



# Executive Committee

## Revised Agenda

Date: Wednesday, May 6, 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

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	<b>Pages</b>
<b>1. CALL TO ORDER</b>	
<b>2. TERRITORIAL ACKNOWLEDGEMENT</b>	
<b>3. APPROVAL OF AGENDA</b>	
<b>3.1 Introduction of New Items</b>	
<b>3.2 Approval of Agenda</b>	
<b>3.2.1 Agenda Context Notes</b>	
None.	
<b>4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING</b>	
Nothing to report.	
<b>5. ADOPTION OF MINUTES</b>	
<b>5.1 Draft Executive Committee Meeting Minutes of April 15, 2026</b>	5 - 13
For review and adoption.	
<b>6. FOLLOW UP ACTION LIST AND UPDATES</b>	
<b>6.1 Follow Up Action List/Director/CAO Updates</b>	14 - 23
<b>6.2 Local Trust Committee Chair Updates and Reports on Local Advocacy Topics</b>	
<b>6.3 Islands Trust Conservancy Liaison Update</b>	
<b>7. BYLAWS FOR APPROVAL CONSIDERATION</b>	

**7.1 Denman Island Local Trust Committee - Proposed Bylaw No. 259 – Public Notification Bylaw - Request for Decision** 24 - 30

THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 259, cited as "Denman Island Local Trust Committee Public Notification Bylaw No. 259, 2025" in accordance with Section 27 of the *Islands Trust Act*.

**7.2 North Pender Island Local Trust Committee - Bylaw No. 235 - Request for Decision** 31 - 60

THAT the Islands Trust Executive Committee approve North Pender Island Local Trust Committee Bylaw No. 235, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023" in accordance with Section 27 of the *Islands Trust Act*.

**8. ISLANDS TRUST COUNCIL MEETING PREPARATION**

**8.1 Executive**

**8.1.1 Draft June Islands Trust Council 3-Day Schedule** 61 - 62

**8.2 Trust Area Services**

**8.3 Planning Services**

**8.4 Financial and Employee Services**

**8.5 Legislative and Information Services**

**8.5.1 Legislative Monitoring Report** 63 - 79

For review and consideration of forwarding to June's Islands Trust Council Quarterly meeting.

**9. COMMITTEE OF THE WHOLE MEETING PREPARATION**

**9.1 Executive**

**9.2 Trust Area Services**

**9.2.1 Draft May 13, 2026 Committee of the Whole Regular Meeting Agenda**

See Appendix A

**9.3 Planning Services**

**9.4 Financial and Employee Services**

**9.5 Legislative and Information Services**

**10. EXECUTIVE COMMITTEE PROJECTS**

**10.1 Trust Council Initiated**

**10.1.1 Executive**

**10.1.2 Trust Area Services**

<b>10.1.2.1</b>	<b>Strategic Plan Survey 2026 - Briefing</b>	80 - 84
<b>10.1.2.2</b>	<b>2025/26 Annual Report - Approval of Executive Committee Sections - Request for Decision</b>	85 - 106

THAT Executive Committee approve the following sections of the annual report:

1. Preamble
2. Accomplishments
3. Reconciliation and Relationship Building
4. Executive Committee
5. Legislative Services
6. Climate Action
7. Bowen Island Municipality
8. Advocacy
9. Policy Statement Amendment Project
10. Delegations and Presentations
11. Bylaw Compliance and Enforcement

for inclusion in the 2025/26 Annual Report for approval by Islands Trust Council and submission to the Minister of Housing and Municipal Affairs.

- 10.1.3 Planning Services**
- 10.1.4 Financial and Employee Services**
- 10.1.5 Legislative and Information Services**

**10.2 Executive Committee Initiated**

- 10.2.1 Executive**
- 10.2.2 Trust Area Services**

<b>10.2.2.1</b>	<b><i>Advancing Engagement with the Province on Resourcing for First Nations Relationship Building - Briefing</i></b>	<b>107 - 108</b>
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- 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**

11.1.1	<b>Mount Arrowsmith Biosphere Region (MABR) Roundtable - Briefing</b> Chair Patrick	109 - 111
11.2	<b>Trust Area Services</b>	
11.3	<b>Planning Services</b>	
11.4	<b>Financial and Employee Services</b>	
11.5	<b>Legislative and Information Services</b>	
12.	<b>CORRESPONDENCE (for information unless raised for action)</b>	
12.1	<b>2026-04-20 Union of BC Municipalities – Regional Community to Community (C2C) Program – 2026/27 Intake</b>	112 - 114
12.2	<b>2026-05-14 Saanich Inlet Roundtable Meeting Agenda</b>	115 - 115
12.3	<b><i>2026-05-05 Bowen Island Mayor Leonard - Re: Agenda Item 10.2.2.1 – Staff Briefing on First Nations Engagement Resourcing</i></b>	<i>116 - 118</i>
13.	<b>WORK PROGRAM</b>	
13.1	<b>Review and amendment of current work program</b>	119 - 122
	For review and consideration of forwarding to the June Islands Trust Council Quarterly meeting.	
14.	<b>NEXT MEETING</b>	
	The next Executive Committee meeting will take place electronically on Wednesday, June 3, at 9:15 a.m.	
15.	<b>CLOSED MEETING (If needed)</b>	
16.	<b>ADJOURNMENT</b>	



## **Executive Committee Minutes of a Regular Meeting**

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

**Members Present:** Timothy Peterson, Acting-Chair, Lasqueti Island Local Trust Area  
Tobi Elliott, Vice-Chair, Gabriola Island Local Trust Area  
David Maude, Vice-Chair, Mayne Island Local Trust Area

**Staff Present:** Rueben Bronee, Chief Administrative Officer  
Stefan Cermak, Director, Planning Services  
Clare Frater, Director, Trust Area Services  
David Marlor, Director, Legislative and Information Services  
Derek Cockburn, Acting Director, Financial and Employee Services  
Julia Mobbs, Director, Financial and Employee Services  
Joe Elliott, Senior Indigenous Relations Advisor  
Alexandra Trifonidis, Executive Coordinator

**Member Regrets:** Laura Patrick, Chair, Salt Spring Island Local Trust Area

**Guests and members of the public present:** Lisa Gauvreau, Chair, Islands Trust Conservancy Board  
Tanner Timothy | nənqəm, Vice-Chair, Islands Trust Conservancy Board  
Jeannine Georgeson, Islands Trust Conservancy Board Member  
Risa Smith, Islands Trust Conservancy Board Member  
Susan Yates, Islands Trust Conservancy Board Member

No members of the public were present.

### **1. CALL TO ORDER**

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

### **2. TERRITORIAL ACKNOWLEDGEMENT**

Acting-Chair Peterson acknowledged that the lands and waters of the Islands Trust Area have been home to Indigenous Peoples since time immemorial, and noted that the *K'omoks Treaty Act* had been tabled in the British Columbia Legislature.

Trustees and staff were introduced.

### **3. APPROVAL OF AGENDA**

#### **3.1 Introduction of New Items**

No new items were introduced.

**3.2 Approval of Agenda**

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

3.2.1 Agenda Context Notes

Received for information.

**4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING**

Nothing to report.

**5. ADOPTION OF MINUTES**

**5.1 Draft Executive Committee Meeting Minutes of March 25, 2026**

**By general consent** the Executive Committee minutes of March 25, 2026 were adopted presented.

**6. FOLLOW UP ACTION LIST AND UPDATES**

**6.1 Follow Up Action List/Director/CAO Updates**

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

A question was raised regarding whether Islands Trust had provided comment on the *Heritage Conservation Act* Transformation Project. Staff clarified that individual staff members had provided comments, but confirmed Islands Trust, as an organization, had not. Discussion ensued regarding which version of the *Act* previous comments had addressed, as well as the staff resources required to facilitate the provision of feedback on the most recent version prior to the April 23, 2026 deadline for receiving comments.

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

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

**6.3 Islands Trust Conservancy Liaison Update**

No update was provided, as it was noted the Islands Trust Conservancy Board is joining later in the meeting.

Vice-Chair Elliott stated the following motion in relation to the discussion during Item 6.1.

**EC-2026-048**

**It was MOVED and SECONDED,**

that Executive Committee request Islands Trust Planning Services to contribute input to the proposed policy directions for the *Heritage Conservation Act* transformation project, introduced in the March 2026 technical paper, before April 23.

The question on the motion was then called,

**CARRIED**

**7. BYLAWS FOR APPROVAL CONSIDERATION**

**7.1 Gabriola Island Local Trust Committee - Bylaws 321 and 322 - Request for Decision**

The Director of Planning Services spoke to the Request for Decision and noted that staff and the Local Trust Committee recommend its approval.

**EC-2026-049**

**It was MOVED and SECONDED,**

that the Islands Trust Executive Committee approve Gabriola Island Local Trust Committee Bylaw No. 321, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025” in accordance with Section 27 of the *Islands Trust Act*.

**CARRIED**

**EC-2026-050**

**It was MOVED and SECONDED,**

that the Islands Trust Executive Committee approve Gabriola Island Local Trust Committee Bylaw No. 322, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025” in accordance with Section 27 of the *Islands Trust Act*.

A question was raised regarding the format of the referral response form included in the bylaw information. Staff clarified that this would not be the final product.

The question on the motion was then called,

**CARRIED**

**8. TRUST COUNCIL MEETING PREPARATION - None**

**9. COMMITTEE OF THE WHOLE MEETING PREPARATION - None**

**10. EXECUTIVE COMMITTEE PROJECTS**

**10.1 Trust Council Initiated**

10.1.1 Executive - None

10.1.2 Trust Area Services

10.1.2.1 Educational Webinar for Realtors - Request for Decision

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

# DRAFT

A question was raised regarding whether this was a new project. Staff clarified that it is part of the existing MapIt project and not a new project.

A further question was raised regarding trustee participation, and staff clarified that their participation is welcomed.

Discussion ensued on:

- what written materials, if any, would supplement the webinar; and
- assistance from trustees in promoting attendance among local realtors.

## **EC-2026-051**

**It was MOVED and SECONDED,**

that Executive Committee request staff to plan and host an educational webinar for realtors working in the Islands Trust Area.

The question on the motion was then called,

**CARRIED**

10.1.3 Planning Services - None

10.1.4 Financial and Employee Services - None

10.1.5 Legislative and Information Services - None

## **10.2 Executive Committee Initiated**

10.2.1 Executive - None

10.2.2 Trust Area Services - None

10.2.3 Planning Services - None

10.2.4 Financial and Employee Services - None

10.2.5 Legislative and Information Services

10.2.5.1

Change of Dates for Regional Planning Committee and Trust Programs Committee November Meetings - Request for Decision

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

A question was raised regarding the feasibility of holding back-to-back meetings. Staff clarified that this was feasible, while noting there were some unknown factors, such as the composition of new committee members following the election.

**EC-2026-052**

**It was MOVED and SECONDED,**

that Executive Committee request the Trust Programs Committee to reschedule November 26, 2026, Trust Programs Committee meeting to January 7, 2027, and that Executive Committee request the Regional Planning Committee to reschedule the November 27, 2026, Regional Planning Committee meeting to January 8, 2027.

The question on the motion was then called,

**CARRIED**

**11. NEW BUSINESS**

**11.1 Executive/Trust Council - None**

**11.2 Trust Area Services**

**11.2.1 2026/27 Communications Strategy - Request for Decision**

The Director of Trust Area Services spoke to the Request for Decision noting it is an update to the previous communication strategy.

Discussion ensued on:

- the use of the word “services” and its definition in this context as all-encompassing.
- a suggestion to add the word “projects” to the phrase “...governance, program, services...” in the second paragraph of Section 1 (Context).
- whether emerging issues should be analysed by source or treated uniformly with regards to Section 3 (Goals), under Section 1.1.
- concerns regarding purposeful misinformation and its potential impact.

**EC-2026-053**

**It was MOVED and SECONDED,**

that Executive Committee approve the 2026/27 Islands Trust Communications Strategy, as amended, and forward to Trust Council for information.

The question on the motion was then called,

**CARRIED**

**11.3 Planning Services - None**

**11.4 Financial and Employee Services - None**

**11.5 Legislative and Information Services - None**

**12. CORRESPONDENCE (for information unless raised for action)**

## DRAFT

### 12.1 2026-03-25 BC Geographical Names Office - Name Change NE Point of Tumbo Island

Vice-Chair Maude provided historical context regarding the name change.

**By general consent** item 12.1 was forwarded to Islands Trust Council.

### 12.2 2026-03-25 Rural Islands Economic Partnership - Islands Trust Secretariat 2026/27

Received for information.

#### 12.2.1 2026-04-01 Rural Islands Economic Partnership - Islands Trust Secretariat 2026/27 – Resubmitted

The Committee raised a question regarding funding allocated to the Secretariat Services function. Staff clarified that the Islands Trust Council had budgeted \$7,000.

A subsequent question was raised regarding forwarding the correspondence to the Islands Trust Council, along with a request for decision outlining funding options, including overspending.

#### **EC-2026-054**

**It was MOVED and SECONDED,**

that Executive Committee request staff to provide a request for decision with options regarding overspending with regards to the secretariate services function.

The question on the motion was then called,

**CARRIED**

### 12.3 2026-03-27 My Sea to Sky - Initial comments on FortisBC's application to amend waste discharge permit PE-110163

**By general consent** item 12.3 was forwarded to Islands Trust Council.

### 12.4 2026-04-02 Southern Resident Killer Whale Bulletin

Received for information.

### 12.5 2026-04-10 Saanich Inlet Roundtable - Next Meeting - May 14, 2026

Received for information.

## 13. WORK PROGRAM

### 13.1 Review and amendment of current work program

Received for information.

## 14. NEXT MEETING

**DRAFT**

The next Executive Committee meeting will take place electronically on Wednesday, May 6, at 9:15 a.m.

**14.1 Location Change of Executive Committee Meetings till End of the Current Term**

**EC-2026-055**

**It was MOVED and SECONDED,**

that Executive Committee request staff change the location of the following Executive Committee meetings from Islands Trust Victoria Office to electronic:

- Wednesday, June 3, 2026;
- Wednesday, July 29, 2026;
- Wednesday, August 26, 2026; and,
- Wednesday, October 28, 2026.

A question was raised as to whether trustees could participate in person at their own expense, and staff clarified that this was okay.

The question on the motion was then called,

**CARRIED**

**EC-2026-056**

**It was MOVED,**

that Executive Committee request staff change the location of the following Executive Committee meetings from in-person to hybrid:

- Tuesday, June 16, 2026; and,
- Wednesday, September 9, 2026.

A question was raised regarding the use of the language “hybrid” in the motion. Staff clarified that there are two forms of meetings in the Islands Trust Meeting Procedures Bylaw; in person or electronic. Discussion ensued on the differences between in-person and electronic meetings with regards to public participation.

**EC-2026-056**

**It was MOVED and SECONDED,**

that Executive Committee request staff change the location of the following Executive Committee meetings from in-person to electronic:

- Tuesday, June 16, 2026; and,
- Wednesday, September 9, 2026.

The question on the motion was then called,

**CARRIED**

**15. CLOSED MEETING**

No closed meeting was held.

The Committee recessed for break at 10:37 a.m. and reconvened at 1:00 p.m.

**16. ISLANDS TRUST CONSERVANCY BOARD JOINT SESSION**

The Executive Committee was joined by members of the Islands Trust Conservancy Board to discuss the agenda items under this category.

The Islands Trust Conservancy Chair introduced the Islands Trust Conservancy Board members.

**16.1 Islands Trust Conservancy 5-year Plan – Update**

The Islands Trust Conservancy Chair provided an update on the Islands Trust Conservancy’s work on the 5-year Plan, noting the plan is expected to be submitted to the province by December 2027, and the direction the organization is headed.

Discussion ensued on the following:

- Providing an update to Islands Trust Council
- Engagement with other entities in the Trust Area

**16.2 Policy 6.10.4 Islands Trust/Islands Trust Conservancy Board Communications - Discussion**

The Islands Trust Conservancy Chair spoke to Policy 6.10.4, specifically section 1. (Communications with Trust Council) which states that the Islands Trust Conservancy Board will provide an annual workshop at Trust Council meetings.

Discussion ensued on considerations for workshop content, including:

- The potential need for essential staff to support both bodies, including a biologist as a shared resource between the Islands Trust and the Islands Trust Conservancy Board
- Timing of the workshop, including the possibility of holding it at the first Islands Trust Council meeting of the new term in November
- Budgetary needs of the Conservancy
- Workshop format, including a more creative approach to communicating the Conservancy’s role and work
- Recognition of the Conservancy as a key expression of the mandate, with strong public support and established relationships with local and conservation partners
- Sending information to the Trustee Orientation Working Group for further consideration
- The importance of increased First Nations representation on the Board

**16.3 Whistleblower Policy for Islands Trust and Islands Trust Conservancy Staff and Trustees – Briefing**

# DRAFT

The Chief Administrative Officer spoke to the Briefing and summarized the information within.

Discussion ensued on measures in place in lieu of a policy.

## 16.4 Islands Trust Conservancy Growth - What it Means Going Forward - Discussion

The Islands Trust Conservancy Chair spoke to growth in regards to both land and donations.

Discussion ensued on the following topics:

- New models, ways of thinking, and approaches
- Increasing organizational work
- The importance of operating as a unified organization rather than individually
- Capacity to support growth, both financially and through other means
- Full cost accounting, including health, social, and biological considerations
- Patterns of growth
- The use of storytelling to attract aligned funders
- Development of a growth model
- The importance of climate change and conservation stewardship at this time
- Engagement with Island Trust Council regarding the Conservancy's role in fulfilling the Islands Trust mandate
- Publishing *The Heron* for its impact, particularly as it includes landholder stories
- The value of working collaboratively
- Drawing on other examples and initiatives as resources
- The need for further discussion through less formal avenues

## 17. ADJOURNMENT

The meeting adjourned at 2:02 p.m.

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**Timothy Peterson, Acting-Chair**

**CERTIFIED CORRECT:**

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**Alexandra Trifonidis, Executive Coordinator and Recorder**

**Minutes are not official until adopted at a subsequent meeting.**

## Follow Up Action Report

### Executive Committee

#### Chief Administrative Officer

Progress	Activity	Responsibility	Dates	Status
75%	1 Explore future education/workshop sessions on decision-making to benefit trustees. <b>Deferred to next council term per decision of EC Feb 25, 2026.</b>	Rueben Bronee	Meeting: 24-May-2023 Target: 13-Mar-2026	In Progress
100%	2 Staff to work with the Chair to provide a response to the Transport Canada discussion paper regarding potential regulations to increase access to marine emergency services and improve response to pollution incidents.	Rueben Bronee	Meeting: 25-Mar-2026 Target: 17-Apr-2026	Completed
100%	3 Staff to complete the necessary tasks in order to change the following Executive Committee meeting dates from in-person to electronic: ·Wednesday, June 3, 2026; ·Wednesday, July 29, 2026; ·Wednesday, August 26, 2026; ·Wednesday, October 28, 2026; ·Tuesday, June 16, 2026; and, ·Wednesday, September 9, 2026.	Rueben Bronee	Meeting: 15-Apr-2026 Target: 17-Apr-2026	Completed
100%	4 Staff to forward the following pieces of correspondence to the June Trust Council agenda: ·12.1 2026-03-25 BC Geographical Names Office - Name Change NE Point of Tumbo Island ·12.3 2026-03-27 My Sea to Sky - Initial comments on FortisBC's application to amend waste discharge permit PE-110163	Rueben Bronee	Meeting: 15-Apr-2026 Target: 17-Apr-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. <b>DEFERRED: Not yet started. Trust Council December 2025 resolution to not start new work this term.</b>	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.	David Marlor	Meeting: 12-Apr-2022 Target: 16-Jun-2026	In Progress
25%	3 Implement the Executive Committee approved "The Role of the Trust" webinar project charter.	Clare Frater David Marlor	Meeting: 05-Jun-2024 Target: 17-Oct-2026	In Progress
50%	4 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

## Follow Up Action Report

### Executive Committee

#### Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	5 Staff to draft options for an updated version of Policy 6.12.2 UBCM/AVICC MEMBERSHIP AND RESOLUTIONS. <b>This will be undertaken as part of the Governance Committee on-going project to review and update TC policies.</b>	David Marlor	Meeting: 17-Jun-2025 Target: 09-Sep-2026	In Progress
75%	6 Staff will review the Resolution Without Meetings (RWMs) policy further and report back with findings and recommendations. <b>Being undertaken and will go to GC and then to EC and TC. Expected to TC in June 2026.</b>	David Marlor	Meeting: 02-Jul-2025 Target: 09-Sep-2026	In Progress
50%	7 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. <b>Underway and will come to June 2026 Trust Council.</b>	David Marlor	Meeting: 29-Oct-2025 Target: 02-Jun-2026	In Progress
100%	8 Staff to come back with dates for the Regional Planning Committee and Trust Programs Committee November Meetings, for consideration of forwarding to the June Islands Trust Council Quarterly Meeting agenda.	David Marlor	Meeting: 25-Mar-2026 Target: 15-Apr-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 contribute input to the proposed policy directions for the Heritage Conservation Act transformation project, introduced in the March 2026 technical paper, before April 23.	Stefan Cermak	Meeting: 15-Apr-2026 Target: 22-Apr-2026	Completed
100%	3 Staff to inform the relevant planning staff that: ·the Islands Trust Executive Committee approved Gabriola Island Local Trust Committee Bylaw No. 321, cited as "Gabriola Island Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025" in accordance with Section 27 of the Islands Trust Act. ·that the Islands Trust Executive Committee approved Gabriola Island Local Trust Committee Bylaw No. 322, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025" in accordance with Section 27 of the Islands Trust Act.	Stefan Cermak	Meeting: 15-Apr-2026 Target: 15-Apr-2026	Completed
100%	4 Staff to put the following information on their upcoming respective committee agenda for review and consideration: ·Regional Planning Committee to reschedule their November 27, 2026, meeting to January 8, 2027	Stefan Cermak	Meeting: 15-Apr-2026 Target: 26-May-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 Derek Cockburn	Meeting: 20-Dec-2023 Target: 15-Jun-2026	In Progress

## Follow Up Action Report

### Executive Committee

#### Director, Trust Area 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 Derek Cockburn	Meeting: 20-Dec-2023 Target: 15-Jun-2026	In Progress
15%	2 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-2027	In Progress
25%	3 Implement the Executive Committee approved "The Role of the Trust" webinar project charter.	Clare Frater David Marlor	Meeting: 05-Jun-2024 Target: 17-Oct-2026	In Progress
10%	4 Staff to develop a protocol agreement in cooperation with Quw'utsun (Cowichan) Nation for Trust Council's consideration.	Clare Frater	Meeting: 24-Jul-2024 Target: 31-Mar-2027	In Progress
0%	5 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. ' <b>This item is proposed as an action in the draft Indigenous Relations Action Plan. Should it remain in the approved Plan, staff recommend this item be removed.</b>	Clare Frater Joe Elliott	Meeting: 18-Jun-2024 Target: 31-Mar-2027	In Progress

## Follow Up Action Report

### Executive Committee

#### Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
49%	6 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: 30-Apr-2026	In Progress
51%	7 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_ŠÁNEC 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%	8 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
50%	9 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
0%	10 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: 03-Jun-2026	In Progress
100%	11 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	Completed
0%	12 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

#### Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	<b>13</b> Staff to prepare a high-level, order-of-magnitude cost estimate for co-developing protocol agreements and for conducting meaningful engagement with all the First Nations with rights and territorial interests in the Trust Area for the significant projects (e.g., Trust Policy Statement and LTC OCP/LUB update projects), to clarify the fiscal implications and to support discussions with senior government regarding funding mechanisms necessary for implementation.	Clare Frater	Meeting: 25-Feb-2026 Target: 03-Jun-2026	In Progress
100%	<b>14</b> Staff to amend the Islands Trust meeting decorum notice to read "Should be clear and concise, and must be respectful." Staff to amend the meeting decorum poster with suggested edits.	Clare Frater	Meeting: 25-Mar-2026 Target: 15-Apr-2026	Completed
100%	<b>15</b> Staff to prepare public communication regarding meeting decorum expectations, with rationale, to distribute to all Local Trust Committee subscriber lists.	Clare Frater	Meeting: 25-Mar-2026 Target: 15-Apr-2026	Completed
0%	<b>16</b> Staff to plan and host an educational webinar for realtors working in the Islands Trust Area.	Clare Frater	Meeting: 15-Apr-2026 Target: 31-May-2026	In Progress
100%	<b>17</b> Staff to put the following information on their upcoming respective committee agenda for review and consideration: ·Trust Programs Committee to reschedule their November 26, 2026, meeting to January 7, 2027	Clare Frater	Meeting: 15-Apr-2026 Target: 26-May-2026	Completed
49%	<b>18</b> Staff to finalize the communications strategy and implementation plan and forward to Trust Council for their information.	Clare Frater	Meeting: 15-Apr-2026 Target: 26-May-2026	In Progress

## Follow Up Action Report

### Executive Committee

#### Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
0%	<p><b>19</b> Staff to provide a request for decision with options regarding overspending with regards to the Secretariate Services function and forward to Trust Council for their information and consideration. Attach correspondence to RFD: 12.2.1 2026-04-01 Rural Islands Economic Partnership - Islands Trust Secretariat 2026/27 - Resubmitted</p>	Clare Frater	Meeting: 15-Apr-2026 Target: 26-May-2026	In Progress

## Follow Up Action Report

### Executive Committee

#### Senior Indigenous Relations Advisor

Progress	Activity	Responsibility	Dates	Status
0%	<p>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.'</p> <p><b>This item is proposed as an action in the draft Indigenous Relations Action Plan. Should it remain in the approved Plan, staff recommend this item be removed.</b></p>	<p>Clare Frater Joe Elliott</p>	<p>Meeting: 18-Jun-2024 Target: 31-Mar-2027</p>	In Progress
51%	<p>2 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_ŠÁNEC Leadership Council Society, to develop an agreement for Trust Council consideration.</p>	<p>Clare Frater Joe Elliott</p>	<p>Meeting: 14-May-2025 Target: 08-Sep-2026</p>	In Progress
80%	<p>3 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.</p>	<p>Clare Frater Joe Elliott</p>	<p>Meeting: 14-May-2025 Target: 03-Jul-2026</p>	In Progress
50%	<p>4 Staff to develop a protocol agreement in cooperation with Tsawout First Nation for Trust Council's consideration.</p>	<p>Clare Frater Joe Elliott</p>	<p>Meeting: 14-May-2025 Target: 03-Jul-2026</p>	In Progress



# REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: DE BL 259

3900-03: Public Notification  
Bylaw

DATE OF MEETING: May 6, 2026  
 TO: Islands Trust Executive Committee  
 FROM: Nadine Mourao, Legislative Clerk  
 SUBJECT: Denman Island Local Trust Committee - Proposed Bylaw No. 259 – Public Notification Bylaw

## RECOMMENDATION

1. THAT the Islands Trust Executive Committee approve Denman Island Local Trust Committee Bylaw No. 259, cited as "Denman Island Local Trust Committee Public Notification Bylaw No. 259, 2025" in accordance with Section 27 of the *Islands Trust Act*.

## DIRECTORS COMMENTS

Denman Island Local Trust Committee referred Bylaw No. 259 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:

In addition to the default requirement of newspaper advertising, local trust committees are already posting notices on our website and email notification service. Adoption by local trust committees of a bylaw similar to the model would simplify our administrative processes and reduce costs.

### Financial:

Adoption by local trust committees of a Public Notice Bylaw similar to the model will result in a reduction in costs generally as it will remove the need to advertise in print newspapers.

### Policy:

There are no policy implications. Trust Council policy deems that Administrative bylaws are consistent with the Islands Trust Policy Statement.

### Implementation and Communications:

Staff post the new bylaw on the Islands Trust website, and staff would be made aware of the new public notification process.

### First Nations:

There are no First Nations relations implications.

### Other:

There are no other implications.

## PURPOSE

The purpose of bylaw is to provide the local trust committees with a draft bylaw for Public Notification that is based on the model approved by Trust Council.

## **BACKGROUND**

The Community Charter establishes the requirements for publishing public notice where public notices are required by the *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 local area.

Section 94.2 of the *Community Charter* gives local governments, including local trust committees, the authority to adopt public notice bylaws. If a local trust committee adopts a Public Notice Bylaw, the local trust committee is required to publish notices by all the methods specified in that bylaw. Local trust committees that do not adopt a Public Notice Bylaw are required to continue to follow the default publication rules under Section 94.1 of the *Community Charter*.

When adopting a Public Notice Bylaw, the local trust committees are 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 Notice Bylaw, local trust committees 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 local trust committees 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. On-line print newspaper 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. These are recommended, however, Trust Council recognizes that there may be other conditions on the islands that may warrant a different method.

At its June 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. As these are recommendations, and each local trust committee must consider the reliability, suitability and accessibility of the form of notice for their islands, variation on the recommendation may be considered.

Proposed Bylaw No. 259 now requires Executive Committee approval prior to adoption.

**RELEVANT POLICY(S):**

- [Section 94 and Section 94.2 of the Community Charter](#)
- [Community Charter Public Notice Regulation](#)
- [Trust Council Policy 4.1.16 Model Public Notice Bylaw](#)

**ALTERNATIVE**

**1. Determine that the bylaw is inconsistent with 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 Denman Island Local Trust Committee Bylaw No. 259, cited as "Denman Island Local Trust Committee Public Notification Bylaw No. 259, 2025" is inconsistent 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.*

Submitted By:	Nadine Mourao, Legislative Clerk	April 29, 2026
Concurrence:	Stefan Cermak, Director Planning Services	April 29, 2026

**ATTACHMENTS**

1. EC Submission Cover
2. EC General Checklist
3. Proposed Denman Island LTC Bylaw No. 259



Local Trust Committee Bylaws  
Submission for Executive committee Approval

Local Trust Committee: Denman Island Local Trust Committee

Bylaw No.: DE-259

Bylaw Type: Administration Bylaw

Date of resolution referring bylaw to Executive Committee: 16-Dec-2025

- 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**

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**Policy Checklist**

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**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)**

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- 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**

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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

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Completed By: Nadine Mourao

## Status

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

Reading: 17-Mar-2026

Third Reading





# REQUEST FOR DECISION

LOCAL TRUST COMMITTEE BYLAW SUBMISSION

File No.: 3900-04-08  
Raptor Nest Mapping DPA

DATE OF MEETING: May 6, 2026  
TO: Islands Trust Executive Committee  
FROM: Brad Smith, Island Planner  
SUBJECT: North Pender Island Local Trust Committee – Bylaw No. 235

## RECOMMENDATION

- 1. THAT the Islands Trust Executive Committee approve North Pender Island Local Trust Committee Bylaw No. 235, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023” in accordance with Section 27 of the *Islands Trust Act*.**

## DIRECTORS COMMENTS

North Pender Island Local Trust Committee has referred Bylaw No. 235 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 **North Pender Island Local Trust Committee** regarding the Executive Committee decision by **May 8, 2026**.

### Other

None

## **PURPOSE**

North Pender Island Local Trust Committee Bylaw No. 235, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023” (Attachment 6) is intended to replace the current Official Community Plan No. 171 (OCP) Development Permit Area 7 Raptor and Heron Nests (DPA 7) section with an amended section that updates DPA 7 provisions. The update will better align with more recent provincial best practices for raptor and heron conservation, and replaces the existing Schedule O map with a new Schedule O map showing proposed updated nest tree locations and their associated buffer areas based on provincial guidelines.

## **BACKGROUND**

### **North Pender Island Local Trust Committee Bylaw No. 235**

At the May 26, 2023 regular meeting the LTC directed staff to proceed with the project and to draft amending Bylaw No. 235.

Proposed Bylaw No. 235 was given first reading on October 3, 2025 and second and third reading on April 10, 2026. A community information meeting and public hearing were held on April 10, 2026, prior to the LTC considering second and third reading.

The LTC considered and determined that proposed Bylaw No. 235 is not contrary to or at variance with the Islands Trust Policy Statement at the October 3, 2025 LTC meeting.

### **Issues Relating to Provincial Interest**

Proposed Bylaw No. 235 was referred to Parks Canada, Ministry of Housing and Municipal Affairs, Ministry of Water, Land and Resource Stewardship – Wildlife Branch, Capital Regional District – Building Inspection and Planning and Protective Services, Pender Islands Parks and Recreation Commission, Islands Trust Conservancy, Pender Islands Conservancy and Mayne, Salt Spring, North and South Pender Local Trust Committees for comment.

The Pender Island Conservancy has responded in support of the proposed updates. The Islands Trust Conservancy has responded in support and provided comments regarding the potential addition of seasonal buffering areas for Screech Owls and ‘other raptors’ in accordance with provincial best practices; the bylaw has been updated to include those additional buffer areas.

Ministry of Housing and Municipal Affairs deferred all comments on the ecological and environmental aspects of raptor and heron nest protection to the Ministry of Water, Land, and Resource Stewardship. CRD responded with no concerns.

Mayne, Salt Spring, North and South Pender Local Trust Committees responded that interests are unaffected.

### **Issues Relating to First Nation Interest**

Proposed Bylaw No 235 was referred to the following First Nations:

- Cowichan Tribes
- Halalt First Nation
- Lyackson First Nation

- Malahat First Nation
- Pauquachin First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Snuneymuxw First Nation
- Stz'uminus First Nation
- Ts'uubaa-asatx Nation (Lake Cowichan)
- Tsartlip First Nation
- Tsawout First Nation
- Tsawwassen First Nation
- Tseycum First Nation
- WSANEC Leadership Council

Tsawwassen First Nation (TFN) and Malahat First Nation responded with no concerns. Ts'uubaa-asatx Nation, defers to any Nation(s) whose title and governing authorities are directly affected but retain the right to provide input should greater interests be identified in the future.

No other responses were received from First Nations.

#### **Issues Relating to Resources and Enforcement**

None.

#### **Public Comments**

None received prior to publishing of staff report.

#### **Staff Comments**

The Executive Committee is being asked to approve proposed Bylaw No. 235, in accordance with Section 27 of the *Islands Trust Act*. The recommendation is supported as:

- 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 holding of a public hearing.

#### **KEY ISSUES/CONCEPTS**

- Raptor and heron nest DPA mapping has not been updated since 2010;
- The proposed bylaw amendments are consistent with the recommendations of a professional biologist and current provincial best practices in respect of raptor and heron protection;
- Significant public and property-owner engagement has been completed and the mapped nest trees have been verified through two field seasons; and,
- As this is an OCP amendment, staff will send to the Ministry of Housing and Municipal Affairs for approval following Executive Committee approval and prior to final adoption.

**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 North Pender Island Local Trust Committee in writing that the Executive Committee considers that Bylaw No. 235, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023” is contrary to or at variance with the Islands Trust Policy Statement for [INSERT REASONS], and advise the North Pender Island Local Trust Committee on steps needed to address the specified issues.*

Submitted By:	Brad Smith, Island Planner	April 22, 2026
Concurrence:	Stefan Cermak, Director, Planning Services	April 29, 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. 235
7. First Nations follow-up Tracking



Local Trust Committee Bylaws  
Submission for Executive committee Approval

Local Trust Committee: North Pender Island Local Trust Committee

Bylaw No.: NP-235

Bylaw Type: Official Community Plan Bylaw

Date of resolution referring bylaw to Executive Committee: 10-Apr-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 \_\_\_\_\_

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Trust Area: North Pender Island Local Trust Committee

Type: Official Community Plan Bylaw

Bylaw No.: NP-235

Application No.:

Trust Initiated: Yes

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**Proofread By:**

Clerk: Yes  
Planner: Yes

Technical Staff: No

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First Reading Date: 03-Oct-2025

Bylaw Sent to Referrals: Yes  
Date Proposed Bylaw to Web: 09-Dec-2024

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**Resolutions:**

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

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**Secretary Signature Block:**

Secretary's Signature: Chonk, Jas

Date: 20-Mar-2026

File complete and ready for Public review: Yes

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**Public Hearings:**

Location: St. Peter's Anglican Hall  
Proofread By: Chonk, Jas

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Legal Paper: Gulf Island Driftwood  
First Publish Date:

Second Publish Date:

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Alternate Paper: The Pender Post  
First Publish Date: 01-Mar-2026

Second Publish Date:

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Mailout Date:  
Second Reading Date: 10-Apr-2026

Delivery Notices:  
Date Public Hearing Held: 10-Apr-2026  
Third Reading Date: 10-Apr-2026



Referrals: Bylaw NP-235

Agency	Sent	Received
<b>Capital Regional District - All Referrals Aggie Chan and Jessica Arnet</b> 625 Fisgard Street: Aggie Chan <i>Comment:</i> Regional Parks - No impact on interests; Integrated Water Services - No comments	16-Dec-2024	27-Jan-2025
<b>Cowichan Tribes</b> 5760 Allenby Rd: <i>Comment:</i> No Comment Received	16-Dec-2024	
<b>Halalt First Nation</b> 7973 Chemainus Rd: Raven August <i>Comment:</i> No Comment Received	16-Dec-2024	
<b>Islands Trust Conservancy</b> <i>Islands Trust Conservancy:</i> K <i>Comment:</i> Please find below, comments from the Islands Trust Conservancy as they relate to the December 16, 2024 referral of NP-BL-235. Thank you for the opportunity to review the information relating to proposed Bylaw 235. Islands Trust Conservancy supports the updating of the Bylaw. Before approving Bylaw 235, 1. The LTC may want to add recommended breeding season buffer zones for Western screech owl, as per the publication: 'Environmental Guidelines for Urban and Rural Land Development in British Columbia: Fact Sheet 12 - Western screech owl' ( <a href="https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/develop-with-care/fact-sheet-12-screech-owl.pdf">https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/develop-with-care/fact-sheet-12-screech-owl.pdf</a> ), which reads, in part: "An additional 200 m 'no disturbance' buffer is recommended during the breeding season (March 15-August 31), when the female and nestlings are even more susceptible to human disturbance." 2. The LTC may want to add more explicit information about recommended breeding season buffers for all other raptors and owls that occur in the Islands Trust Area, as per the publication 'Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013)' ( <a href="https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/raptor_conservation_guidelines_2013.pdf">https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/raptor_conservation_guidelines_2013.pdf</a> ). 3.The LTC may want to amend the map to include an occupied Western screech-owl nest, documented in 2021 on private land (PID 004-459-164), close to the intersection of Corbett Road and Port Washington Road. This occurrence does not appear on Schedule O of the proposed amendment, but is documented by the Province of BC through the Conservation Data Centre. For more details, contact the CDC at <a href="mailto:cdccdata@gov.bc.ca">cdccdata@gov.bc.ca</a> . The Western screech owl ( <i>Megascops kennicottii kennicottii</i> ) is listed as Threatened on Schedule 1 of the Canadian Species at Risk Act.'	16-Dec-2024	20-Jan-2025
<b>Ts'uubaa-asatxNationFirst Nation</b> 313B Deer Road: Carole Livingstone	16-Dec-2024	02-Jan-2025



Referrals: Bylaw NP-235

Agency	Sent	Received
<p><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.</p>		
<p><b>Lyackson First Nation</b>  8017 Chemainus Road: <i>Comment:</i>  No Comment Received</p>	16-Dec-2024	
<p><b>Malahat First Nation</b>  110 Thunder Road, RR4: Heather Adams  <i>Comment:</i> Thank you for your consultation request dated December 16, 2024, regarding the draft Bylaw No. 235 to make amendments to the North Pender Island Official Community Plan No. 171 to update Raptor and Heron Nest Development Permit Area (DPA) mapping and associated provisions. Pender Island is located in the Malahat Nation's traditional territory. At this time and with the information we have been provided, Malahat Nation does not object to the proposed amendments to Community Plan No. 171 (Bylaw 235). We thank you for the continued disclosure for Island Trust's Bylaw amendments.</p>	16-Dec-2024	13-Feb-2025
<p><b>Mayne Island Local Trust Committee</b>  Islands Trust: Jas Chonk  <i>Comment:</i> Interests unaffected by bylaw.</p>	16-Dec-2024	27-Jan-2025
<p><b>Ministry of Municipal Affairs and Housing</b>  <i>Planning and Land Use Management:</i> Kris Nichols  <i>Comment:</i> Ecological Considerations The Ministry of Housing and Municipal Affairs will defer all comments on the ecological and environmental aspects of raptor and heron nest protection to the Ministry of Water, Land, and Resource Stewardship. Their expertise will ensure that environmental considerations are appropriately addressed in the bylaw.</p>	16-Dec-2024	06-Jan-2025
<p><b>Pauquachin First Nation</b>  9010 West Saanich Road: <i>Comment:</i> No  Comment Received</p>	16-Dec-2024	
<p><b>Pender Island Parks and Recreation Commission</b>  PO Box 86: Aggie Chan</p>	16-Dec-2024	

**Referrals: Bylaw NP-235**

Agency	Sent	Received
<i>Comment:</i>		
<b>Pender Islands Conservancy Association</b>	16-Dec-2024	16-Jan-2025
<p><i>Comment:</i> Approval Recommended for Reasons Outlined - The proposed revisions to the Raptor and Heron Nest DPA for North Pender Island bring our OCP into alignment with provincial standards, and those adopted by local governments across the province. They will more effectively protect raptors from disturbance during critical stages in the breeding season; given other concurrent stressors such as avian flu and loss of food resources (e.g. salmon) for many species, these additional protections are needed now more than ever. Current provincial guidelines are informed by stress physiology and an understanding of individual variation in tolerance and sensitivity of birds within populations, and the suggested variation in buffer size in Rural versus Rural Residential areas acknowledges this variation. We applaud the Trustees and staff for their work on this process, and we encourage improved efforts to ensure effective enforcement of this and all DPAs. The leadership you are showing in this process could additionally be extended to better secure other sensitive and threatened ecosystem components such as wetlands to improve the accuracy of their representation in DPAs; currently there are many sensitive ecosystems that are not sufficiently protected, simply because of lack of precision and groundtruthing during the early stages of DPA establishment. This is increasingly essential to maintain and improve biodiversity and resilience of ecosystems and the critical services they provide our community, particularly in the context of climate change.</p>		
<b>Penelakut Tribe</b>	16-Dec-2024	
<i>Comment:</i> No Comment Received		
<b>Salt Spring Island Local Trust Committee</b>	16-Dec-2024	13-Feb-2025
<i>Comment:</i> Interests unaffected by bylaw.		
<b>Saturna Island Local Trust Committee</b>	16-Dec-2024	16-Jan-2025
200 - 1627 Fort Street: Jas Chonk		
<i>Comment:</i> Interests Unaffected by Bylaw.		
<b>Semiahmoo First Nation</b>	16-Dec-2024	
16049 Beach Rd: Chief & Council		
<i>Comment:</i> No Comment Received		
<b>Snuneymuxw First Nation</b>	16-Dec-2024	
668 Centre Street: <i>Comment:</i>		
<b>South Pender Island Local Trust Committee</b>	16-Dec-2024	14-Feb-2025
200 - 1627 Fort Street: Jas Chonk		
<i>Comment:</i> Interests unaffected by bylaw.		
<b>Stz'uminus First Nation</b>	16-Dec-2024	



Referrals: Bylaw NP-235

Agency	Sent	Received
<p>12611A Trans Canada Hwy:  Comment:</p>		
<p><b>Tsartlip First Nation</b>  PO Box 70: Comment: No  Comment Received</p>	16-Dec-2024	
<p><b>Tsawout First Nation</b>  Box 121: CComment: No  Comment Received</p>	16-Dec-2024	
<p><b>Tsawwassen First Nation</b>  1926 Tsawwassen Drive:  Comment: Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time.  However, TFN requests all copies of interim and final environmental reports produced for this project, if they become available.</p>	16-Dec-2024	07-Jan-2025
<p><b>Tseycum First Nation</b>  1210 Totem Lane: Comment: No  Comment Received</p>	16-Dec-2024	



Islands Trust

## POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: **Bylaw No. 235, Raptor Nest DPA Review Project**  
 LTC Endorsement: \_\_\_\_\_

### 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 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
	<b>3.1</b>	<b>Ecosystems</b>
✓	<b>3.1.3</b>	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.
✓	<b>3.1.4</b>	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.
✓	<b>3.1.5</b>	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.
	<b>3.2</b>	<b>Forest Ecosystems</b>
✓	<b>3.2.2</b>	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.
	<b>3.3</b>	<b>Freshwater and Wetland Ecosystems and Riparian Zones</b>
✓	<b>3.3.2</b>	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.
	<b>3.4</b>	<b>Coastal and Marine Ecosystems</b>
N/A	<b>3.4.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	<b>3.4.5</b>	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
	<b>4.1</b>	<b>Agricultural Land</b>
N/A	<b>4.1.4</b>	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	<b>4.1.5</b>	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	<b>4.1.6</b>	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	<b>Forests</b>
✓	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.
✓	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	<b>Wildlife and Vegetation</b>
	4.4	<b>Freshwater Resources</b>
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	<b>Coastal Areas and Marine Shorelands</b>
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	<b>Soils and Other Resources</b>
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
	<b>5.1</b>	<b>Aesthetic Qualities</b>
<b>N/A</b>	<b>5.1.3</b>	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.
	<b>5.2</b>	<b>Growth and Development</b>
✓	<b>5.2.3</b>	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.
<b>N/A</b>	<b>5.2.4</b>	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.
<b>N/A</b>	<b>5.2.5</b>	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.
<b>N/A</b>	<b>5.2.6</b>	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.
	<b>5.3</b>	<b>Transportation and Utilities</b>
<b>N/A</b>	<b>5.3.4</b>	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.
<b>N/A</b>	<b>5.3.5</b>	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.
<b>N/A</b>	<b>5.3.6</b>	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.
<b>N/A</b>	<b>5.3.7</b>	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.
	<b>5.4</b>	<b>Disposal of Waste</b>
<b>N/A</b>	<b>5.4.4</b>	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
	<b>5.5</b>	<b>Recreation</b>
<b>N/A</b>	<b>5.5.3</b>	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.
	<b>5.6</b>	<b>Cultural and Natural Heritage</b>
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.
	<b>5.7</b>	<b>Economic Opportunities</b>
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.
	<b>5.8</b>	<b>Health and Well-being</b>
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.

<b>POLICY STATEMENT COMPLIANCE</b>	
✓	<b>COMPLIANCE WITH TRUST POLICY</b>
	<b>NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:</b>

**Executive Committee**

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**Policy Checklist**

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**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)**

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- 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**

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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**

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Completed By: Jas Chonk

**Status**

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

Reading:

# PROPOSED

## NORTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 235

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### A BYLAW TO AMEND NORTH PENDER ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 171, 2007

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

#### 1. CITATION

This Bylaw may be cited for all purposes as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023”.

#### 2. SCHEDULES

North Pender Island Official Community Plan Bylaw No. 171, 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 3<sup>RD</sup> DAY OF OCTOBER 2025.

PUBLIC HEARING HELD THIS 10<sup>TH</sup> DAY OF APRIL 2026.

READ A SECOND TIME THIS 10<sup>TH</sup> DAY OF APRIL 2026.

READ A THIRD TIME THIS 10<sup>TH</sup> DAY OF APRIL 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

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 235**

**SCHEDULE 1**

The North Pender Island Official Community Plan Bylaw No. 171, 2007, is amended as follows:

1. Subsection 5.2.8 Development Permit Area Seven – Raptor Nests, is deleted in its entirety and replaced with the following:

“5.2.8 DEVELOPMENT PERMIT AREA SEVEN - RAPTOR AND HERON NESTS

5.2.8.1 Development Approval Information

This development permit area is designated as an area for which development approval information may be required as authorized by Section 485(1) of the *Local Government Act*. The designation of these as areas, for which development approval information may be required, is based on the special conditions or objectives supporting the designation of the DPA. Development approval information means information on the anticipated impacts of the proposed activity or development in the form of a report from a qualified professional.

All applications shall be consistent with all requirements established in the fees bylaw, development procedures bylaw and development approval information bylaw adopted by the North Pender Island Local Trust Committee.

5.2.8.2 Designation

Development Permit Area Seven is shown in a generalized representation on Schedule O and includes a minimum 60 metre radius around identified eagle, Great Blue Heron and other raptor nest trees, including for Peregrine Falcons and Osprey.

Development Permit Areas are designated as follows:

- a) For Bald Eagle Nest Trees – the Development Permit Area applies to all mapped trees containing Bald Eagle nests and is:
  - i. a 60 m radius from nest trees in high density areas (lands zoned Rural Residential One in North Pender Island Land Use Bylaw No. 224, 2022.
  - ii. a 100 m radius from nest trees in all other zones in North Pender Island Land Use Bylaw No, 224, 2022.
  
- b) For Great Blue Heron Nest Trees – the Development Permit Area applies to all mapped trees containing Great Blue Heron nests, and is:
  - i. a 200 m radius from nest trees in all zones of North Pender Island Land Use Bylaw No. 224, 2022.
  - ii. an additional 200 m radius from any nest tree during the breeding season of January 15 to September 15.

- c) For Osprey Nest Trees – the Development Permit Area applies to all mapped trees containing Osprey nests and is:
  - i. a 100 m radius from nest trees in all zones of North Pender Island Land Use Bylaw No. 224, 2022.
  - ii. an additional 100 m radius from any nest tree during the breeding season of April 21 to September 5.
  
- d) For Peregrine Falcon Nest Trees – the Development Permit Area applies to all mapped trees containing Peregrine Falcon nests and is:
  - i. a 200 m radius from nest trees in all zones of North Pender Island Land Use Bylaw No. 224, 2022.
  - ii. an additional 100 m radius from any nest tree during the breeding season of March 30 to July 20.

Schedule O depicts all trees designated as raptor and heron nest trees, including appropriate non-nesting and nesting season buffers areas for each tree based on the bird species utilizing each tree as described above.

The definitive designation and delineation of Development Permit Area Seven consists of a digital record compiled by means of air photograph interpretation and verification through field studies. This digital record is stored and maintained in a Geographic Information System (GIS) at the offices of the Islands Trust.

In some instances, exact nesting tree location coordinates have not been field verified. In those cases, where a discrepancy exists between the digital record and the actual location of the nesting tree, the minimum radius distances apply to the actual location of the nesting tree as verified by a qualified professional.

#### 5.2.8.3 Special Conditions or Objectives that Justify the Designation

It is the Object of the Islands Trust to “Preserve and protect the Trust Area and its unique amenities and environment of the Trust Area 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.”

The North Pender Island Local Trust Area contains habitat used by bald eagles, other raptors and great blue herons for nesting and breeding.

Bald Eagles are a regionally significant species and include both resident and wintering birds. Resident eagles establish a territory around a nest, with most pairs using the same site for all their breeding life. Nests are semi-permanent structures which represent a considerable investment of energy. Nest abandonment – either permanent or temporary – can result from tree damage or removal, nest damage or human disturbance during the critical nesting period from January 15 to August 30.

Eagle nest trees requirements are specialized: typically large, very old trees near the water and although second growth trees are sometimes used, most nest trees are Douglas-firs over 150 years of age, usually within one kilometre of the shoreline. Human activity related to logging and land development have resulted in the loss of nest trees, which results in a permanent reduction in the nesting population. Gradual loss of nesting habitat is considered to be the most significant factor affecting bald eagle abundance in B.C. (Province of BC. Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development) and specifically on Vancouver Island and the Gulf Islands, habitats within low-elevation coastal habitats in the Coastal Douglas-fir Biogeoclimatic zone have been degraded by human developments (Province of BC. Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia 2013).

During their breeding season (Feb 5 to Aug 31), especially during early courtship and egg-laying periods, bald eagles are very sensitive to noise disturbances and may abandon their nests and young.

Great Blue Herons are a Species of Special Concern in Canada and are blue-listed in British Columbia. The number of active nests on Vancouver Island and the Gulf Islands averages 525 annually. Bald eagles require large territories and generally locate nest sites 1 km away from another breeding pair. Both species nest near large bodies of water such as lakes, large rivers or the ocean, near their main food source. The loss of available nesting habitat due to human disturbance reduces the birds' ability to reproduce and successfully raise their young.

Great Blue Heron nest sites are concentrated in the Strait of Georgia, with large colonies generally occurring in relatively contiguous forest, fragmented forest or solitary trees and associated with extensive estuarine mudflats and eelgrass beds. Avoid any new disturbance, especially early in the season as herons are particularly susceptible to disturbance. Great Blue Heron breeding window is between January 15 and September 15.

During their breeding season (Jan 15 to Sept 15), especially early in the breeding season, herons are very sensitive to noise disturbances and may abandon their nests and young.

Colonies are dynamic, especially in areas of high disturbance and habitat destruction and human disturbance has been implicated in historical colony abandonment. In particular, disturbance from humans can cause herons to temporarily abandon breeding attempts, allowing predators to take eggs.

The Province of British Columbia recommends a buffer of at least 300 m in undeveloped areas, 200 m in rural areas, and 60 m in urbanized areas for herons. An additional 200 metre 'no disturbance' buffer is recommended during the nesting season, especially for colonies not previously accustomed to people and their activities. (Develop with Care 2014: Fact Sheet #11 - Great Blue Heron: Environmental Guidelines for Urban and Rural Land Development in British Columbia).

Other mapped raptor nest trees include for Ospreys and Peregrine Falcons. Healthy raptor populations are important in maintaining a balance in prey populations. Protection of habitat, including nesting areas, is important in order to maintain raptor populations. The Province of British Columbia recommends a buffer from nest trees of at least 100 m in rural areas for Osprey and 200 m for Peregrine Falcons. An additional 100 metre 'no disturbance' buffer is recommended during the nesting season for Osprey and Peregrine Falcons.

In considering the issuance of a development permit, the LTC should be satisfied that the objectives of the DPA have been met where applicable and may impose conditions where appropriate.

The objective of this development permit area is as follows:

1. To preserve and protect raptor and heron nest trees.

#### 5.2.8.4 Authority

This development permit area is established, pursuant to Section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity. In considering the issuance of a development permit, the LTC should be satisfied that the objective of the DPA has been met where applicable and may impose conditions where appropriate.

#### 5.2.8.5 Applicability

Section 489 of the *Local Government Act* provides that within areas designated as Development Permit Areas in an official community plan:

- (a) land must not be subdivided;
- (b) construction of, addition to or alteration of a building or structure must not be started;
- (c) land must not be altered;

unless the owner first obtains a Development Permit or an exemption under s 488(4) applies.

#### 5.2.8.6 Development Permit Exemptions

The following activities are exempt from any requirement for a development permit. Despite these exemption provisions, owners must satisfy themselves that they meet any other applicable local, provincial or federal requirements.

- a) for certainty: development or alteration of land occurring outside of a development permit area;
- b) the placement of impermanent structures, such as benches, tables and garden ornaments;
- c) submission to the Islands Trust of a written statement from a registered professional biologist with relevant experience, stating that the proposed work would have no impact on any raptor or heron nest tree;
- d) forest management activities on land classified as managed forest land under the *Private Managed Forest Land Act*;
- e) forest management activities on land that is the subject of a valid and subsisting woodlot license or tree farm license under the *Forest Act*;
- f) work undertaken by an agent of the Crown;

- g) gardening and yard maintenance activities within an existing landscaped area, including mowing, pruning, planting and minor soil disturbance that does not alter the general contours of the land;
- h) the removal of dangerous trees that have been examined by an arborist and certified to pose an immediate threat to life or property;
- i) the removal of invasive, non-indigenous trees or vegetation;
- j) the removal of trees or vegetation minimally necessary for the construction of any of the uses, buildings or structures exempted from the requirement for a development permit;
- k) the repair, maintenance, alteration or reconstruction of existing legal or legal non-conforming buildings, structures or utilities provided there is no alteration of undisturbed land or vegetation (building permit may be required);
- l) the repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation of additional impervious surfacing, including paving, asphaltting or similar surfacing;
- m) farm operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in the *Agricultural Land Reserve Use Regulation*; or,
- n) The construction or placement of a small accessory building or structure such as a pump house, gazebo, garden shed or storage structure if all the following apply:
  - i) The accessory building or structure is located entirely within the seasonal buffer;
  - ii) No native trees are removed or land altered by machinery;
  - iii) No building permit is required; and
  - iv) The total area or coverage of the accessory building or structure is less than 10 m<sup>2</sup>.

#### 5.2.8.7 Guidelines

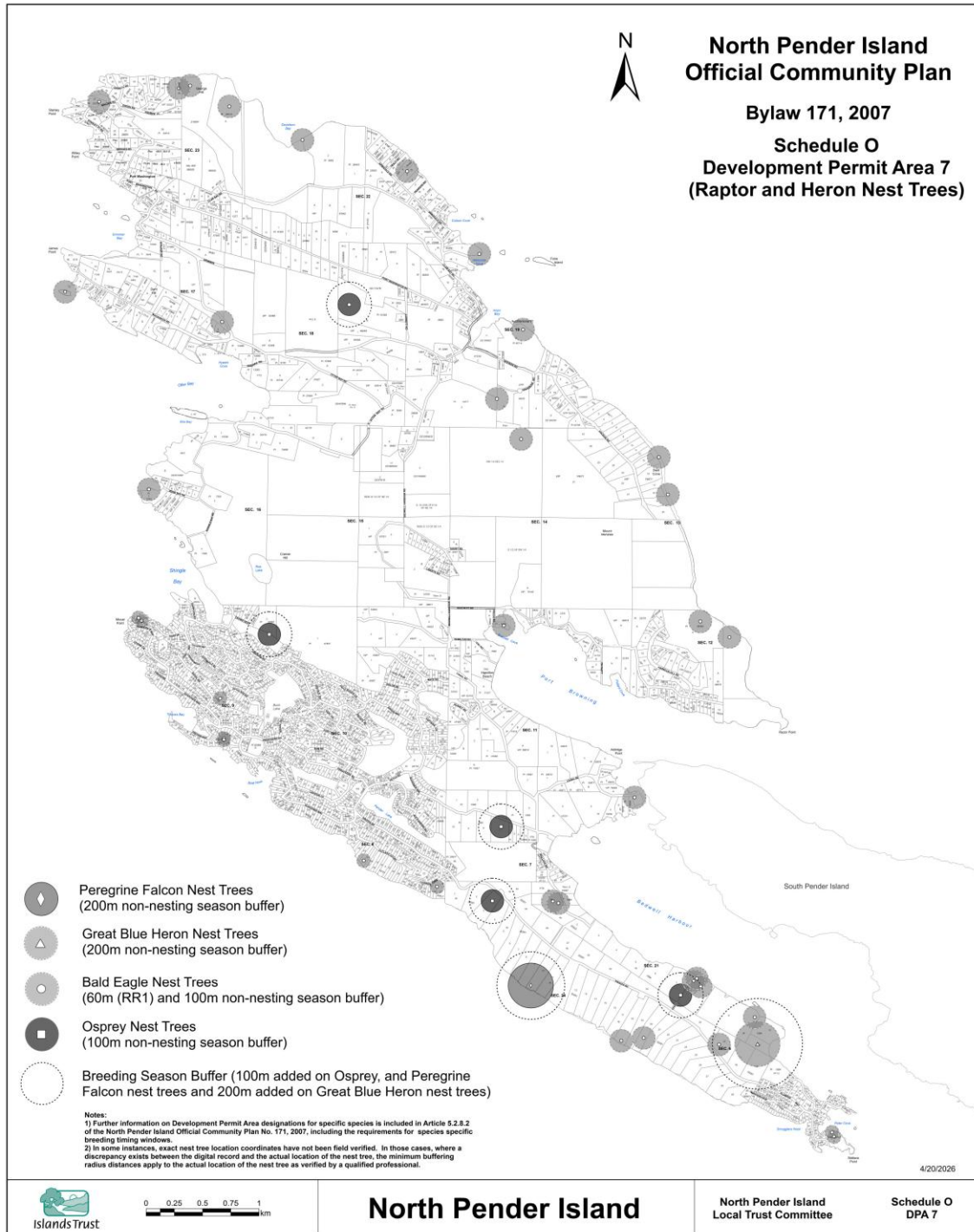
1. Where an application involves a proposal to subdivide land, the layout of proposed lots should be configured in such a manner as to ensure, to the extent practical, that Bald Eagle, other raptor, or Blue Heron nesting trees are protected by clustering lots through lot averaging or bare land strata. Where feasible, the lot containing the nesting tree should be of a sufficient size to accommodate the permitted level of development, including driveway access, septic disposal systems, and accessory uses, in addition to an adequate buffer around the nest tree.
2. Where an application involves proposals to construct or locate new buildings, structures, roads, driveways, utility corridors, or to clear or alter undisturbed land or vegetation in areas within the DPA, development should, where feasible:
  - a) Avoid disturbance of occupied nesting, roosting and feeding areas;
  - b) Consider potential impacts stemming from the construction phase, the intended long-term use of the site, and any cumulative impacts of development in the area;
  - c) Consider the timing of development in respect of minimizing impacts during breeding season timing windows and ensure that species specific breeding season quiet buffers are applied where applicable;
  - d) Retain existing natural habitats suitable for raptors and herons, such as potential or currently unoccupied nesting trees, perches, roosting trees, snags, and trees with cavities;
  - e) Where possible, retain groups of trees rather than isolated single trees to provide an inter-locking canopy;

- f) Maintain an effective buffer of undisturbed vegetation around nest trees. Larger buffer areas may be suitable on larger lots; lesser buffer areas may be suitable in areas of longstanding development, on small lots and where on-going activity has habituated birds to human presence;
  - g) Locate new trails, buildings and roads away from nesting, roosting and foraging areas; and
  - h) Consider restoration or enhancement of key habitat features where they have been disturbed.
3. Permits may include conditions respecting the timing or phasing of development work, including conditions restricting significant work to periods when eggs and young are not present in the nest tree, and restoration or enhancement of key habitat features.
4. Where a qualified professional recommends additional mitigation measures within the DPA based on site-specific observations, permits may include conditions to:
- a) protect trees, cliffs or other specific sites that are in regular use for roosting, perching or feeding; and
  - b) protect primary foraging sites such as shorelines, wetlands, shrubby areas, hedgerows and riparian areas.
5. Where an application involves the development of a primary residence on a previously undeveloped residential parcel, and a significant portion or all of the developable area of the parcel falls within a raptor or heron DPA, development is permitted and should, where feasible:
- a) Be designed and sited in a way that minimizes impacts to raptor and heron activities within the DPA, including siting development outside the DPA where possible; and
  - b) Consider the establishment of a 'residential home plate' as a permit condition that delineates an area within the parcel where residential uses, including dwellings, driveways, and ancillary uses, must be sited.

6. The LTC may consider variances to relax siting, size or subdivision regulations where the variance may result in enhanced protection of a nesting tree or colony or habitat feature.
  2. Part 7 Administration and Implementation Section 7.7(45) is amended by adding the following definition: 'Nest Tree - A mapped tree identified to contain a raptor or heron nest or a mapped tree that has previously been identified to contain a raptor or heron nest and still has the attributes to support nesting activity as determined by a qualified professional.'
  3. Schedule O - Development Permit Area 7 Map (Raptor and Heron Nests) is deleted in its entirety and replaced with an updated Schedule O - Development Permit Area 7 Map (Raptor and Heron Nests) attached to and forming part of this bylaw.

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 235**

**SCHEDULE O - DEVELOPMENT PERMIT AREA 7 MAP (RAPTOR AND HERON NEST TREES)**





## First Nation Engagement

**Referral of: North Pender Island Bylaw 235**

**First Nation: Cowichan Tribes**

Date	Comment/Action	Initial
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Halalt**

Date	Comment/Action	Initial
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Lyackson**

Date	Comment/Action	Initial
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Malahat**

Date	Comment/Action	Initial
December 16, 2024	Sent Referral	JC
February 13, 2025	Thank you for your consultation request dated December 16, 2024, regarding the draft Bylaw No.235 to make amendments to the North Pender Island Official Community Plan No. 171 to update Raptor and Heron Nest Development Permit Area (DPA) mapping and associated provisions. Pender Island is located in the Malahat Nation's traditional territory.  At this time and with the information we have been provided, Malahat Nation does not object to the proposed amendments to Community Plan No. 171 (Bylaw 235). We thank you for the continued disclosure for Island Trust's Bylaw amendments.	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Pauquachin**

Date	Comment/Action	Initial
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Penelakut Tribe**

Date	Comment/Action	Initial
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Semiahmoo**

<b>Date</b>	<b>Comment/Action</b>	<b>Initial</b>
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Snuneymuxw**

<b>Date</b>	<b>Comment/Action</b>	<b>Initial</b>
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Stz'uminus**

<b>Date</b>	<b>Comment/Action</b>	<b>Initial</b>
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

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

<b>Date</b>	<b>Comment/Action</b>	<b>Initial</b>
December 16, 2024	Sent Referral	JC
December 20, 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
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Tsartlip**

<b>Date</b>	<b>Comment/Action</b>	<b>Initial</b>
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Tsawout**

<b>Date</b>	<b>Comment/Action</b>	<b>Initial</b>
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Tsawwassen**

<b>Date</b>	<b>Comment/Action</b>	<b>Initial</b>
December 16, 2024	Sent Referral	JC
January 7, 2025	Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final environmental reports produced for this project, if they become available.	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: Tseycum**

<b>Date</b>	<b>Comment/Action</b>	<b>Initial</b>
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

**First Nation: WSANEC Leadership Council**

<b>Date</b>	<b>Comment/Action</b>	<b>Initial</b>
December 16, 2024	Sent Referral	JC
March 19, 2026	Sent Follow-up Email in regards to Public Hearing.	JC

# Islands Trust Council Quarterly Meeting Schedule



Islands Trust

**Date & Time:** 1:00 PM, Tuesday, June 16 - 2:00 PM, Thursday, June 18, 2026

**Location:** Electronic Videoconferencing (Zoom) - A physical location to view the livestream of the meeting: Islands Trust Victoria Office #200-1627 Fort Street, Victoria, B.C., V8R 1H8

Time	DAY 1 - Session Highlights	Agenda Item
10:00 AM	<b>Executive Committee Meeting - Electronic Meeting</b>	Please visit the event web page for the agenda.
<b>Islands Trust Council Meeting Begins 1:00 PM</b>		
1:00 PM	<b>Welcome and Introductions</b> <ul style="list-style-type: none"> <li>• Opening remarks and Territorial Welcome</li> <li>• Call to order and approval of agenda</li> </ul>	TBD
1:30 PM	<b>General Business Arising</b> <ul style="list-style-type: none"> <li>• Trust Council Committee Work Programs and Chair Updates</li> <li>• Correspondence</li> </ul>	TBD
2:15 PM	<b>Executive Office</b> <ul style="list-style-type: none"> <li>• Islands Trust New Trustee Onboarding Material - BRF</li> <li>• Islands Trust Council Committee Structure - BRF</li> </ul>	TBD
<b>BREAK 3:30 - 3:45 PM</b>		
3:45 PM	<b>Legislative and Information Services</b> <ul style="list-style-type: none"> <li>• Islands Trust Council Election Agreements - RFD</li> <li>• Regional District Election Agreements - RFD</li> <li>• Islands Trust Council Public Notification Bylaw - RFD</li> </ul>	TBD
4:30 PM	<b>Delegations and Public Comment Period</b>	TBD
<b>ADJOURN - ~ 5:30 PM</b>		

TUESDAY

# Islands Trust Council Quarterly Meeting Schedule 16-18, June, 2026



Islands Trust

	Time	DAY 2 - Session Highlights	Agenda Item
WEDNESDAY	9:00 AM	<b>Closed Meeting</b> <ul style="list-style-type: none"> <li>Public are welcome to attend all sessions excluding the Closed Meeting.</li> </ul>	TBD
	BREAK 10:00 - 10:15 AM		
	10:15 AM	<b>Planning Services</b>	TBD
	BREAK 11:15 - 11:20 AM		
	11:20 AM	<b>Trust Area Services</b> <ul style="list-style-type: none"> <li>Islands Trust Draft Indigenous Relations Action Plan 2026-2028 - RFD</li> <li>Agreements Monitoring and Updating - RFD</li> </ul>	TBD
	LUNCH 12:15 - 1:00 PM		
1:00 PM	<b>Trust Area Services (Continued)</b> <ul style="list-style-type: none"> <li>Islands Trust 2025/26 Annual Report - RFD</li> <li>Communication Strategy - BRF</li> </ul>	See Agenda	
BREAK 2:45 - 3:00 PM			
3:00 PM	<b>Trust Area Services (Continued)</b> <ul style="list-style-type: none"> <li>Community Stewardship Awards - BRF</li> <li>Budget Process Policy Amendment - RFD</li> </ul>	See Agenda	
ADJOURN - ~ 5:00 PM			
	Time	DAY 3 - Session Highlights	Agenda Item
THURSDAY	9:00 AM	<b>Financial and Employee Services</b> <ul style="list-style-type: none"> <li>March 31, 2026 Financial Report - BRF</li> <li>March 31, 2026 Audited Financial Statements &amp; Audit Report - RFD</li> </ul>	TBD
	9:30 AM	<b>Trust Area Services</b> <ul style="list-style-type: none"> <li>Islands Trust Policy Statement Project Update - BRF</li> </ul>	TBD
	BREAK 10:30 - 10:45 AM		
	10:45 AM	<b>British Columbia Coastal Marine Strategy Presentation</b> <ul style="list-style-type: none"> <li>Presentation</li> <li>Q &amp; A</li> </ul>	TBD
	11:30 AM	<b>New Business, Disposition of Delegations, Trustee Roundtable Meeting Wrap Up</b> <ul style="list-style-type: none"> <li>Islands Trust Council Follow Up Action List</li> <li>Trustee Updates</li> </ul>	TBD
ADJOURN - ~ 12:30 PM			



## LEGISLATIVE MONITORING REPORT

### Updated April 2026

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

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

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

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

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

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
<h1>Federal Planned Legislation</h1>				
<p><b>Update to the <a href="#">Canada Water Act</a></b></p>	<p>Ongoing</p>	<p>By the end of 2023, the government will introduce the legislation that will fully establish the Canada Water Agency as a standalone entity, outside of Environment and Climate Change Canada with regional offices. This has long been a priority for water champions and leaders across the country and signals a deeper cross-government and collaborative approach to water.</p> <p>February 2024 This is included in <a href="#">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</a> tabled on November 28, 2023 – See Legislation in Progress section</p> <p><b>UPDATE: Current Status (January 2026)</b> 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: <a href="#">Canada Water Act Engagement</a></p>		

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

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

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
		Legislation may stem from the previously monitored <a href="#">Emergency Management Regulations</a>		
<a href="#">BILL M 216 – 2025 Professional Reliance Act</a>	2 <sup>nd</sup> Reading November 17, 2025  Bill is in committee for debate and comment.  <b>The bill will not proceed.</b>	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.  <b>The Minister of Housing and Municipal Affairs received a request to discontinue consideration of Bill M216. In response, Minister Christine Boyle stated that “our government has already taken important steps to streamline housing approvals through the Development Approval Process Review and the new Building Permit Hub. Bill M216 has made a meaningful contribution to that work...”. The bill will not proceed.</b>	Islands Trust Council Chair sent a letter <a href="#">Letter to Minister of Housing and Municipal Affairs</a>	Planning team is monitoring movement of bill.

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

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
(Senate Bill) <a href="#">BILL S-237 An Act Respecting a Cities and Municipalities Day</a>	1 <sup>st</sup> Reading October 2, 2025  <b>2<sup>nd</sup> Reading in the Senate</b>	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

<a href="#">Ministry of Water, Land and Resource Stewardship Provincial General Permission for the Use of Crown Land for Private Moorage</a>	<b>Land Act, version May 9, 2024</b>  In Force	The prohibition restricting the submission of private moorage applications in the Southern Gulf Island and Southeast Vancouver Island ended unexpectedly on March 31, 2026. The BC government is developing a Strategic Management Plan with interested parties. The plan will guide how private moorage applications are reviewed following the expiration of the prohibition. <a href="#">Private Moorage in the Southern Gulf Islands and Southeast Vancouver Islands</a>	Islands Trust’s Director of Planning Services is actively engaged with the BC government on this issue.	As the Province develops the Strategic Management Plan, the Planning Team will continue to see updates.
<a href="#">Bill 3-2025 Protected Areas</a>	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.
<a href="#">Bill 25-2025 Housing and Municipal Affairs</a>	Royal Assent November 27, 2025	A comprehensive bill which defines manufactured home zone and lays out the conditions for restricted zones. In Part 2 of the Bill amendments are made to Short-term Rental Accommodations.	Short Term Vacation Rentals (STVR) have been a	Article in Discussion Topic section below from Young Anderson

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

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

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TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
<h2>Court Decisions</h2>				
<a href="#">Aboriginal Title Declared Over Fee Simple Lands</a>	Under appeal	<p>In a landmark decision, already the subject of an appeal by the Province, the British Columbia Supreme Court has granted the Cowichan Tribes Aboriginal title over a large swathe of land in the southeastern portion of the City of Richmond. <i>Cowichan Tribes v. Canada (Attorney General)</i>, 2025 BCSC 1490 is not only important because it represents a rare instance of a successful claim for Aboriginal title, but also because it is the first time that a Canadian court has granted remedies that include the invalidation of certain fee simple titles within the claim area.</p> <p>Of particular relevance and concern to local governments in British Columbia, the Court invalidated the title of certain lands held by the City of Richmond in fee simple. Notably, the claim area also included lands held by other fee simple owners. While the Court did not invalidate those titles, as the Cowichan Tribes did not seek such a remedy, it did declare that Cowichan Tribes has Aboriginal title over those lands.</p> <p><b>In a statement released March 2, 2026, the Cowichan Nation and Province of BC announced that they would proceed with appeals to the British Columbia Court of Appeal.</b></p>	No Action	No Action Planned

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

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

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

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

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

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

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

TOPICS	STATUS	BACKGROUND/ KEY IMPLICATIONS TO TRUST AREA	ISLANDS TRUST ACTIONS – PAST	ISLANDS TRUST ACTIONS – FUTURE
<h2>New Resources</h2>				
		Link to the Tstartlip nation is important. Additionally, trees were looked at on Saturna, Galiano and Pender Islands.		
<a href="#">Regulating Short-Term Rentals: A Novel Constructive Taking Claim</a> (pg 11-13)	September 2025 opinion (Ramon Dabiryan)	<p>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).</p> <p>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.</p>		Planning staff will bear this hypothetical argument in mind.
<a href="#">Georgia Strait Alliance Resilient Coastal Communities</a>	2025 Mini-Newsletter	<p>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.</p> <p>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.</p>	NA	Monitor indications of increased yacht presence and potential mitigation strategies to reduce environmental damage.
<a href="#">Local Government Integrity Commissioners</a>	Ombudsperson letter to Minister of Municipal Affairs 26 Mar 25	<p>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.</p> <p>The letter is an important benchmark underscoring the importance of public trust and confidence in local government.</p>	NA	A reminder of the importance of ethical behaviour.
<a href="#">BC Ferries Project</a>	Ongoing	<p>Key issues in BC Ferries Performance Term 7 are:</p> <ul style="list-style-type: none"> <li>• Recognition that ferries are an “essential public service”</li> <li>• Calibrating growing demand, system capacity and future service levels</li> </ul>		Trust Council is actively monitoring renewal initiatives and will

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



# BRIEFING

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<b>To:</b>	<b>Executive Committee</b>	<b>For the Meeting of:</b>	May 6, 2026
<b>From:</b>	Trust Area Services	<b>Date Prepared:</b>	May 1, 2026
<b>SUBJECT:</b>	Strategic Plan Survey 2026		

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**PURPOSE:** The purpose of the Strategic Plan Survey is to gather input from residents within the Islands Trust Area regarding their priorities and values, to inform Islands Trust Council’s strategic planning process and support evidence-based decision-making.

**BACKGROUND:** At its March 2026 quarterly meeting, Islands Trust Council resolved not to proceed with a pre-budget or draft budget public engagement process. Instead, Islands Trust Council directed the Islands Trust Executive Committee (EC) to undertake a strategic planning survey as an alternative means of public engagement.

The survey will be supported by a communications program that includes printed advertising within approved budget parameters, subscriber notifications, social media outreach, and promotional posters distributed on-island. A paper-based version of the survey will be made available at Islands Trust offices and selected public libraries within island communities.

Staff will ensure all engagement activities remain within the approved budget allocation originally designated for budget-related public engagement.

The survey is scheduled to launch in early- to mid-June 2026 and remain open for approximately four weeks.

In June 2026, staff will provide EC with details of planned advertising, and draft communication materials.

**ATTACHMENT(S):**

1. Draft questions for the Strategic Plan Survey

**FOLLOW-UP:** Staff will implement the strategic plan survey and report on results.

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**Prepared By:** Morgana van Niekerk, Communications Specialist, Trust Area Services

**Reviewed By/Date:** Rueben Bronee, CAO, May 1, 2026

## Islands Trust Strategic Plan Survey

### About Islands Trust

Islands Trust is a special-purpose government mandated to preserve and protect over 450 islands and surrounding waters in the Salish Sea. The Islands Trust works to preserve and protect the Islands Trust Area through land use planning, land conservation through the Islands Trust Conservancy, and programs in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons, organizations, the government of British Columbia, and you.

Islands Trust is governed by a 26-member Islands Trust Council, which is comprised of two elected trustees from each local trust area (except the Ballenas-Winchelsea Local Trust Area) and two trustees from Bowen Island Municipality. Local land-use planning decisions are made by local trust committees with the exception of Bowen Island, which voted to become an island municipality. Local trust committees are comprised of two locally elected trustees and an appointed chair. All decisions made must be consistent with the Islands Trust's legislated mandate to preserve and protect the Islands Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and British Columbia generally.

The Islands Trust Council supports the preserve and protect mandate through region-wide programs such as public education sessions; stewardship education resources; advocacy about decisions and initiatives that affect the islands; ecosystem mapping; and cooperating with other governments, including First Nations to benefit the Islands Trust Area.

Islands Trust provides land use planning, which contributes to preserving and protecting the environment, cultural heritage, and communities through the maintenance of 20 unique official community plans, hosting community information meetings to help islanders understand land use planning, rezoning, and application processing. Islands Trust also develops and delivers longer-term projects to support strategic goals.

Islands Trust Conservancy is governed by a board made up of provincial appointees and Islands Trust trustees. Its mission is to protect special places in the Islands Trust Area by encouraging and assisting voluntary conservation initiatives. To date, 1,385+ hectares of land across 115 conservation properties have been protected, including 81 conservation covenants and 34 nature reserves.

### About this survey

The Islands Trust pre-budget survey intends to gauge the priorities and values of residents in the Islands Trust Area to support the strategic planning process of Islands

Trust trustees. The input gathered from the public is valuable, and your participation is appreciated.

### **Where does your input go?**

Islands Trust trustees will receive the survey data and post-survey reports and will consider this feedback in the strategic planning process.

**Survey closes:** [date]

**Survey logistics:** The estimated time to read and complete the survey is approximately 15 minutes.

### **How to navigate this survey:**

You can use the 'preview' and 'next' buttons located at the bottom of the page to switch between pages and answer as many of the questions as you would like, and to review your responses.

Once you are ready, navigate to the final page and click on the 'submit' button at the bottom of the page.

### **Freedom of Information and Protection of Privacy Act and Correspondence Policy**

When you complete the survey, you are anonymous.

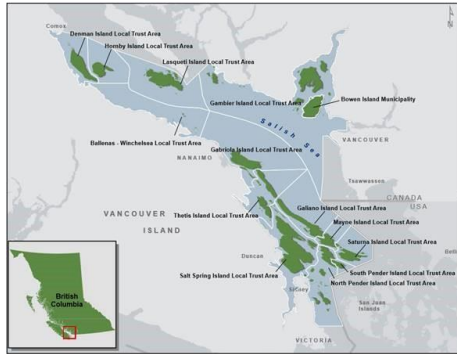
Survey results may be shared publicly at Islands Trust meetings, on our website, through social media, or in our publications or documents.

Any personal information gathered through this survey is subject to the Freedom of Information and Protection of Privacy Act. Direct enquiries about the collection or use of information in this survey to the Islands Trust's Director of Legislative Services at [foi@islandstrust.bc.ca](mailto:foi@islandstrust.bc.ca). Please be aware that SimpleSurvey collects IP addresses.

As you complete the survey, please keep in mind that your comments are most useful if they are related to this survey.

Survey responses containing anti-Indigenous racism, racism, derogatory, defamatory, profane, or otherwise inappropriate content will be redacted, as Islands Trust does not perpetuate harmful commentary and removes any material that violates the BC Human Rights Code or is unsuitable for general circulation.

**1. The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island Municipality. Which area do you feel most connected with?**



- Ballenas-Winchelsea Island LTA
- Bowen Island Municipality
- Denman Island LTA
- Gabriola Island LTA
- Galiano Island LTA
- Gambier Island LTA
- Hornby Island LTA
- Lasqueti Island LTA
- Mayne Island LTA

- North Pender Island LTA
- Salt Spring Island LTA
- Saturna Island LTA
- South Pender Island LTA
- Thetis Island LTA
- The entire Islands Trust Area
- I have no connection to the Islands Trust Area
- Prefer not to say

**2. The Islands Trust Area occupies almost 5,200 square kilometers within the Salish Sea. What is your connection to the islands? (Select all that apply)**

- Part-time resident (i.e. less than 6 months per year)
- Full-time resident (i.e. more than 6 months per year)
- Visitor
- Adjacent to the region (e.g. on Vancouver Island or mainland BC)
- Non-resident property owner
- Indigenous person with relationships to the Islands Trust Area

**3. If you are a resident or property owner, how long have you lived in or owned a property in the Islands Trust Area?**

- Less than 1 year
- 1 to 5 years
- 6 to 10 years
- 11 to 20 years
- More than 20 years

**4. What is your age?**

12–24

40–59

80+

25–39

60–79

Prefer not to say

**5. Islands Trust Council is developing its strategic priorities and will use public input to help guide this work. Please rank the following priorities from low to high based on what matters most to you. (Ranking question style in survey platform. The answer choices will be listed randomly for every respondent)**

- Update the Islands Trust Policy Statement
- Fiscal management
- Improve communications and engagement with island communities
- Environmental protection
- Improve data and scientific evidence of ecosystem health in the Islands Trust Area to better support fulfilling the preserve and protect mandate
- Modernize Islands Trust's operations to provide more efficient service
- Minimize property tax increases
- Build and maintain productive and collaborative relationships with First Nations in the Islands Trust Area
- Seek increased provincial funding for Islands Trust
- Seek legislative changes to support improved governance of Islands Trust
- Establish and implement policies that support more diverse housing options
- Manage growth in the Islands Trust Area proactively through land-use planning
- Improve bylaw enforcement and compliance
- Other (please specify):

**6. Is there anything we didn't ask that's important to you? Please provide any additional thoughts.**

**7. How did you hear about this survey?**

- Islands Trust direct communication
- Friend or neighbour
- Other
- Advertising
- Social Media

Thank you for responding to this survey. Your input is valuable! Please sign up for subscriber notices to stay up-to-date on Islands Trust news [here](#).



Under Islands Trust Council's Policy, all committees are expected to review and approve their sections at regular meetings in order to have the report approved by Islands Trust Council at its June 2026 meeting.

## 2 IMPLICATIONS OF RECOMMENDATION

**ORGANIZATIONAL:** None.

**FINANCIAL:** None.

**POLICY:** No implications for existing policy

**IMPLEMENTATION/COMMUNICATIONS:** The process for development of the Annual Report is outlined in Islands Trust Council's Annual Report policy 6.10.i. Once each committee has approved its section, staff will create a draft full Annual Report for review by the Executive Committee on June 3, 2026 and consideration of Islands Trust Council during its June 2026 quarterly meeting. Upon approval by Islands Trust Council, staff will send the Annual Report to the Minister of Housing and Municipal Affairs and circulate it as indicated in Islands Trust Council's policy.

**FIRST NATIONS RELATIONS:** Information about engagement with First Nations is included within some committee reports.

**OTHER:** None.

3 **RELEVANT POLICY(S):** Islands Trust Council's Annual Report policy 6.10.i; *Islands Trust Act*

## 4 ATTACHMENTS:

1. Preamble (draft)
2. Accomplishments (draft)
3. Reconciliation and Relationship Building (draft)
4. Executive Committee (draft)
5. Legislative Services (draft)
6. Climate Action (draft)
7. Bowen Island Municipality (draft)
8. Advocacy (draft)
9. Policy Statement Amendment Project (draft)
10. Delegations and Presentations (draft)
11. Bylaw compliance and enforcement (draft)

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## **RESPONSE OPTIONS**

### **Recommendation:**

**That Executive Committee approve the following sections of the annual report:**

1. **Preamble**
2. **Accomplishments**
3. **Reconciliation and Relationship Building**
4. **Executive Committee**
5. **Legislative Services**

6. Climate Action
7. Bowen Island Municipality
8. Advocacy
9. Policy Statement Amendment Project
10. Delegations and Presentations
11. Bylaw Compliance and Enforcement

**for inclusion in the 2025/26 Annual Report for approval by Islands Trust Council and submission to the Minister of Housing and Municipal Affairs.**

**Alternative:** That the Executive Committee approves the attached text(s) for inclusion in the 2025/26 Annual Report for approval (as amended) by Islands Trust Council and submission to the Minister of Housing and Municipal Affairs.

**Prepared By:** Morgana van Niekerk, Communications Specialist

**Reviewed By/Date:** Clare Frater, Director, Trust Area Services, April 28, 2026  
Rueben Bronee, Chief Administrative Officer, April 28, 2026

# The Islands Trust Area

## Acknowledgement

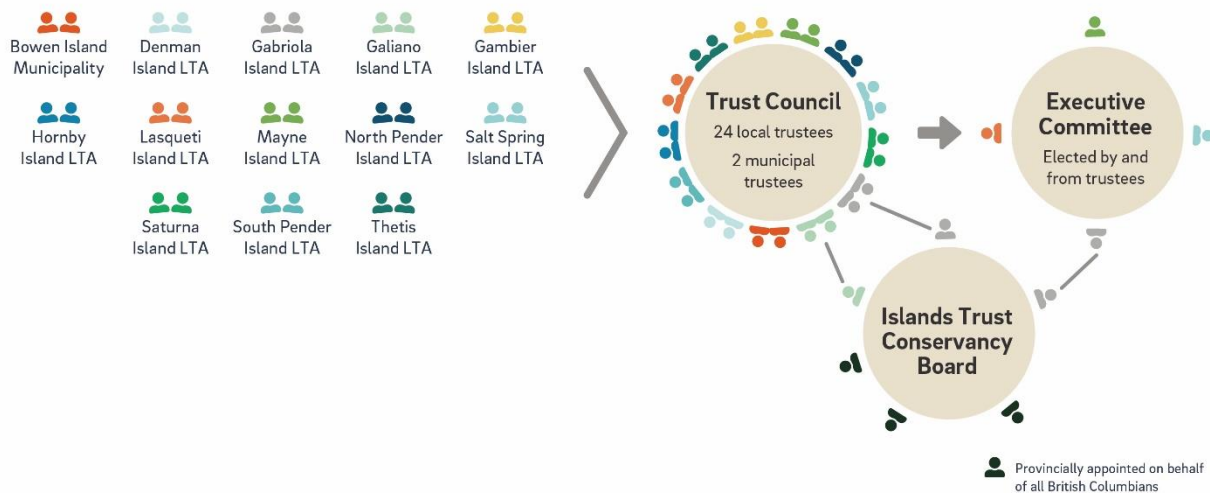
The Islands Trust Area is located within the treaty lands and territories of the *BOKÉĆEN*, Cowichan Tribes, *K'ómoks*, Lyackson, *MÁLEXEŁ*, Qualicum, *scəwəθən*, *səlilwətał*, *SEMYOME*, *shíshálh*, *Skw̓xwú7mesh*, Snaw-naw-as, Snuneymuxw, Songhees, *Spune'luxutth'*, *STÁUTW*, *Stz'uminus*, *łaʔəmen*, *Ts'uubaa-asatx*, *Wei Wai Kum*, *We Wai Kai*, *WJOLÉLP*, *WSIKEM*, *Xeláltxw*, *Xwémalhkwu*, *Xwsepsum*, and *xʷməθkʷəyəm* First Nations.

The Islands Trust Area, located within Coast Salish territory, is the homeland of many Coast Salish Peoples who have called this area home since time immemorial. Covering 5,200 square kilometres between the British Columbia mainland and southern Vancouver Island, the Islands Trust Area has over 30,000 residents and 10,000 non-resident property owners. The region features many archaeological and culturally significant sites and endangered ecosystems. Located within the Salish Sea, the Islands Trust Area is a unique and special place — a scenic archipelago of 13 large islands and more than 450 smaller islands and islets. The area provides habitat for an exceptional variety of species: more than 200 types of migratory and resident birds, numerous fish and other marine and intertidal life, as well as terrestrial wildlife and vegetation. Outstanding scenery and recreational resources include panoramic viewpoints, sheltered bays, and protected marine waterways and anchorages, all of which contribute to the beauty, appeal, and tranquility of the area.

The natural environment of the islands in the Salish Sea has given the area national recognition. Realizing this, the Government of British Columbia enacted special protective legislation in 1974, entitled the *Islands Trust Act*. The *Act* states that the Object of Islands 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 the municipalities, regional districts, improvement districts, First Nations, other persons and organizations, and the Government of British Columbia.”

## Organization and Responsibilities

Islands Trust is a unique federation of 12 special-purpose local government bodies and Bowen Island Municipality, all of which plan land use and regulate development in the Islands Trust Area. Islands Trust consists of several distinct corporate entities: Islands Trust Council, Executive Committee, 12 local trust committees, Bowen Island Municipality, and Islands Trust Conservancy.



Like other communities in British Columbia, island communities elect their local representatives every four years. Each group of islands, designated as a local trust area or island municipality, elects two local trustees. For the 12 local trust areas, the two local trustees, together with an appointed chair from the Executive Committee, are responsible for the land use decisions within their local area. For Bowen Island Municipality, the two local trustees are part of a seven-member council responsible for all functions of a local government, including land use decisions. Each local trust committee and Bowen Island Municipality has jurisdictional authority for the smaller islands and waters surrounding the major island in that area.

## Islands Trust Council

The 26-member Islands Trust Council establishes general policies for carrying out the Object of Islands Trust. Islands Trust Council also adopts an operational budget for Islands Trust and manages the financial undertakings of all parts of Islands Trust, except for Islands Trust Conservancy, which manages its own operations. Islands Trust Council appoints staff and auditors and adopts an annual budget. Tax levies on properties within the Islands Trust Area are the primary funding source for the operations of Islands Trust. Additional revenue comes from a provincial grant, other grants, and development application fees.

The *Islands Trust Act* requires Islands Trust Council to implement the Trust Policy Statement that is applicable to the whole Islands Trust Area. The Minister of Housing and Municipal Affairs must approve the Policy Statement before it can be adopted. The Policy Statement provides broad policy guidelines for Islands Trust Council, Executive Committee, local trust committees, and island municipalities. The positions and philosophy of Islands Trust Council contained in the Policy Statement also constitute a policy framework for reference by the public and other agencies, such as the regional districts of the Islands Trust Area, the province, and its agencies.

Islands Trust Council has six standing committees of trustees—Regional Planning Committee, Trust Programs Committee, Governance Committee, Financial Planning Committee, Chief Administrative Officer Performance Evaluation Committee, and Accessibility Committee—which provide policy advice to Islands Trust Council on a range of issues.

## Members of Islands Trust Council – 2022-2026

Bowen Island Municipality	Sue Ellen Fast, Judith Gedye
Denman Local Trust Area	Sam Borthwick, David Graham
Gabriola Local Trust Area	Tobi Elliott, Susan Yates
Galiano Local Trust Area	Lisa Gauvreau, Ben Maberley
Gambier Local Trust Area	Joe Bernardo, Kate-Louise Stamford
Hornby Local Trust Area	Alex Allen, Grant Scott
Lasqueti Local Trust Area	Mikaila Lironi, Timothy Peterson
Mayne Local Trust Area	Jeanine Dodds, David Maude
North Pender Local Trust Area	Aaron Campbell, Deb Morrison
Salt Spring Local Trust Area	Jamie Harris, Laura Patrick
Saturna Local Trust Area	Mairead Boland, Lee Middleton
South Pender Local Trust Area	Kristina Evans, Dag Falck
Thetis Local Trust Area	Ken Hunter, Peter Luckham

## 2025/26 Key Accomplishments

In 2025/26, Islands Trust made progress on updating the Islands Trust Council's Strategic Plan and the Islands Trust Conservancy's (ITC) Regional Conservation Plan.

Highlights of this progress include:

- Islands Trust Council continued to develop a new draft of the Policy Statement and gave it first reading
- Islands Trust Council endorsed the Housing Strategic Action Plan
- Islands Trust Council endorsed the Bylaw Compliance and Enforcement Policy 5.5.1 and Best Practices Manual
- Islands Trust Council endorsed the draft Indigenous Relations Action Plan 2026-2028
- Islands Trust Council endorsed the recommendations of the Chief Administrative Officer's operational review
- Islands Trust Council met with San Juan County to discuss the impact of the FIFA World Cup on local tourism and the economy, Anacortes to Sidney ferry services, and establishing an informal working group focused on advocacy about oil spill response in the Salish Sea
- Islands Trust Council approved more funding towards enhanced trustee access to Mental Health Benefits for Trustees
- Islands Trust Council approved financial sponsorship for the following applications:
  - A rezoning application on Salt Spring Island to allow for the development of up to 50 affordable housing units, general offices, and a child day care centre to the amount of \$4,882
  - A rezoning application on Denman Island to the amount of \$1,592
  - A rezoning Natural Area Protection Tax Exemption Program (NAPTEP) application that would allow for the donation of a covenant on approximately 1 ha on Salt Spring Island, to the amount of \$450
  - A Temporary Use Permit application on Mayne Island to the amount of \$2,282

## Reconciliation and Relationship Building

From shore to shore across the Salish Sea, First Nations have lived in and governed these lands and waters since time immemorial. Their village sites, harvesting areas, and cultural practices reflect deep relationships with place, grounded in responsibility, stewardship, and their own laws and governance systems.

On March 14, 2019, Islands Trust Council passed a Reconciliation Declaration on Gabriola Island, committing to advancing reconciliation with humility and respect. This work is ongoing and requires moving beyond statements towards meaningful actions.

### 2025/26 Key Highlights:

In June 2025, Chief Abraham Pelkey welcomed members of Islands Trust Council to Tsawout territory on Salt Spring Island and shared the Paddle Welcome Song. Jared "Qwustenuxun" Williams, Indigenous Foods Educator, gave a presentation on traditional foods, traditional medicine, and the role of policy in their protection.

In September 2025, Snuneymuxw Elder Geraldine Manson (C'tasi:a) welcomed members of Islands Trust Council to Snuneymuxw territory on Gabriola Island and called on attendees to embrace life, the environment, and the citizens they represent. During this meeting, trustees also heard from Doug S. White (Kwul'a'sul'tun), special counsel to the Premier on Indigenous Reconciliation, who spoke about building respectful relationships with First Nations.

In December 2025, Esquimalt Nation Councillor Sherry Thomas introduced herself, welcomed attendees to the territories of the ləkʷəŋən people, and thanked members of Islands Trust Council for working together to care for the lands.

At the March 2026 Islands Trust Council meeting on Cowichan Tribes' territory, Islands Trust Council was welcomed by Cowichan Tribes Chief Sulsulxumaat Cindy Daniels and Council member Chris Alphonse. As part of the meeting opening, Chair Patrick noted that in February 2026 Cowichan Valley leaders had issued a [joint statement](#) condemning rising anti-Indigenous racism, and that Islands Trust Council shares in that condemnation. All trustees and staff stood to signal their support for Indigenous Peoples and Cowichan Valley leaders, recognizing that the well-being of communities depends on standing together as people and neighbours who respect, support, and care for one another.

### 1. Engagement and Collaboration on Projects

In 2025/26, Islands Trust supported participation of First Nations in several planning initiatives, including:

- Denman Island Local Trust Committee (LTC) Housing Review
- Hornby Island LTC Official Community Plan (OCP) and Land Use Bylaw (LUB) Review

- Gabriola Island LTC OCP and LUB Review
- Gambier Island OCP and LUB Targeted Amendments
- Islands Trust Policy Statement Amendment Project
- Islands Trust Conservancy 2028-2032 Plan development
- Galiano Island LTC partnered with Penelakut Tribes to explore opportunities for land transfer as part of rezoning and subdivision processes

This work reflects a shift toward earlier and more meaningful engagement, recognizing that First Nations have inherent rights and responsibilities within their territories. In some instances, capacity funding was provided to support participation.

## **2. Relationship Building and Agreement Development**

In 2025/26, Islands Trust worked on agreements, including:

- Islands Trust Council, Tseycum First Nation, and Tsartlip First Nation initiated work through the WSÁNEĆ Leadership Council to develop an agreement supporting government-to-government dialogue
- Work continued toward finalizing an agreement between Snaw-naw-as First Nation and Islands Trust Council

In June, 2025, Islands Trust and Tsawout First Nation participated in a feast, which included elected officials and staff, created space for cultural protocol, leadership dialogue, and relationship building.

## **3. Building Capacity for Respectful Engagement**

Islands Trust trustees and staff participated in cultural safety training focused on understanding Indigenous rights, histories, and the ongoing impacts of colonial policies, including Indigenous-specific racism. Delivered in a cohort model, the training supported deeper reflection and practical skill-building. It strengthened the organization's ability to engage respectfully with Indigenous Governing Bodies and to navigate complex conversations related to land use and rights.

Following this training, the Islands Trust Executive Committee approved a revised meeting decorum statement and public meeting materials affirming zero tolerance for anti-Indigenous racism and reinforcing a commitment to cultural safety and respectful dialogue.

In January 2026, Stephanie Atleo, Director of Governance, Cowichan Tribes, presented at a joint meeting of the Executive Committee and Islands Trust Conservancy Board. Her presentation highlighted key principles of collaborative governance, including shared decision-making, building trust, honesty and transparency between parties, and ensuring decision-makers are actively involved. It emphasized the importance of defining roles through agreements and protocols, consulting relevant stakeholders, exploring co-management models, and fostering respectful communication, citing the

Indigenous Management Board protocol agreement as a positive example of multi-partner collaboration.

#### **4. Strengthening Organizational Commitment**

In response to the Islands Trust 2025 Operational Review, Islands Trust Council approved new resources to support this work, including:

- A full-time Manager of Indigenous Relations
- A part-time Indigenous Relations Advisor for Islands Trust Conservancy

In March 2026, Islands Trust Council received a draft Indigenous Relations Action Plan and endorsed it for further internal engagement.

There is a continued shift toward embedding responsibility for Indigenous relations across the organization, rather than within a single role or department.

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## Executive Committee

The Executive Committee (EC) members include the Chair of Islands Trust Council and three Vice-Chairs, elected by Islands Trust Council from among its members. In addition to individual members serving as the chairs of local trust committees, the committee oversees external communications for Islands Trust, liaises with the provincial government, coordinates policy reviews, coordinates strategic planning and monitors implementation, facilitates development of agreements, liaises with the Islands Trust Conservancy Board, and conducts other functions as directed by Islands Trust Council.

The Executive Committee carries out the daily business of Islands Trust, reviews the bylaws of local trust committees and Bowen Island Municipality Official Community Plan Bylaw to ensure compliance with the Islands Trust object and the Islands Trust Policy Statement, and acts as a local trust committee for the Ballenas-Winchelsea Island Local Trust Area.

### Members serving during the 2022-2026 term

Laura Patrick, Salt Spring Island Local Trust Area Trustee (Chair, March 2025 – 2026)

Peter Luckham, Thetis Island Local Trust Area Trustee (Chair, 2022 – March 2025)

Tobi Elliott, Gabriola Island Local Trust Area Trustee (Vice-Chair)

David Maude, Mayne Island Local Trust Area Trustee (Vice-Chair)

Tim Peterson, Lasqueti Island Local Trust Area Trustee (Vice-Chair)

### Bylaws Approved by Executive Committee

Before a local trust committee can adopt a bylaw, the Executive Committee must approve it for compliance with the Islands Trust Policy Statement. Before Bowen Island Municipal Council adopts a Bowen Island Municipality Official Community Plan Bylaw or makes amendments, the Executive Committee must approve the bylaw for compliance with the Islands Trust Policy Statement. Under the Letters Patent for Bowen Island, the Executive Committee also comments on other bylaws that reference a matter included in the Islands Trust Policy Statement. In 2025/26, the Executive Committee approved 55 bylaws, nine of which were for Bowen Island Municipality.

### Liaison Meetings

An Islands Trust Conservancy and Executive Committee liaison meeting was held April 23, 2025, where the Coastal Douglas-fir Conservation Partnership workshop on funding strategies for private land conservation and promoting Islands Trust and Islands Trust Conservancy in island communities was discussed.

At the 2025 Union of British Columbia Municipalities Convention, Executive Committee members met with staff from the following Ministries and provincial agencies:

- Ministry of Housing and Municipal Affairs - to discuss regulation of tiny homes on wheels, the housing needs assessment methodology and the housing needs of island and rural communities

- Ministry of Water, Land and Resource Stewardship – to discuss updating and consolidating Crown land agreements, with the aim of building a shared understanding of each other’s mandates, improving cooperation, and advancing reconciliation with First Nations
- BC Assessment – to discuss understanding the process of assessing property values on the islands, particularly in relation to hazards such as a wildfire, and how this impacts the ability to insure some properties in the region

On November 26, 2025, Islands Trust Council Chair, Laura Patrick, met with the Honourable Christine Boyle, Minister of Housing and Municipal Affairs at the Legislature when the Islands Trust Annual Report was presented by the Minister.



## Legislative Services — Administrative Fairness and Freedom of Information

The Director of Legislative and Information Services is responsible for the planning, coordination, and control of various functions necessary to carry out the legislative obligations of Islands Trust's 15 corporate bodies.

Legislative Services delivers services to Islands Trust bodies, staff, and the public by providing advice, support, and recommendations on statutory, procedural, or privacy matters. As part of this service, the Director acts as Corporate Records Manager, Freedom of Information and Protection of Privacy Head, and coordinates elections and by-elections. Legislative Services also oversees the orientation of elected officials and staff training regarding legislative and administrative matters, such as freedom of information and protection of privacy, minute-taking guidelines, and email and records management.

Islands Trust policy requires the reporting of the number of administrative fairness complaints received each year. There were five complaints received during the 2025/26 fiscal period.

During this same fiscal year, Islands Trust received 38 requests for records under the *Freedom of Information and Protection of Privacy Act*. This included 16 from the Salt Spring Island Local Trust Area, 10 from the Lasqueti Island Local Trust Area, three each from the Gabriola Island and the Mayne Island Local Trust Area, two each from the Saturna Island and Thetis Island Local Trust Areas, and one each from the Hornby Island and North Pender Island Local Trust Areas.

## Climate Action

Islands Trust and Islands Trust Conservancy have been working to mitigate climate change and the impacts on oceans and shorelines, forests and wetlands, and island communities, through a number of initiatives and programs.

The Islands Trust Conservancy continues to protect mature and maturing forests, wetlands, and habitat transition zones which help store carbon and are vital to maintaining ecosystem health through land acquisitions and covenants.

Islands Trust continues to apply a climate action lens to land use planning in a variety of ways. This includes proposed updates to the Islands Trust Policy Statement that, if applied, would promote consideration of planning and land use management strategies, and nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.

Islands Trust began collaborating with the Sunshine Coast Regional District on its Coastal Flood Mapping Project in 2024. The project aims to support land-use planning, enhance infrastructure resilience, and provide interactive mapping tools to identify areas vulnerable to sea-level rise and storm surges. In 2025, Islands Trust contributed policy and mapping data, technical review, and public engagement and communications support. The project was completed in December 2025, culminating in a report to the Sunshine Coast Regional District Board.

Potential next steps include incorporating additional data layers and expanding mapping tools. Future collaboration with the Sunshine Coast Regional District and its member local governments may focus on implementing planning tools and policies, as well as improving consistency across the district.

All land use planning staff reports include sections on climate change adaptation and mitigation, and staff recommendations are based on best practices for mitigating and adapting to climate change.

## Bowen Island Municipality

Bowen Island has been a member of Islands Trust since its inception in 1974, and is the only municipality within the federation. When Bowen Island residents voted to become a municipality in 1999, it was contingent on remaining part of Islands Trust. As a result, Bowen Island continues to benefit from the “preserve and protect” mandate set out in the *Islands Trust Act*. Two municipal trustees represent Bowen Island on the 26-member Islands Trust Council, which meets quarterly to discuss and act on matters affecting the 450+ islands in the Islands Trust Area. Bowen Island remains a valued part of the federation.

Islands Trust ensures that growth and land use changes are done in a manner that respects the preserve and protect mandate. To uphold the mandate, the Islands Trust Executive Committee reviews all Bowen Island Municipality Official Community Plan (OCP) bylaws and amendments, and may provide comments on non-OCP bylaws that reference matters included in the Islands Trust Policy Statement. During 2025/26, Islands Trust Executive Committee provided referral comments on five Bowen Island official community plan, land use bylaw, and other bylaw amendments.

Bowen Island contributes to the costs of shared Islands Trust services and programs such as educational workshops, advocacy on key issues affecting island communities, ecosystem and groundwater mapping, and support for inter-governmental coordination. Bowen Island also contributes the Islands Trust Conservancy, which conserves 115 special island properties, including Bowen Island’s David Otter, Fairy Fen, and Singing Woods Nature Reserves. Bowen Island Municipality does not contribute to Islands Trust’s land use planning or bylaw enforcement services.

Bowen Island Municipality Councillors Sue Ellen Fast and Judith Gedye are the current Bowen Island Municipality trustees on Islands Trust Council. Bowen Island Municipality produces its own annual report.

## 2025/26 Advocacy

Islands Trust Council's advocacy program is guided by the Islands Trust Policy Statement, which states: *to achieve its Object, Islands Trust must be an educator, co-ordinator, and initiator, guiding individuals, organizations, and other agencies in support of the Object. While Islands Trust can provide the necessary leadership, responsibility for stewardship of the Trust Area rests with many. Individuals, other government agencies, organizations, and the Province itself, all have important roles to play. Cooperative actions are required of other agencies, organizations, and individuals to ensure that activities are carried out in a manner that is sensitive to the needs of Trust Area ecosystems and island communities.*

Advocacy is also guided by the Islands Trust Advocacy Policy (Policy 6.10.iii).

At the 2025 Union of British Columbia Municipalities Convention, Executive Committee members participated in 13 sessions on a variety of topics. Executive Committee members and Islands Trust staff met with staff from the Ministry of Housing and Municipal Affairs, and BC Housing, to discuss Tiny Homes on Wheels, housing needs assessments, and island and rural housing needs. Executive Committee members and staff also met with the Minister, and ministry staff, from Ministry of Water, Lands Resource Stewardship to discuss Crown land agreements between the Province and Islands Trust, and potential co-governance opportunities. In addition, Executive Committee members and staff met with BC Assessment to discuss property assessments and access to insurance.

In May, 2025, Islands Trust Council Chair Laura Patrick responded to the Honourable Ravi Kahlon, then Minister of Housing and Municipal Affairs, regarding his response to the Islands Trust Council's request for a review of the Islands Trust mandate, governance and structure.

In July 2025, the Chair responded to a letter from Mayor Leonard and the Bowen Island Municipal Council to thank them for their request that Islands Trust convene a meeting with ferry authorities, small communities, and elected officials to explore solutions to ferry-related issues. Also in July, the Chair wrote to the Honourable Ravi Kahlon, then Minister of Housing and Municipal Affairs, to convey Islands Trust Council's support for the North Salt Spring Waterworks District's (NSSWD) request that the Province empower local trust committees and the NSSWD with the regulatory tools necessary to ensure new water connections are allocated where they are needed most in island communities. The Chair also wrote to the Ministry of Tourism, Arts, Culture and Sport to

support the official recognition of the proposed Smí7mant Áyalhkw and Xéla7an place names for beaches on Bowen Island.

In August 2025, the Chair wrote to the BC Environmental Assessment Office requesting an extension to the comment deadline on the proposed amendment by Woodfibre LNG General Partner Inc. to its Environmental Assessment Certificate.

In November, 2025, the Chair wrote to the Heritage Branch of the Ministry of Tourism, Arts, Culture, and Sport to provide feedback on potential modernizations to the *Heritage Conservation Act*.

In December, 2025, the Chair wrote to the Honourable Christine Boyle, Minister of Housing and Municipal Affairs, regarding housing on Salt Spring Island, and to thank her for visiting the Island. The Minister had visited Salt Spring Island to meet with the Chair, representing Salt Spring Island as a local trustee, other local government partners, and community members working towards improved housing solutions. Also in December, the Chair wrote to the Select Standing Committee on Private Bills and Private Members' Bills to request that Islands Trust be excluded from Bill M216-2025.

In March, 2026, the Chair signed the Joint Call: BC must recommit to meaningful implementation of the UN Declaration on the Rights of Indigenous People and the *Declaration on the Rights of Indigenous Peoples Act*, led by West Coast Environmental Law, on behalf of Island Trust Council.

Local trust committees also sent advocacy letters on a range of topics. All advocacy letters are available on the Islands Trust website.

## Policy Statement Amendment Project

In 2019, Islands Trust launched the Policy Statement Amendment Project (Islands 2050) to update the Islands Trust Policy Statement to adapt to current and future challenges and opportunities, and to reflect its commitments related to Reconciliation with Indigenous Peoples, climate change, and affordable housing. To date, the Policy Statement Amendment Project has involved four rounds of public engagement, four rounds of engagement with Indigenous Governing Bodies, as well as engagement with other partner agencies.

The Islands Trust Policy Statement sets out the principles and policies that Islands Trust Council uses to carry out its special mandate from the Government of British Columbia to preserve and protect the unique amenities and environment of the Islands Trust Area, as required by the *Islands Trust Act*. The Policy Statement shapes land and marine use planning across the Islands Trust Area by guiding the development of local official community plans and regulatory bylaws, as well as Islands Trust Council's intergovernmental collaboration, advocacy and strategic planning.

The Islands 2050 Policy Statement Amendment Project continued to be a priority for Islands Trust Council in 2025/26. In July 2025, following a year of Trust Programs Committee and Committee of the Whole meetings, Islands Trust Council gave first reading to a revised draft of the Policy Statement. Phase 4 of public engagement on the project was launched shortly thereafter and included a mail-out to all residential addresses in the Islands Trust Area; a survey available online and in hard copy that received 1,889 responses; an online Policy Statement webinar; and additional opportunities to provide feedback by email and phone. Additionally, individual local trust committees each hosted their own engagement events to gauge local sentiment about the proposed draft. The draft Policy Statement was also referred to Indigenous Governing Bodies and other government agencies for their review and comment. The results from Phase 4 of public engagement and agency referrals will inform Islands Trust Council's next steps on the Policy Statement Amendment Project.

Throughout the year, Islands Trust continued to respond to questions from the public about the project, and update the project webpage with important information and background materials.

Visit the Islands 2050 page on our website for more details.

## Delegations and Presentations to Islands Trust Council in 2025/26

Members of the public are encouraged to make delegation presentations and participate in public comment sessions at each quarterly meeting of Islands Trust Council to promote dialogue between islanders and trustees.

June 2025 - Quarter 1, Islands Trust Council convened at the Harbour House Hotel on Salt Spring Island, B.C.

Delegation presentations were received by Islands Trust Council from the following groups and individuals:

Islands Trust Council heard from Salt Spring Solutions and its recently completed community engagement project on housing, which was undertaken following the 2023 publication of Homes for Islanders: An Integrated Housing Solutions Framework for Salt Spring Island. They noted that the work is scalable to other Gulf Islands and therefore of interest to Islands Trust Council. The community engagement project methods included focus groups, phone interviews and an online public survey.

A delegation representing the Friends of the Gulf Islands Society spoke to the letter from the Minister of Housing and Municipal Affairs written in response to Islands Trust Council's request for a review of the *Islands Trust Act*, governance, and structure. The delegation presented a petition supporting their position that the Islands Trust Policy Statement not be approved until it affirms that Islands Trust's top priority is protection of the islands' land, marine ecosystems, and rural character.

Members of the public addressed Islands Trust Council on a variety of topics including:

- Challenges to accessing safe and secure housing
- Balancing the environment with community needs
- Building consensus
- Development permit processes

Jared "Qwustenuxun" Williams, Indigenous Foods Educator, presented on traditional foods, traditional medicine, and the role of policy in their protection.

Rob Botterell, MLA for Saanich North and the Islands, and BC Green Party House Leader, presented his perspective on the future of the Islands Trust to Islands Trust Council.

July 2025 – Islands Trust Council Special Meeting (virtual)

Members of the public addressed Islands Trust Council on a variety of topics including:

- The draft Islands Trust Policy Statement
- Balancing the environment with community needs

September 2025 – Quarter 2, Islands Trust Council convened at The Haven on Gabriola Island, B.C.

There were no delegations to Islands Trust Council.

A member of the public addressed Islands Trust Council on:

- The draft Islands Trust Policy Statement

Douglas S. White (Kwul'a'sul'tun), special counsel to the Premier on Indigenous Reconciliation, presented to Islands Trust Council on First Nations relations and partnerships.

December 2025 – Quarter 3, Islands Trust Council convened at the Hotel Grand Pacific in Victoria, B.C.

Delegation presentations were received by Islands Trust Council from the following groups and individuals:

Friends of the Gulf Islands Society presented on growth limits in the Islands Trust Area, noting that build-out studies would help illustrate the impacts if all lots were developed to their full zoning and subdivision potential. They expressed concern about floor area ratios, stated that policies promoting or managing growth could contribute to ecological decline and reduced livability, and emphasized that the protection of resources relied upon by Islands Trust Area residents should be enshrined in the Islands Trust Policy Statement.

Members of the public addressed Islands Trust Council on a variety of topics including:

- In-person and virtual meetings
- Floor area ratios
- The draft Islands Trust Policy Statement
- Public engagement on the Islands Trust draft Policy Statement

Hannah Rabinovitch, Director of the BC Housing Policy Branch, provided a presentation on opting-in to the principal residence requirements of the *Short-Term Rental Act*.

March 2026 – Quarter 4, Islands Trust Council convened at the Khowutzun Heritage Centre, Comeakin Hall in Duncan, B.C.

A delegation presentation was received by Islands Trust Council from the following group:

On behalf of Transition Salt Spring, Bryan Young, Advocacy Circle Lead, provided recommendations to strengthen the draft Islands Trust Policy Statement. Young also raised concerns about uneven implementation and limited capacity at the local trust committee level. He called for shared climate-risk tools, ecosystem health indicators, and stronger centralized support to ensure consistent application of the Policy Statement across the Islands Trust Area.

Members of the public addressed Islands Trust Council on a variety of topics including:

- Bylaw 206 Public Notification Bylaw
- The Islands Trust budget
- The draft Islands Trust Policy Statement
- Public engagement on the Islands Trust draft Policy Statement
- Islands Trust Council application fee sponsorship
- Reconciliation

Patricia Woodruff, Planning Services Biologist, presented an overview of work completed during the grant term at Islands Trust, including the identification of 16 unprotected species at risk with declining populations within the Islands Trust Area. Erica Wheeler, Species at Risk Program Coordinator with the Islands Trust Conservancy, provided an overview of the ongoing program work, including efforts to document species at risk, habitat restoration and enhancement initiatives, educational outreach, and strengthening collaborative partnerships.

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## **Bylaw Compliance & Enforcement Annual Report – 2025/26**

The Islands Trust Bylaw Compliance and Enforcement team processed 177 new files for 2025, and closed 106 files. With 672 files open at the end of 2025, there remains a high volume of work.

Several local trust areas have authorized proactive enforcement against unlawful rentals that limit the availability of housing supply. This proactive enforcement continues to dominate the workload.

Furthermore, the Bylaw Compliance & Enforcement team has been receiving increased complaints related to the placement of mooring buoys by non-residents, as well as the use of vessels as long-term residences, commonly referred to as liveaboards, which is not a permitted use under current regulations. The waters of the Trust Area include numerous environmentally sensitive areas, and concerns have been raised regarding the management and disposal of waste from the many vessels used as long-term residences.

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**To:** Executive Committee                      **For the Meeting of:** May 6, 2026  
**From:** Trust Area Services                      **Date Prepared:** April 30, 2026  
**SUBJECT:** Advancing engagement with the Province on resourcing for First Nations relationship building

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**PURPOSE:**

To address Executive Committee’s request for a high-level cost estimate of the full scope of building meaningful relationships with First Nations in the Trust Area.

**BACKGROUND:**

At its February 5, 2026 meeting, Executive Committee passed the following resolution:

**EC-2026-031**

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

The stated intent of this request was to support future engagement with the Ministry of Housing and Municipal Affairs regarding the need for additional funding for engagement with First Nations, recognizing the unique complexity of Islands Trust’s need to engage with 26 different First Nations.

Staff have considered the request and identified several potential issues:

1. Without significant additional research, there is little valid data with which to accurately estimate the full cost of engagement and relationship-building at this time, even in a general sense. Experience has shown there is significant variability between the expectations of Nations with regard to factors such as capacity funding and referral costs. The pending development of an Islands Trust policy on capacity funding and ongoing work to examine potential payment of referrals fees may help bring greater clarity, but that work is still in development.
2. Providing even a high-level estimate that is not based on accurate or validated cost factors runs the risk of misrepresenting the interests and expectations of First Nations and could consequently undermine current and future relationship-building efforts.
3. A high-level cost estimate is likely to have little value in supporting advocacy to other levels of government, and may even undermine the effectiveness of that advocacy, if Islands Trust cannot provide reliable data to support the estimate.

Given these issues, staff have considered potential options that may more effectively support the intent of the request from Executive Committee. The most viable option would be to develop a

more complete strategy for engaging with the Province on the question of enhanced resourcing support for First Nations relations.

Undertaking the development and implementation of such a strategy this year would be inconsistent with the following direction provided by Trust Council:

- **TC-2025-119**

That Trust Council request the first item on the Trust Council Follow Up Action Report be marked as completed.

[The first item read as: That Trust Council direct Executive Committee to:

- work with staff on a coordinated strategy and:
- prepare a request that the Province revisit the provincial grant funding formula to the Islands Trust and further

that Trust Council respond to Minister Kang to the effect that TC will revisit the request for a review of the Islands Trust mandate, governance, and structure and provide the Minister with an update].

- **TC-2025-120**

That Trust Council direct staff to undertake no further work on Trust Council Strategic Plan initiative 1.3.1. and remove the corresponding item from the Executive Committee Active Projects Report.

[Strategic Plan Initiative 1.3.1 read as: Advance the following requests to the Province and develop advocacy and education strategies to support these: a) the Provincial review of the governance structure to enable reconciliation and better support Islands Trust's mandate; and b) request for increased Provincial funding.]

- **TC-2025-124**

That Trust Council adopt all recommendations in the Islands Trust 2025 Operational Review Report, as presented.

[This included:

- Recommendation 1: Trust Council direct staff not to initiate any projects in the 2026/27 fiscal year that are not already underway or required by legislation or policy, and accept staff recommendations for reducing discretionary budget lines
- Recommendation 4: Trust Council, Executive Committee and the Conservancy Board adopt the practice of not directing staff to undertake any new work without first requesting a project feasibility assessment to determine the operational impacts and preliminary implementation options.]

However, with the finalization of the draft Indigenous Relations Action Plan and the pending recruitment of a new Manager of Indigenous Relations, this could be a project initiated next fiscal at the request of the new Islands Trust Council.

Therefore, Executive Committee may want to consider repealing its initial request and instead proposing that Islands Trust Council formally advance a recommendation to the next Council to develop a strategy for engaging the Province to seek increased resourcing to support First Nations relations in the new Islands Trust Council term.

**ATTACHMENT(S):** None.

**FOLLOW-UP:** Staff will follow-up as requested.

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**Prepared By:** Clare Frater, Director, Trust Area Services

**Reviewed By/Date:** Rueben Bronee, CAO/April 22, 2026

## **Briefing Note: Mount Arrowsmith Biosphere Region (MABR) Roundtable**

**Date of Meeting:** March 27, 2026

**From:** Laura Patrick

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

### **Key Observations**

#### **1. Representation and Staff Alignment**

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

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

#### **2. Culture of Engagement Model**

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

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

#### **Opportunity for Islands Trust:**

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

#### **Potential Benefit:**

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

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

### **3. Roundtable Engagement and Regional Awareness**

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

#### **Discussion Points Raised:**

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

#### **Notable Response:**

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

#### **Additional Question Raised:**

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

### **4. Action Item**

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

### **5. Onboarding and Governance Opportunities**

#### **Idea for Trust Council onboarding improvements:**

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

Examples:

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

**Additional Consideration:**

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

**6. External Presentation: Waterloo University – Local Futures Program**

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

**Relevance to Islands Trust:**

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

**Next Steps / Upcoming**

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

**Summary**

The MABR Roundtable highlighted:

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

**From:** Tara Todesco  
**Sent:** Monday, April 20, 2026 1:00 PM  
**To:** All Staff; Trustees  
**Cc:** Grants  
**Subject:** UBCM – Regional Community to Community (C2C) Program – 2026/27 Intake

Dear Islands Trust staff and Trustees,

The Regional Community to Community (C2C) Program is now accepting applications. The program supports relationship-building, reconciliation, and government-to-government collaboration between First Nations and local governments through forums, agreements, and joint planning work.

Applications are accepted on a rolling basis and reviewed at two intake deadlines: **May 29, 2026 and October 9, 2026.**

As per Islands Trust policy, Expressions of Interest (EOIs) are requested to identify potential applications and support internal coordination. **EOIs are due to [grants@islandstrust.bc.ca](mailto:grants@islandstrust.bc.ca) on Thursday, April 30, 2026 (for the May intake) and June 19, 2026 (for the October intake).**

A summary of the funding opportunity is included below.

Best wishes, Tara

### **Grant Opportunity Notification**

**Grant Title:** Regional Community to Community (C2C) Program – 2026/27 Intake

**Granting Agency:** Union of BC Municipalities (UBCM), with funding from the Ministry of Housing and Municipal Affairs and Indigenous Services Canada

#### **Funding Available:**

- Up to 100% of eligible project costs
- Maximum of \$20,000 per application, including:
  - Up to \$10,000 for C2C Forums
  - Up to \$10,000 for Agreements and Joint Review of Bylaws/Policies

**Eligibility:** All local governments in BC (including the Islands Trust) and First Nations (Treaty First Nation, Band, Tribal Council or National Government) are eligible to apply.

Applicants may submit one application per intake.

Projects must include participation from elected officials and/or senior staff from both First Nation and local government partners, with written confirmation of participation.

**Internal Expression of Interest (EOI) Deadline:**

April 30, 2026 (for May 29 funder deadline)

June 19, 2026 (for October 9 funder deadline)

**EOIs briefly outline:**

- The proposed project concept and objectives
- Alignment with funder priorities
- Anticipated partners (including Indigenous partners, where applicable)
- Estimated funding request and project timeframe

EOIs should be submitted to [Grants@islandstrust.bc.ca](mailto:Grants@islandstrust.bc.ca) following standard Islands Trust grant intake and review procedures. A guide to submitting an EOI can be found in V:\WebDAV\Grants Database.

**Funder Deadlines:**

- May 29, 2026
- October 9, 2026

Applicants will be notified within approximately 60 days of each intake deadline.

**Program Overview / Criteria:** The C2C program supports improved relationships between First Nations and local governments, advancing reconciliation, UNDRIP, and government-to-government collaboration.

Funding is available for forums that support dialogue and relationship-building, as well as agreements (e.g., protocols, MOUs, and service agreements), joint plans or strategies, and joint review of bylaws or policies.

**Project Term:** Activities must be completed within one year of grant approval.

**Resources:**

- Website: [UBCM – Community to Community Program](#)
- [2026/27 Regional Community to Community \(C2C\) Program Guide](#)

**Tara Todesco, MA, CP3**

Grants Program Manager

Islands Trust

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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 BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səliwətəʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉŁP, WSIKEM, Xeláltxw, Xwémalhkwu, 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.*



**AGENDA  
SAANICH INLET ROUND TABLE**

**Thursday May 14, 2026**

**2 pm to 4:30 pm**

**Central Saanich Fire Hall, 1512 Keating Cross Road, Saanichton, BC**

**Water Quality in Brentwood Bay  
Community Initiatives**

<b>Time</b>	<b>Topic</b>	<b>Presenters</b>
<b>2:00</b>	Welcome & Land Acknowledgement Introductions	Anne-Marie Daniel, Facilitator
<b>2:10</b>	History of District's Attempts to Manage the Bay	Mayor Ryan Windsor, District of Central Saanich
<b>2:30</b>	Clam Garden Restoration Program - Water Quality	Bryant DeRoy, Parks Canada
<b>2:50</b>	Brentwood Bay Marine Community Society Marine Clean Ups	Roger Hebert, Brentwood Bay Marine Community Society
<b>3:10</b>	BREAK	
<b>3:20</b>	Marine Pump-out Boat	John Harper, Saanich Inlet Clean Water Society
<b>3:45</b>	SIPS Marine Water Quality Sampling Program	Michael Simmons, SIPS with SurfRider Foundation
<b>4:05</b>	Local Government Response to Community Initiatives	Anne-Marie Daniel, Facilitator
<b>4:25</b>	Volunteering & announcements	
<b>4:30</b>	Adjournment	

***Event organized by Saanich Inlet Protection Society***



May 5, 2026

Islands Trust Executive Committee  
#200 – 1627 Fort Street  
Victoria, BC  
V8R 1H8

**Re: Agenda Item 10.2.2.1 – Staff Briefing on First Nations Engagement Resourcing**

Dear Chair Patrick and Members of the Executive Committee,

I am writing regarding the Trust Area Services briefing prepared for your May 6 meeting about advancing engagement with the Province on resourcing for First Nations relationship building. This is a critical project which will require stable funding across a span of years that I do not believe the Trust can adequately complete under its existing funding regime.

First, I apologize for the short notice. I review Islands Trust agendas as a matter of routine – Bowen Island is requisitioned by the Trust, participates in Trust governance through our elected trustees, and has a direct interest in how Trust resources are allocated and how Trust bodies conduct their business. I was therefore surprised to have missed this briefing not on your regular agenda but instead finding it as a later addendum, despite the fact that it responds to Resolution EC-2026-031 passed more than three months ago. The combination of the delay and the manner of its appearance on the agenda is itself noteworthy. But the substance of the briefing is what compels this letter.

**The briefing declines to carry out a duly passed resolution of the Executive Committee.**

In my years of service in municipal government, on regional and non-profit boards, and in intergovernmental settings, I cannot recall an instance in which staff have responded to a lawful resolution of an elected body by effectively refusing to do the work. Staff have every right – indeed, an obligation – to provide candid professional advice, including advice that a particular approach carries risks or that a deliverable should be scoped differently. That is the staff role, and it is a valuable one. But there is a fundamental difference between advising an elected body that a task should be approached with care and declining to perform it at all. The briefing before you crosses that line.

**The Executive Committee's authority to direct this work is clear.** Section 4(3) of the *Islands Trust Act* establishes that the Executive Committee is intended to carry out the daily business of the Trust. Section 21(1)(c) requires the EC to carry out duties that Trust Council directs – and the work contemplated by EC-2026-031 is squarely in furtherance

of Trust Council's own strategic plan, its Reconciliation Action Plan, Policy 6.1.1 on First Nations Engagement Principles, and the statutory object of the Trust under section 3, which expressly requires cooperation with First Nations. The EC did not invent a new priority; it operationalized an existing one by asking for basic cost information.

**The staff objections do not withstand scrutiny.** The briefing raises three concerns – insufficient data, risk of misrepresenting First Nations interests, and limited advocacy value – and then cites three Trust Council resolutions as grounds for non-compliance. Each of these deserves a direct response:

The resolution asks for an *order-of-magnitude estimate* – what the project management profession calls a Class 5 estimate, designed precisely for situations where data are limited, carrying expected accuracy ranges of –50% to +100%. Every jurisdiction in Canada that undertakes large works begins with this kind of scoping exercise. It is due diligence. It is budget planning. It is not a research project requiring years of validated cost factors; it is the most basic financial planning step before committing to a portfolio of engagement work that could, depending on scope, run into the millions of dollars across 26 First Nations – funded by a planning-only tax base smaller than Campbell River's.

The concern about misrepresenting First Nations interests conflates what the Trust would *spend* with what First Nations would *ask for*. An internal cost estimate documenting the Trust's own projected expenditures – staff time, capacity funding, referral costs, meeting logistics, translation and cultural support – does not represent or characterize First Nations' positions. It is a Trust budgeting document, the same as any other Indigenous relations allocation methodology from any other government doing similar work. Appropriate caveats and methodology notes can address any residual sensitivity, as they do in every comparable exercise undertaken by regional districts, municipalities, and provincial or federal agencies across Canada.

Whether the estimate has advocacy value is a political judgement that belongs to the elected body, not to staff. The EC decided that it does. That decision governs. As for the three Trust Council resolutions cited – TC-2025-119, TC-2025-120, and TC-2025-124 – these address the broader governance review, advocacy strategy, and operational review recommendations. None of them prohibit the preparation of a cost estimate for First Nations engagement. If staff genuinely believe these resolutions conflict with EC-2026-031, the proper course is to flag the perceived conflict in a report and ask the elected body to reconcile its direction – not to resolve the conflict unilaterally by declining to act. Staff are not the tribunal that adjudicates competing resolutions of the Trust's own governing bodies.

**The broader context reinforces the urgency.** Across Canada, hundreds of local and regional governments are grappling with how to resource meaningful First Nations engagement – and many are spending significant sums doing so. The data exists.

Comparable budgets are publicly available. The Province has made reconciliation a legislative priority through the *Declaration on the Rights of Indigenous Peoples Act*. For the Islands Trust – a body that must engage with 26 distinct First Nations, funded by approximately 33,000 property tax payers through a planning-only requisition – understanding the fiscal magnitude of this obligation is not optional. It is the absolute minimum prerequisite for any credible advocacy to the Province to make the case that the Trust cannot bear these costs alone. Without a number, however approximate, the Trust has no advocacy case – only a general complaint. Further, without a costing that is demonstrated to be up to the serious task of reconciliation, Indigenous parties stand to suffer as a result in the face of inadequate funding allocated for the task.

**Recommendation.** I would respectfully encourage the Executive Committee to reaffirm Resolution EC-2026-031 with the following clarifications:

- That the estimate is for Trust internal budgeting and advocacy purposes, not a representation of First Nations' interests or expectations, and does not commit the Trust to any particular level of expenditure;
- That the scope is a Class 5 order-of-magnitude estimate with explicit assumptions and uncertainty ranges, drawing on the Trust's own spending history, comparable local government budgets, and staff professional judgement;
- That a deadline for delivery be established – I would suggest no later than the September Trust Council meeting, to allow Trust Council to consider the estimate in the context of 2027/28 budget planning; and
- That the CAO be directed, in writing, to ensure the resolution is implemented and to report back to the Executive Committee on progress.

Trust Council – and the broader community that funds the Trust – must have visibility into the potential fiscal scale of the reconciliation engagement portfolio before the Trust proceeds further down that path. This is not controversial. It is governance.

I appreciate the Executive Committee's leadership on this issue and Chair Patrick's initiative in pursuing a principled advocacy strategy with the Province. I am available to discuss this further at your convenience.

Respectfully,



Andrew Leonard  
Mayor, Bowen Island Municipality

## 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. <i>Pay Transparency Report Submission &amp; Posting</i>	Responsible	Date Received
<p>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.</p>	Derek Cockburn	11-May-2023
2. <i>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)</i>	Responsible	Date Received
<p>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.</p>	Stefan Cermak	12-Mar-2025
3. <i>Explore new engagement models (virtual and in person forums) to reach more community members (Strategic Plan Initiative 1.2.2)</i>	Responsible	Date Received
<p>Initiation timeline TBD</p>	Clare Frater	12-Mar-2025
4. <i>Review all Trust Council and local trust committee agreements and where appropriate, amend, combine or rescind (Strategic Plan Initiative 1.2.6)</i>	Responsible	Date Received
<p>Initiation timeline: 2026/27: (May 2023 EC asked for priority to Ministry of Transportation and Infrastructure)</p>	Clare Frater Rueben Bronee	12-Mar-2025
5. <i>Design a plan to advocate to enhance community access to funding for housing in the Trust Area (Strategic Plan Initiative 2.3.2)</i>	Responsible	Date Received
<p>Initiation timeline: Priority for this Council term</p>	Clare Frater	12-Mar-2025

## Future Projects Report

### Executive Committee

<p><b>6.</b> <i>Advocate for the development and implementation of a fallow deer strategy, including advocacy for deer harvesting (Strategic Plan Initiative 3.1.1)</i></p>	<p><b>Responsible</b></p>	<p><b>Date Received</b></p>
<p>Initiation timeline: Priority for this Council term</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p><b>7.</b> <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></p>	<p><b>Responsible</b></p>	<p><b>Date Received</b></p>
<p>Initiation timeline: TBD</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p><b>8.</b> <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></p>	<p><b>Responsible</b></p>	<p><b>Date Received</b></p>
<p>Initiation timeline: Priority for this Council term</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p><b>9.</b> <i>Clarify opportunities for co-governance and co-management of the Trust Area (Strategic Plan Initiative 5.1.2)</i></p>	<p><b>Responsible</b></p>	<p><b>Date Received</b></p>
<p>Initiation timeline: Priority for this Council term</p>	<p>Clare Frater Rueben Bronee</p>	<p>12-Mar-2025</p>
<p><b>10.</b> <i>Develop a schedule and plan for leader-to-leader meetings with Indigenous Governing Bodies (Strategic Plan Initiative 5.1.3)</i></p>	<p><b>Responsible</b></p>	<p><b>Date Received</b></p>
<p>Initiation timeline: 2026/27</p>	<p>Clare Frater Rueben Bronee</p>	<p>12-Mar-2025</p>
<p><b>11.</b> <i>Develop tailored public engagement processes that acknowledge preferred engagement methods of Indigenous Peoples (Strategic Plan Initiative 5.2.2)</i></p>	<p><b>Responsible</b></p>	<p><b>Date Received</b></p>
<p>Initiation timeline: Priority for this Council term</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>

## 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