the LTC and now Executive Committee that was co-signed by nine other former SP trustees:

"Each island's bylaws are required by law to be consistent with its OCP. It logically follows that any changes to the land use bylaw should clearly advance those objectives.

The proposed changes, in our view, do the opposite by promoting the conditions for more intrusive and intensive development while at the same time adversely impacting the privacy and tranquillity valued by island residents. As well, Bylaw 129, if approved, is likely to result in further pressure on the island's scarce water supplies, increase energy demands at a time when mitigating greenhouse gas emissions is a priority, and negatively impact threatened island biodiversity."

As Lidstone reminded us: both development and ecosystem protection cannot happen at the same time, especially on small islands with limited carrying capacity. One must limit the other, and the ITA stipulates that the preservation and protection of the unique amenities and environment must be the priority.

Bylaw 129 would have it both ways, or perhaps more accurately, Bylaw 129 attempts to take us in opposite directions at the same time. David Greer points out:

"The proposed amendments appear to diminish rather than enhance our land use bylaw's consistency with our Official Community Plan."

Conclusion

Bylaw 129 - submission to Exec. Ctte. Feb. 25, 2026

OCP policy #2.2.4 requires the LTC to ensure land use, development, and associated servicing are compatible with the rural island character and that their growth is gradual and sustainable. Bylaw 129, if approved and adopted, would do the opposite. OCP #2.2.4 stems from Trust Policy statement #5.2.4 cited above and is the applicable administrative law provision that “implements” the policy of Trust Council.

We also seek a finding from the Executive Committee that Bylaw 129 is at variance with Trust Policy Statement # 5.2.4 and its implementation through OCP policy 2.2.4.

Based on the foregoing we seek a finding from the Executive Committee that Bylaw 129 is inconsistent with the SP OCP and for that reason approval must be refused.

All of the foregoing is respectfully submitted.

Thank you for considering our views.

Paul and Monica Petrie
South Pender Island

Active Projects Report

Executive Committee

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

Activity:

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

Responsible

Clare Frater

Dates

Rec'd: 26-Feb-2020
Target: 01-Nov-2026

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

Activity:

Initiation timeline: Staff drafting underway

Responsible

Clare Frater

Dates

Rec'd: 02-Sep-2020
Target: 31-Mar-2026

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

Activity:

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

Responsible

Rueben Bronee

Dates

Rec'd: 03-May-2023
Target: 31-Mar-2025

Future Projects Report

Executive Committee

1. *Pay Transparency Report Submission & Posting*

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

Responsible

Date Received

Julia Mobbs

11-May-2023

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

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

Responsible

Date Received

Stefan Cermak

12-Mar-2025

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

Initiation timeline TBD

Responsible

Date Received

Clare Frater

12-Mar-2025

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

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

Responsible

Date Received

Clare Frater

12-Mar-2025

Rueben Bronee

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

Initiation timeline: Priority for this Council term

Responsible

Date Received

Clare Frater

12-Mar-2025

Future Projects Report

Executive Committee

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

Future Projects Report

Executive Committee

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