



Executive Committee Special Meeting Revised Agenda

Date: Wednesday, July 23, 2025

Time: 9:15 a.m.

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

Pages

1. CALL TO ORDER
2. TERRITORIAL ACKNOWLEDGEMENT
3. APPROVAL OF AGENDA
 - 3.1 Introduction of New Items
 - 3.2 Approval of Agenda
 - 3.2.1 Agenda Context Notes - none
4. BUSINESS
 - 4.1 Trust Council Initiated
 - 4.1.1 Executive
 - 4.1.2 Trust Area Services
 - 4.1.3 Planning Services
 - 4.1.4 Financial and Employee Services
 - 4.1.5 Legislative and Information Services
 - 4.2 Executive Committee Initiated
 - 4.2.1 Executive
 - 4.2.1.1 2025 UBCM Registration

3 - 5

THAT Executive Committee approve attendance for Trustees [insert trustee name(s)], Chief Administrative Officer Bronee and [insert Islands Trust staff name(s)] at the 2025 Union of BC Municipalities Convention.

4.2.2 Trust Area Services

4.2.2.1 Policy Statement Amendment Project: Public Survey - Request for Decision 6 - 32

THAT Executive Committee endorse, for public engagement, the survey attached to the request for decision dated July 23, 2025.

4.2.2.2 Policy Statement Amendment Project (PSAP) – Trust Area-wide Mailer - Request for Decision 33 - 40

THAT Executive Committee endorse the proposed Trust Area-wide mailer content as presented in Attachment 1 to the request for decision dated July 23, 2025, and authorize the Chair to approve any text changes required at the graphic design stage.

4.2.3 Planning Services

4.2.3.1 Salt Spring Island Office Renovation Budget Shortfall - Briefing 41 - 43

4.2.4 Financial and Employee Services

4.2.5 Legislative and Information Services

5. NEW BUSINESS

5.1 Request to Support GIS Services - Briefing 44 - 45

5.2 Preparation for July 29, 2025 Trust Council Special Meeting - Discussion

6. CORRESPONDENCE

6.1 2025-07-16 My Sea to Sky - Amendment of Woodfibre LNG's Environmental Assessment Certificates Email 46 - 47

7. NEXT MEETING

The next Executive Committee meeting will take place electronically on August 6, 2025 at 9:15 a.m.

8. CLOSED MEETING (if applicable)

9. ADJOURNMENT

REQUEST FOR DECISION

To: Executive Committee **For the Meeting of:** July 23, 2025
From: Executive Office **Date Prepared:** July 14, 2025
SUBJECT: 2025 UBCM Registration

RECOMMENDATION:

THAT Executive Committee approve attendance for Trustees [insert trustee name(s)], Chief Administrative Officer Bronee and [insert Islands Trust staff name(s)] at the 2025 Union of BC Municipalities Convention.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: Trust Council approves an annual budget allocation to fund Executive Committee registration and travel expenses to attend the Association of Vancouver Island and Coastal Communities (AVICC) and Union of BC Municipalities (UBCM) annual conventions. For the 2025/26 fiscal year, that amount was significantly reduced and there is insufficient budget available for all four members of Executive Committee to attend UBCM in 2025.

1 PURPOSE:

To seek Executive Committee's direction on trustee and staff attendance at the 2025 UBCM convention September 22-26 in Victoria.

2 BACKGROUND:

Trust Council [Policy 6.12.2](#) provides the following guidance on attendance at the UBCM convention:

2.1 Members of the Executive Committee and senior staff will represent the Islands Trust Council at the annual AVICC and UBCM conventions, subject to Trust Council approval of the expenditure during the annual budget process.

For fiscal 2025-26, Trust Council approved a budget of \$10,600 for Executive Committee registration and travel for the 2025 AVICC and UBCM conventions. Expense claims submitted for the 2025 AVICC convention totaled \$3,020, leaving \$7,580 available for UBCM.

The early-bird registration fee for UBCM is now confirmed at \$800 for trustees and staff. This year, UBCM is applying an "all-inclusive" fee and there are no additional fees for sessions outside the main agenda. However, this does not include costs for delegate lunches and the Thursday evening banquet, which would be an additional cost not included in the cost estimate table below. Staff have registered all four members of Executive Committee to secure the early-bird rate and will cancel registrations for any members not attending. Cancellations must be done by August 8 to ensure a full refund. (Note: previous estimates assumed a staff registration cost of \$400 based on historical staff registration fees.)

Accommodation is tentatively booked for three trustees at a cost of approximately \$335 per trustee per night, and for a fourth trustee at a cost of approximately \$205 per night. Estimated travel costs total \$1,100.

Based on these estimates, overall costs for UBCM 2025 for all four members of Executive Committee to attend with two senior staff would be \$9,940.

UBCM Estimated Costs for Full Attendance

Expense Type	# of Attendees	# of Hotel Nights	Cost Per Unit	Total
Accommodation	4	4	\$335/\$205	\$4,840
Registration - Trustees	4		\$800	\$3,200
Registration - Staff	2		\$800	\$1,600
Travel Costs (km, ferries, per diems where applicable)				\$1,100
Total				\$10,740

The above assumes full accommodation for all four members for the full four nights of the convention (arriving September 22 and departing September 26). It is therefore not possible for all four members of Executive Committee to attend UBCM within the available budget.

Executive Committee previously considered registration at its July 2 meeting, but deferred a decision pending confirmation of the registration fee. In that discussion, Vice-Chair Elliott indicated she could either forego or share accommodation if it made it possible for three trustees to attend. With that approach, three trustees attending would have a total cost of \$7,360, which is within budget as long as trustees are diligent in minimizing travel costs. If all three trustees needed full accommodation, the total cost would be \$8,600 (assuming one trustee uses the \$205 room rate).

The Chair could offset costs by using available funding in the Salt Spring Island LTC budget to cover registration and travel costs. Prior to her election as Chair, the LTC had allocated \$1,670 for registration and expenses for Trustee Patrick's attendance at AVICC and UBCM. Allocating this amount toward the Chair's attendance, or that of the Salt Spring Island LTC Chair, would allow three members of Executive Committee to attend with accommodation included.

Costs could be further reduced by:

- Having only one member of staff attend UBCM for 2025. Typically, the CAO and Director of Trust Area Services attend to support trustees. Because the convention is in Victoria, there will be no costs associated with their attendance other than registration fees.
- Covering the staff registration fees out of budget allocated for staff training.

In producing its recommendations to Trust Council for fiscal 2025/26, Financial Planning Committee recommended that *"...the UBCM/AVICC budget be adjusted to reduce the Executive Committee members to two and reduce the amount by \$9,000"* (FPC-2025-009). Only having two trustees attend would be consistent with this recommendation and have a total estimated cost of \$6,000, resulting in a modest underspend in Executive Committee's budget for UBCM/AVICC. FPC's recommendation to reduce this budget line was based on reducing the number of attendees to the convention. However, more than two attendees are permitted under Trust Council's policy, provided budget limits are respected.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Staff will work to appropriately support attending trustees so they can maximize the value of UBCM. But the volume of work is essentially the same regardless of the number of attendees.

FINANCIAL: Attendance at UBCM is a budgeted item per policy, but the available budget cannot be exceeded.

POLICY: N/A.

IMPLEMENTATION/COMMUNICATIONS: N/A.

FIRST NATIONS: N/A.

OTHER: N/A.

4 RELEVANT POLICY(S): [Trust Council Policy 6.12.2](#) *UBCM/AVICC Membership and Resolutions*

5 ATTACHMENT(S): N/A

RESPONSE OPTIONS

Recommendation:

THAT Executive Committee approve attendance for Trustees [insert trustee name(s)], Chief Administrative Officer Bronee and [insert Islands Trust staff name(s)] at the 2025 Union of BC Municipalities Convention.

Alternative:

1. Executive Committee could opt not to send any representatives to UBCM.

THAT Executive Committee confirm no members of Executive Committee or Islands Trust staff will attend the 2025 Union of BC Municipalities Convention.

Prepared By: Rueben Bronee, CAO, July 14, 2025



REQUEST FOR DECISION

To: Executive Committee **For the Meeting of:** July 23, 2025
From: Trust Area Services **Date Prepared:** July 17, 2025
SUBJECT: Policy Statement Amendment Project – Public Survey (Phase 4 Public Engagement)

RECOMMENDATION: That Executive Committee endorse, for public engagement, the survey attached to the request for decision dated July 23, 2025.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The survey attached to this request for decision (RFD) was developed by staff and refined by an outside consultant with expertise in public engagement. Its questions are appropriate to this phase in the project lifecycle, focused on the policy content of the document and whether that content will achieve the goals the Policy Statement sets out.

- 1 PURPOSE:** The purpose of this RFD is to seek Executive Committee endorsement of the survey that has been developed for public engagement on the draft new Policy Statement.
- 2 BACKGROUND:** PSAP Project Charter version 11 (Attachment 2) indicates that a component of Trust Council’s community engagement program following first reading will be a survey seeking public input on the draft. The project budget for the 2025/26 fiscal year allocates \$5,000 for consultant assistance in the design of both the proposed survey and planned webinar. EC reviewed a draft survey at its May 14, 2025 meeting, and the draft survey has since been revised with the advice of a consultant with expertise in public engagement. Executive Committee and a handful of other trustees have reviewed and provided feedback on the updated draft survey. These recommendations have been incorporated into the final version presented here. The policy tables in the survey will be further updated based on Trust Council decisions at its meeting of July 29, 2025.

The survey will be available online and in hard copy at locations on islands. The paper surveys will come with pre-paid postage so they can be mailed directly to Islands Trust, with survey drop-boxes where available. Islands Trust administrative staff will enter the paper survey results into the online survey so all results can be analyzed presented together. The survey attached to this RFD is the paper version of the survey. The digital version will contain additional text about how to navigate the survey.

After the survey closes, the results will be provided to Trust Council to help inform further amendments to the draft new Policy Statement.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: None

FINANCIAL: None

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: The survey is expected to go live within a few days of first reading and remain open until early February 2026. A link to the Islands 2050 webpage will be provided in a notice to e-mail subscribers, and all other digital and printed project communications will drive the public toward the Islands 2050 webpage that contains a link to the online survey, and clarifies other ways for the public to complete the survey.

FIRST NATIONS RELATIONS: None

OTHER: None

4 RELEVANT POLICY(S): None

5 ATTACHMENT(S):

- 1) Phase 4 PSAP Survey
- 2) PSAP Project Charter V11

RESPONSE OPTIONS

Recommendation:

That Executive Committee endorse, for public engagement, the survey attached to the request for decision dated July 23, 2025.

Alternative:

Executive Committee may identify elements in the proposed survey that it wishes to see changed. If this is the case, it could pass the following resolution:

That Executive Committee revise the Phase 4 PSAP Survey as follows:

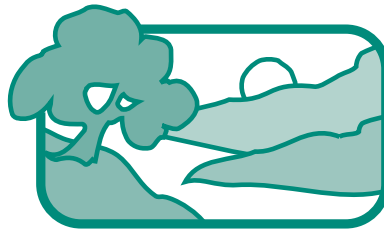
- *By . . .*
- *By . . .*

And then endorse the survey as revised with the following resolution:

That Executive Committee endorse, for public engagement, the survey attached to the request for decision dated July 23, 2025, as revised.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services/July 17, 2025
Rueben Bronee, CAO/July 17, 2025



Islands Trust

Islands Trust Draft Policy Statement Survey

About the Policy Statement

The *Islands Trust Act* requires that Islands Trust adopt a Policy Statement that must be, "a general statement of the policies of the Islands Trust Council to carry out the object of the Trust."

The Policy Statement is used by Islands Trust to do the following:

- Inform land use decisions and ensure that changes to policies or regulations on any of the islands align with the general direction set by the Policy Statement
- Guide the development of official community plans and regulatory bylaws by local trust committees and island municipalities across the region
- Set out principles to guide day-to-day planning and decision-making

The Policy Statement is Islands Trust's vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous Governing Bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

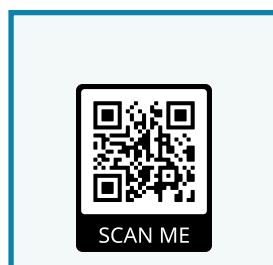
The Policy Statement is not a set of regulations that apply to land in the Islands Trust Area today. Instead, it is a document that sets out principles and policies to be used in decision-making about potential future changes to the use of the lands and waters in the Islands Trust Area.

You can view the draft new Policy Statement at www.islandstrust.bc.ca/programs/Islands2050.

About this Survey

The estimated time to read and complete the survey is 15-20 minutes. The survey will close on February 2, 2026.

You can also complete the survey online by scanning the QR code or visiting: www.islandstrust.bc.ca/programs/islands2050, or by phone on 250 405 5151.



Purpose of the survey

We are currently in the fourth public engagement on the Policy Statement, which will take place from August 2025 to February 2026.

The purpose of this survey is to gather your feedback on how well you think the draft new Policy Statement will support the Islands Trust Council in achieving its goals and fulfilling the Islands Trust Object.

The survey will ask your opinion on the principles and goals set out in the draft new Policy Statement as follows:

- Guiding Principles: General guiding principles, reconciliation principles, and cooperation principles
- Goal 1: Advance Reconciliation
- Goal 2: Preserve and protect Indigenous cultural heritage and culturally significant areas, sites, and species
- Goal 3: Preserve and protect healthy and biodiverse ecosystems
- Goal 4: Foster sustainable, inclusive, and resilient communities
- Goal 5: Foster sustainable stewardship of lands and waters

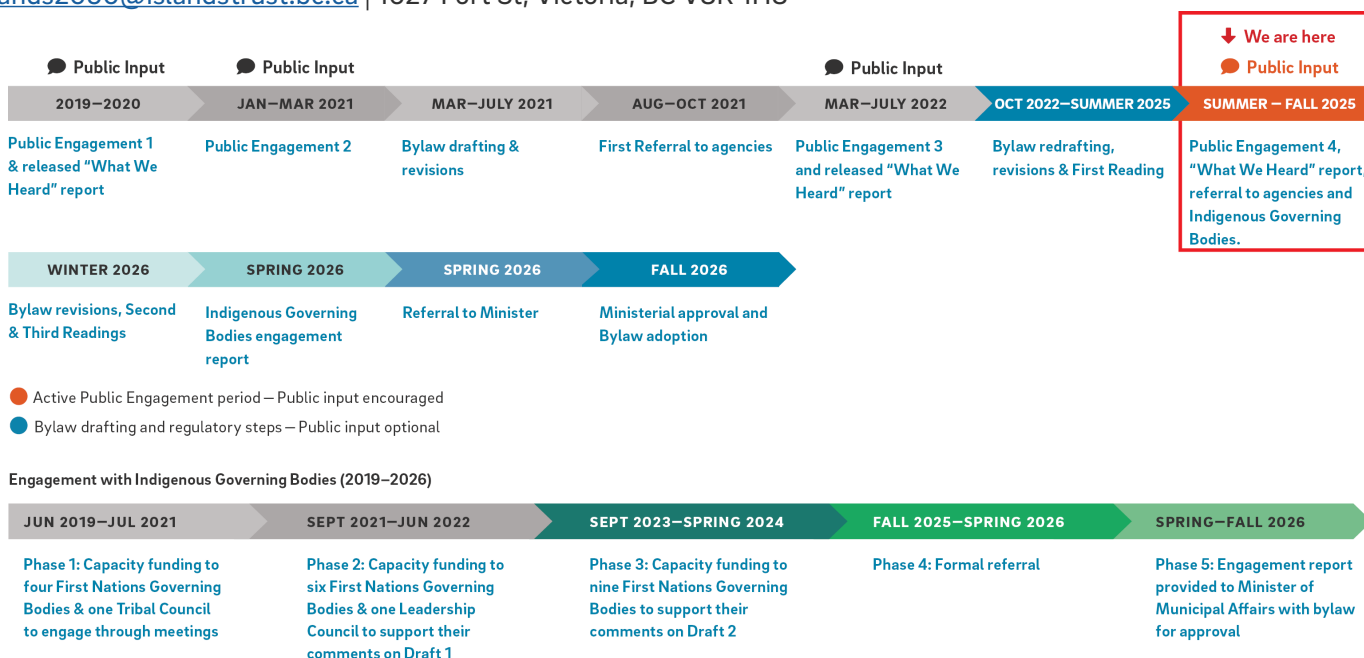
Feedback and results

Your feedback will help shape recommendations for the Islands Trust Council and its committees as they consider revisions to the draft new Policy Statement. The results of this survey, along with other input gathered during Phase 4 of public engagement, will be shared with Islands Trust Council in an Engagement Summary Report in Spring 2026.

Please keep in mind that only comments directly related to the survey questions will be considered. Off-topic comments or unrelated feedback will not be included or responded to. All responses will be reviewed, and any content that is defamatory, profane, or inappropriate for a general audience will be removed. If you have feedback for Islands Trust unrelated to the draft new Policy Statement, please visit Island Trust's Share Your Views webpage at www.islandstrust.bc.ca/contact-us/share-your-views/.

Please return a completed copy of the survey to an Islands Trust office either by Email or mail:

islands2050@islandstrust.bc.ca | 1627 Fort St, Victoria, BC V8R 1H8



Freedom of Information and Protection of Privacy Act and Correspondence Policy

When you complete this survey, you and your individual responses will remain 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 that may be gathered through this survey will be managed in accordance with 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 and Information Services at foi@islandstrust.bc.ca.

Guiding Principles

The object of the 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 in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.

The draft new Policy Statement proposes that this work is to be carried out in accordance with a series of General Guiding, Reconciliation, and Cooperation Principles. Each set of draft principles will be reviewed next.

General Guiding Principles

In its efforts to carry out the Islands Trust Object, Islands Trust Council commits to a set of shared principles to guide daily planning and decision-making by all bodies across the Islands Trust Area.

Please review the draft General Guiding Principles in the table below.

Trust Council's Guiding Principles	
2.1.1	Acknowledge and Respect Indigenous Rights To grow understanding of the history and legacy of colonialism in the Islands Trust Area, to acknowledge and respect the rights of Indigenous Peoples, and to work together with Indigenous Governing Bodies and Indigenous Knowledge Holders to preserve and protect culturally significant areas, sites, and species.
2.1.2	Prioritize Environmental and Indigenous Cultural Heritage Protection To place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making.
2.1.3	Limit the Rate and Scale of Development To define and maintain appropriate limits for the rate and scale of development in order to preserve and protect the Trust Area and its unique amenities and environment.
2.1.4	Foster Sustainable, Inclusive, and Resilient Communities To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.
2.1.5	Take Guidance From the Precautionary Principle To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there may be uncertainty over the threats of serious or irreversible damage from development.
2.1.6	Account for Cumulative Effects To strive to account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies, culturally sensitive areas and cultural heritage sites, and species and their habitats.
2.1.7	Foster Informed and Balanced Decision Making To be informed by a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge, and science.

1. Please rate your agreement with the following statement. The General Guiding Principles will be effective in helping Islands Trust Council make decisions that support the Islands Trust Object.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Reconciliation Principles

The Islands Trust Council has declared a commitment to Reconciliation with Indigenous Peoples, recognizing that this is a long-term commitment built on respect, learning, and meaningful relationships.

Please review the draft Reconciliation Principles in the table below.

Trust Council's Reconciliation Principles	
2.2.1	Guidance from Truth and Reconciliation Commission Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC).
2.2.2	Guidance from United Nations Declaration on the Rights of Indigenous Peoples Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).
2.2.3	Guidance from Missing and Murdered Indigenous Women and Girls Calls for Justice Be informed by the principles for change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls.
2.2.4	Guidance from Indigenous Governing Bodies Be informed by guidance from Indigenous Governing Bodies and Indigenous Knowledge Holders.

2. Please rate your agreement with the following statement. The Reconciliation Principles will be effective in helping Islands Trust Council make decisions that support the Islands Trust Object and implement the commitments in its Reconciliation Declaration.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Cooperation Principles

While Islands Trust Council must provide the necessary leadership to carry out the Islands Trust Object, its mandate requires cooperation with partners who each have unique roles to play in preserving and protecting the region.

Please review the draft Cooperation Principles below.

Trust Council's Cooperation Principles	
2.3.1	Collaborate with the Islands Trust Conservancy Board To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.
2.3.2	Collaborate with Island Municipalities To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object.
2.3.3	Work Towards Collaborative Governance with Indigenous Governing Bodies Develop strong relationships with Indigenous Governing Bodies and work toward building foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i> .
2.3.4	Work Towards Strategic Inter-Agency Coordination To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.
2.3.5	Work Towards Accessible and Inclusive Public Communications and Engagement To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of residents, communities, local organizations, and British Columbians.
2.3.6	Provide Public Education Opportunities To provide education opportunities to residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Knowledge Holders and Indigenous Governing Bodies.

3. Please rate your agreement with the following statement. The Cooperation Principles will be effective in helping Islands Trust Council make decisions that support the Islands Trust Object.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

4. Other Comments

Is anything missing from the Guiding Principles that you think would help Islands Trust better meet the Islands Trust Object, or is there anything else you would like to share about the Guiding Principles?

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Goal 1: Advance Reconciliation

Islands Trust Council is committed to Reconciliation and to relationship-building with Indigenous Governing Bodies and Indigenous Peoples across the region.

The policies in this section aim to acknowledge the history and legacy of Indigenous Peoples in the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision-making.

Please review the draft policies below.

Directive Policies – Reconciliation	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.1.1	Cooperate with Indigenous Governing Bodies Engage with Indigenous Governing Bodies and provide a record of the engagement at time of bylaw submission.

Advisory Policies – Reconciliation	
Local trust committees and island municipalities should...	
3.1.2	Cooperate with Indigenous Governing Bodies Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions.
3.1.3	Land Back Through engagement with Indigenous Governing Bodies, support opportunities to direct land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential.
3.1.4	Information Sharing Support and develop methods for regular and timely sharing of information with Indigenous Governing Bodies.
3.1.5	Respect Indigenous Protocols for Information and Data Provided Respect Indigenous Governing Bodies’ and Indigenous Knowledge Holders’ protocols about how their data and information should be collected, protected, used and shared.

5. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 1: Advance Reconciliation*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Goal 2: Preserve and Protect Indigenous Cultural Heritage & Significant Areas, Sites, and Species

Islands Trust Council recognizes Indigenous cultural heritage as a unique amenity in the Islands Trust Area that must be preserved, protected and, where possible, restored.

The Islands Trust Area is home to many culturally significant areas, sites, and species of importance to present and future generations of Indigenous Peoples.

This section of the draft new Policy Statement lays out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous Governing Bodies, and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

Please review the draft policies below.

Directive Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.2.1	Indigenous Cultural Heritage Sites Minimize potential adverse impacts to Indigenous cultural heritage sites including, but not limited to, identified village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, pictographs, and registered, unregistered, or newly-discovered archaeological sites.
3.2.2	Indigenous Marine Harvesting Areas Minimize potential adverse impacts to marine harvesting areas used by Indigenous Peoples, including, but not limited to, fish weirs and clam gardens.
3.2.3	Indigenous Harvesting and Hunting Areas Minimize potential adverse impacts to land-based harvesting and hunting areas used by Indigenous Peoples.

Advisory Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities should...

3.2.4	Indigenous Cultural Heritage Sites Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and registered, unregistered, or newly discovered archaeological sites.
3.2.5	Indigenous Harvesting Areas Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous harvesting areas on land and marine foreshores including, but not limited to, fish weirs, clam gardens, camas meadows, and other areas used for Indigenous hunting, fishing, trapping, and gathering of plants and medicines.
3.2.6	Indigenous Harvesting and Hunting Area Access Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.
3.2.7	Other Culturally Significant Areas for Indigenous Peoples Through engagement with Indigenous Governing Bodies, identify and prioritize protection of areas of importance for Indigenous cultural and spiritual practices.
3.2.8	Culturally Significant Species and Medicinal Plants Through engagement with Indigenous Governing Bodies, identify, prioritize protection, and support restoration of culturally significant species and medicinal plants and ochre.
3.2.9	Cultural Monitors Through engagement with Indigenous Governing Bodies, support opportunities for cultural monitors to be present for ground-disturbing activities.

6. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

7. Other Comments:

Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 2: Preserve and Protect Indigenous Cultural Heritage & Significant Areas, Sites, and Species*, or is there anything else you would like to share about these policies?

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Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

Islands Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region.

The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.

Please review the draft policies below:

Directive Policies – Ecosystem Integrity	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.3.1	Protected Area Networks Identify, establish, and sustain a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.
3.3.2	Sensitive Ecosystems Identify and prioritize the preservation, protection, and restoration of sensitive ecosystems in the Islands Trust Area, classified as the following ecosystem types: cliff; freshwater; herbaceous; old and mature forest; riparian; wetland; and woodland.
3.3.3	Forest Ecosystems Identify forest ecosystems and prioritize the preservation, protection, and restoration of unfragmented forests, with a with a particular focus on the maintenance and restoration of their ecological integrity.
3.3.4	Coastal Oak and Prairie Ecosystems Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on the maintenance, restoration and management of their ecological integrity.
3.3.5	Watershed Ecosystems Identify and prioritize the preservation, protection, and restoration of watershed ecosystems, freshwater sources, and groundwater recharge areas.
3.3.6	Marine Shorelines and Nearshore Areas Identify and prioritize the preservation, protection, and restoration of eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands.
3.3.7	Critical Habitat for Species at Risk Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk.
3.3.8	Islets and Small Islands Identify and prioritize the preservation, protection, and restoration of islets and small islands.
3.3.9	Light Pollution Minimize light pollution through the application of dark sky principles.

Advisory Policies – Ecosystem Integrity

Local trust committees and island municipalities should...

3.3.10 Indigenous Ecosystem Management

Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.

3.3.11 Indigenous Protected and Conserved Areas

Support Indigenous Governing Bodies in the establishment of Indigenous Protected and Conserved Areas.

8. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

9. Other Comments:

Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems*, or is there anything else you would like to share about these policies?

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Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

Islands Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn, have a role in preserving and protecting this region.

The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, and resilient island communities.

Please review the draft policies relating to:

- Managing growth and development
- Housing
- Transportation
- Waste, emissions, and pollutants
- Recreation

Managing Growth and Development Policies

Directive Policies – Managing Growth and Development	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.4.1	Sustainable Development Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.
3.4.2	Growth Management Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl, minimize fragmentation of forest lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.
3.4.3	Impacts of Development Consider the aesthetic, environmental, and social impacts of development.
3.4.4	Community Facilities and Services Ensure that each community's, and local Indigenous communities', current and projected long-term needs for educational, institutional, community, health, cultural, recreational facilities and services, and outdoor recreation are considered and planned for.
3.4.5	Climate Change Mitigation and Adaptation Implement planning and land use management strategies, and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.
3.4.6	Hazardous Areas Identify areas at elevated risk of natural and climate change-related hazards and restrict development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.
3.4.7	Economic Activities Support sustainable economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, community well-being, and that consider transportation and infrastructure capacity.
3.4.8	Community Heritage Sites Identify, preserve, protect, and support the restoration of community heritage sites.

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

3.4.9	Existing Development Potential Identify land where current zoning or other land use regulations allow development that could be inconsistent with the object of the trust, and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.
3.4.10	Economic Development Opportunities for Indigenous Communities Through engagement with Indigenous Governing Bodies, support economic development opportunities for Indigenous communities.

10. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Housing Policies

Directive Policies – Housing

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.11	Suitable Locations for Additional Housing Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.
3.4.12	Housing Diversity Support a range of housing types and tenures to help meet the identified housing needs of the island community and local Indigenous communities.
3.4.13	Clustered Small Dwelling Units Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.
3.4.14	Floor Area and Lot Coverage Limits Set floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.
3.4.15	Affordable and Special Needs Housing Prioritize the processing of rezoning applications from non-profit housing providers and public agencies, and the processing of housing agreement bylaws for affordable and special needs housing.
3.4.16	Short-Term Rentals Identify and assess the impacts of short-term rental of dwellings on the availability of safe, secure and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.

Advisory Policies – Housing

Local trust committees and island municipalities should...

3.4.17	Housing for Indigenous People Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.
3.4.18	Multi-Unit Residential Implement land use regulations for affordable and special needs housing and other multi-unit residential development that permit a range of potential site configurations, and control form and character through development permit areas.
3.4.19	Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.

11. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Transportation Policies

Directive Policies – Transportation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.20	Public and Active Transportation Networks Identify and establish appropriately-situated, safe, comfortable, and equitable transportation networks that reduce dependency on private automobile use, encourage zero emission modes of transportation, and support increased use of trail systems, public transportation, and active transportation.
3.4.21	Rural Roadways Identify and protect rural roadways, including scenic and/or heritage roads.

Advisory Policies – Transportation

Local trust committees and island municipalities should...

3.4.22	Road Systems Ensure that road location, design, construction, and road systems are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.23	Transportation Network Vulnerabilities Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or infrastructure relocation where necessary.

12. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Waste, Emissions and Pollutants Policies

Directive Policies – Waste, Emissions and Pollutants

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.24	Pollutants to Air, Land and Water
	Regulate land use and development to reduce detrimental pollutants to air, land and water.
3.4.25	Disposal of Waste
	Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area.
3.4.26	Wastewater Disposal Systems
	Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, with a focus on Indigenous Peoples' cultural heritage sites and marine harvesting areas.

13. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve Goal 4: *Foster Sustainable, Inclusive, and Resilient Communities.*

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Recreation Policies

Directive Policies – Recreation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.27	Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.
3.4.28	Location and Types of Recreational Facilities Identify appropriate locations for, types of, and access to, facilities for low-impact and active recreational activities, and discourage activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.29	Access to Community Marinas, Boat Launches, and Docks Identify and support safe public access and routes to community marinas, boat launches, and docks.
3.4.30	Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.
3.4.31	Trail Systems Identify appropriate locations for, types of, and safe public access to public pedestrian, equestrian and bicycle trail systems to support active recreation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.4.32	Public Shoreline Access Identify new, protect existing, and support the acquisition and protection of, safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment, including Indigenous Peoples' identified cultural heritage sites and marine harvesting areas.
3.4.33	Public Access to Public/Crown Land Identify and support the acquisition and protection of public access and routes to publicly-owned lands.
3.4.34	Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.

14. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

13. Other Comments:

Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*, or is there anything else you would like to share about these policies?

.....

.....

.....

.....

.....

Goal 5: Foster Sustainable Stewardship of Lands and Waters

Islands Trust Council recognizes that sustainable use of lands and waters in the Islands Trust Area is important to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them. This section lays out policies for sustainable land and water use that support the long-term health of ecosystems and sustainability of freshwater.

Please review the draft policies relating to:

- Freshwater
- Forest lands
- Agricultural lands
- Soil and fill
- Marine shorelands

Freshwater Policies

Directive Policies – Freshwater	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.5.1	Freshwater Sustainability Ensure that neither the density, nor intensity, of land use is increased in watersheds where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable.
3.5.2	Freshwater Demand and Supply Projections Ensure that existing, anticipated, and seasonal water demand and water availability are considered.
3.5.3	Freshwater Self-Sufficiency Ensure that islands are self-sufficient in their supply of freshwater.
3.5.4	Saltwater Intrusion Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within these areas.

Advisory Policies – Freshwater

Local trust committees and island municipalities should...

3.5.5	Freshwater Quality Ensure that freshwater quality is maintained or remediated.
3.5.6	Freshwater Uses Strive to ensure that water quality in lakes, streams and wetlands is maintained, and that freshwater use is not to the detriment of other uses of the waterway such as fish and amphibian habitat uses, Indigenous cultural and spiritual uses, and aesthetic and recreational uses.
3.5.7	Freshwater Storage Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.

14. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*.

- ☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Forest Land Policies

Directive Policies – Forest Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.8	Forest Lands for Sustainable Management Maintain large land holdings and parcel sizes to support sustainable forest management practices that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.5.9	Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.
3.5.10	Forest Lands and Wildfire Risk Management Identify planning and land use management strategies that mitigate wildfire risk and that are appropriate to the unique biogeoclimatic zones and settlement patterns of each local planning area.

15. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Agricultural Lands Policies

Directive Policies – Agricultural Lands	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.5.11	Protection of Agricultural Lands Identify and protect agricultural lands within the Agricultural Land Reserve for current and future use consistent with the <i>Agricultural Land Commission Act</i> and its regulations, while considering down-stream impacts, wildlife habitat, and adjacent properties.
3.5.12	Agriculture and Adjacent Properties Minimize any adverse impacts of land uses from properties adjacent to agricultural lands.
3.5.13	Agriculture and Road Systems Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.
3.5.14	Economic Viability of Farms Consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land or adversely impacting the Trust Area and its unique amenities and environment.
Advisory Policies – Agricultural Lands	
Local trust committees and island municipalities should...	
3.5.15	Sustainable Agriculture Preserve, protect, and encourage sustainable farming and the sustainability of farming.
3.5.16	Food Security and Food Sovereignty Support initiatives that advance food security and Indigenous food sovereignty.

16. Please rate your agreement with the following statement. These policies will be effective in helping Islands Trust achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Soil and Fill Policies

Directive Policies – Soil and Fill

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.17 Soil Removal and Deposit

Foster the preservation, protection, and restoration of soils in the Islands Trust Area.

3.5.18 Soil and Fill from Middens and Foreshore Areas of Cultural Significance

Prohibit alteration, removal or excavation of soil or fill from all identified archaeological sites, including middens or foreshore areas identified as culturally significant areas.

17. Please rate your agreement with the following statement.

These policies will be effective in helping Islands Trust achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Directive Policies – Marine Shorelands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.19	Aquaculture Tenures Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas identified as culturally significant by Indigenous Governing Bodies, that provide critical habitat for species at risk, are of recreational significance or established or designated upland land uses, anchorages or moorages.
3.5.20	Setbacks from the Sea Incorporate current and anticipated impacts of sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments.
3.5.21	Soft Shoreline Protections Prioritize and foster soft shoreline approaches, such as those identified by the “Green Shores” program, to set requirements for shoreline preservation, and to mitigate erosion of shoreline and foreshore cultural heritage sites.
3.5.22	Vessel Moorage Prohibit the moorage of vessels in sensitive marine areas, including, but not limited to, eelgrass meadows, kelp forests, forage fish spawning areas, estuaries and mud flats.
3.5.23	Marinas Identify requirements for the location, size, and nature of marinas that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.5.24	Sharing of Coastal Facilities Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.
3.5.25	Marine Docks Consider the cumulative effects of docks, and limit or prohibit new docks in areas identified as culturally significant by Indigenous Governing Bodies, in areas that provide critical habitat for species at risk, and in areas of recreational significance.
3.5.26	Marine Structures Limit or prohibit the construction or installation of breakwaters, groynes, rock weirs and jetties in marine areas that are not zoned for group wharfage, marine commercial or industrial use, or ferry terminals.

18. Please rate your agreement with the following statement.

These policies will be effective in helping Islands Trust achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

20. Other comments:

Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*, or is there anything else you would like to share about these policies?

[illegible]

Overall Effectiveness of the Draft New Policy Statement

21. Please rate your agreement with the following statement.

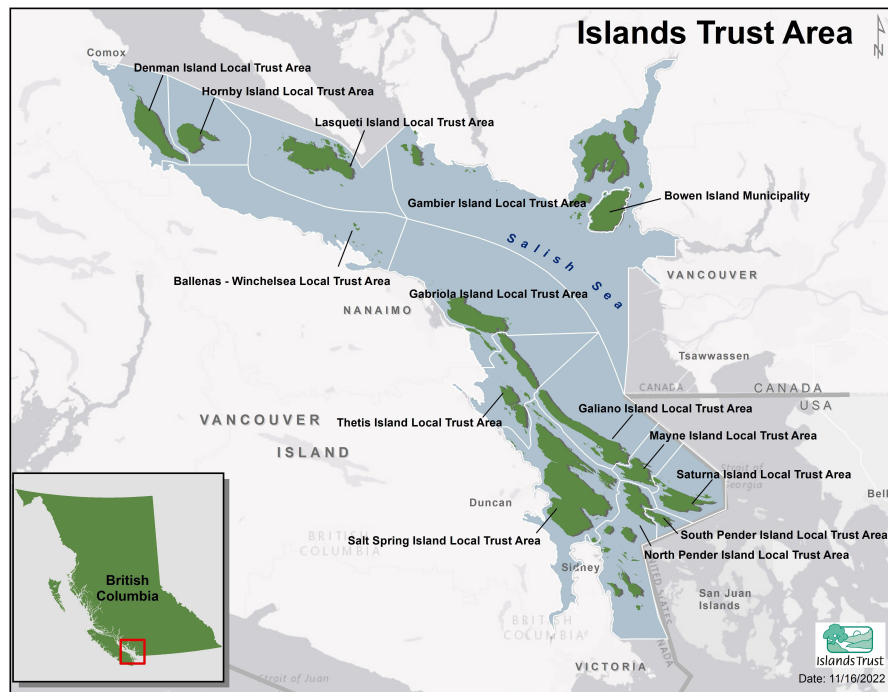
The new Islands Trust Policy Statement will be effective in helping Islands Trust advance the Islands Trust Object to, *“preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations, and the government of British Columbia?”*

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

22. Is there anything else you would like to tell us about the draft new Policy Statement?

[illegible]

About You



15) The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island Municipality. Which do you feel most connected with? Check all that apply.

- | | |
|--|--|
| ☐ Ballenas-Winchelsea Island LTA | ☐ North Pender Island LTA |
| ☐ Gabriola Island LTA | ☐ Salt Spring Island LTA |
| ☐ Bowen Island Municipality | ☐ Saturna Island LTA |
| ☐ Galiano Island LTA | ☐ South Pender Island LTA |
| ☐ Gambier Island LTA | ☐ Thetis Island LTA |
| ☐ Denman Island LTA | ☐ The entire Islands Trust Area |
| ☐ Hornby Island LTA | ☐ I have no connection to the Islands Trust Area |
| ☐ Lasqueti Island LTA | ☐ I am from elsewhere in British Columbia |
| ☐ Mayne Island LTA | ☐ Prefer not to say |

16) The Islands Trust Area occupies almost 5,200 square kilometers within the Salish Sea. How are you connected to the area? (Check all that apply)

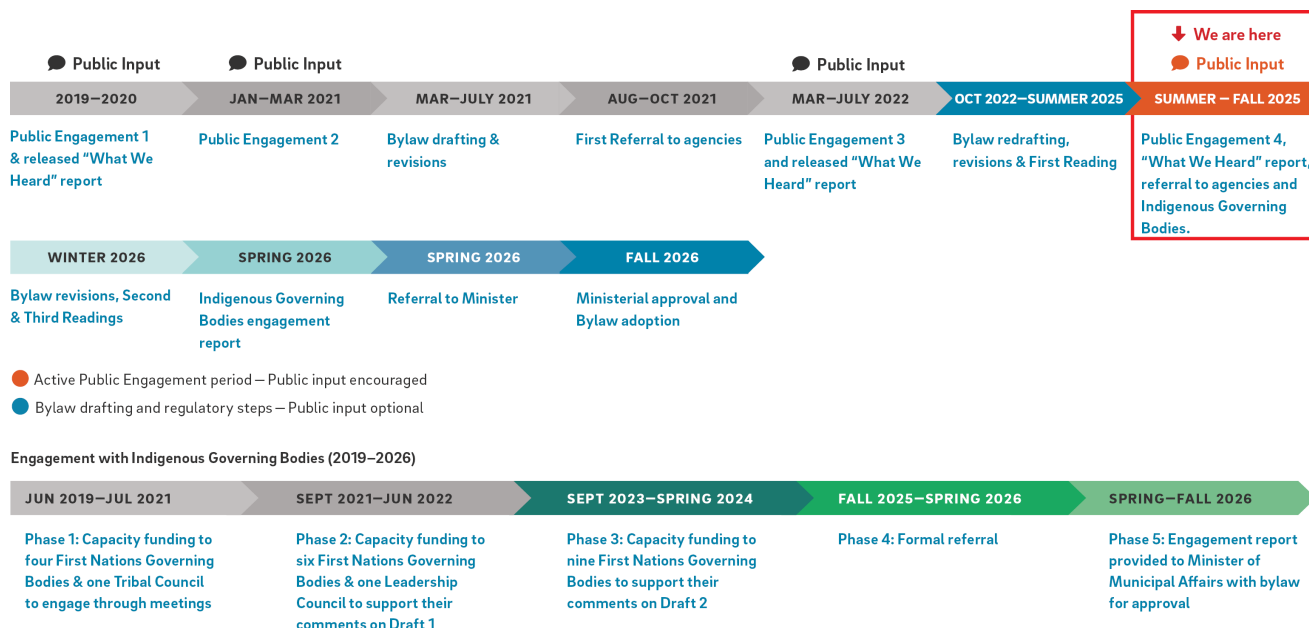
- | | |
|---|--|
| ☐ I am a part-time resident (ie. less than 6 months/year) | ☐ I live adjacent to the region (e.g. Vancouver Island or mainland BC) |
| ☐ I am a full-time resident (ie. +6 months/year) | ☐ I am an Indigenous person with relationships to the Islands Trust Area |
| ☐ I am a visitor | ☐ Other (please specify):..... |
| ☐ I am a non-resident property owner | |

Thank you

Thank you for taking the time to participate in this survey.

The results of this survey, along with other input gathered during Phase 4 of public engagement, will be shared with Islands Trust Council in an Engagement Summary Report in Spring 2026.

Next steps in the Policy Statement Amendment Project are shown in the timeline below:



While the formal public engagement period will wrap up in February 2026, Islands Trust will accept feedback throughout the life of the project.

Stay up to date!

Sign up for subscriber notices to stay up-to-date on the advancement of the Policy Statement Amendment Project (Islands 2050) and other Islands Trust news here: www.islandstrust.bc.ca/subscribe/.

We thank you for your time spent taking this survey.

Your response will be recorded.

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

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

Objectives

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

In Scope

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

Out of Scope

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

Workplan Overview

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

Project Team

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

Budget

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

Approved by:

Clare Frater, Director, TAS

Endorsement: TC

Res#: 2025-052
Date: June 17, 2025

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

REQUEST FOR DECISION

To: Executive Committee **For the Meeting of:** July 23, 2025
From: Trust Area Services **Date Prepared:** July 21, 2025
SUBJECT: Policy Statement Amendment Project (PSAP) – Trust Area-wide Mailer

RECOMMENDATION: That Executive Committee endorse the proposed Trust Area-wide mailer content as presented in Attachment 1 to the request for decision dated July 23, 2025, and authorize the Chair to approve any text changes required at the graphic design stage.

A/CHIEF ADMINISTRATIVE OFFICER COMMENTS: The proposed Trust-wide mailer content presented here provides readers with useful information about the new draft Policy Statement and staff hope that it will encourage Trust Area residents to participate in the online survey.

1 PURPOSE: The purpose of this request for decision (RFD) is to seek Executive Committee endorsement of proposed content for a Trust Area-wide mailer that will be sent out to all Trust Area mailboxes advising that the draft new Policy Statement has been given first reading and encouraging resident participation in learning and engagement opportunities.

2 BACKGROUND: The Trust Area-wide mailer is a key component of the Policy Statement Amendment Project (PSAP) communications and engagement plan for 2025/26.

The PSAP project charter supports this activity and the project budget allocates up to \$10,000 towards printing and mailing a brochure to all island households to advise about the opportunity to provide feedback on the draft new Policy Statement.

Paper copies of the mailer may also be made available at on-island locations where the paper public engagement survey is being offered.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: This work can be accommodated within existing work programs.

FINANCIAL: The PSAP project budget for fiscal 2025/26 allocated \$10,000 towards printing and mailing a brochure to all island households to advise about the opportunity to provide feedback on the draft new Policy Statement.

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: Staff will finalize the wording, undertake graphic design and arrange for printing and mailing in August.

FIRST NATIONS RELATIONS: None

OTHER: None

4 RELEVANT POLICY(S): None

5 ATTACHMENT(S):

- 1) Draft PSAP Trust Area-wide mailer content
- 2) Draft PSAP Trust Area-wide mailer layout

RESPONSE OPTIONS

Recommendation: That Executive Committee endorse the proposed Trust Area-wide mailer content as presented in Attachment 1 to the request for decision dated July 23, 2025, and authorize the Chair to approve any text changes required at the graphic design stage.

Alternative: Executive Committee may wish to amend the proposed mailer content. If this is the case, it can pass the following resolutions:

That Executive Committee request staff to amend the proposed Trust Area-wide mailer content as presented in Attachment 1 to the request for decision dated July 23, 2025 as follows:

- *By . . .*
- *By . . .*

That Executive Committee endorse the proposed Trust Area-wide mailer content as presented in Attachment 1 to the request for decision dated July 23, 2025, as amended, and authorize the Chair to approve any text changes required at the graphic design stage.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services/July 21, 2025
Stefan Cermak, A/CAO/July 21, 2025

Share your views on the draft new Islands Trust Policy Statement

Get Involved – Your input on the draft new Policy Statement matters!

Visit the Islands 2050 webpage at: <https://islandstrust.bc.ca/programs/islands-2050/>

Subscribe for updates at: <https://islandstrust.bc.ca/subscribe/>

Talk to a local trustee: <https://islandstrust.bc.ca/contact-us/contact-trustees/>

What is the Islands Trust?

Islands Trust is a special purpose government responsible for planning and land use management decisions in the Islands Trust Area, which is comprised of 13 major islands and more than 450 smaller islands and the surrounding waters in the Strait of Georgia and Howe Sound.

Islands Trust was created in 1974 through the Islands Trust Act with a legislated mandate, or object:

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

[TO BE ACCOMPANIED BY TRUST AREA MAP]

What is the Policy Statement?

The Islands Trust Policy Statement is a document required by provincial legislation that sets out the Islands Trust Council's principles and its policy framework for planning and land use management within the lands and waters of the Island Trust Area.

It guides the development of the official community plans and land use bylaws of local trust committees and Bowen Island Municipality, and the development of Trust Council's Strategic Plan.

It is the heart of the preserve and protect mandate for this special part of British Columbia.

Why is the Islands Trust Policy Statement being updated?

The Islands Trust Policy Statement is being updated for the first time in more than three decades so that Islands Trust can better manage today's challenges and opportunities, and do so in a way that reflects its commitment to reconciliation. The draft new Policy Statement puts a needed focus on reconciliation with Indigenous Peoples, the housing needs of current and future residents, and responding to climate change. The draft new Policy Statement also reaffirms the Islands Trust's enduring mandate to preserve and protect this unique region.

How was the draft new Policy Statement developed?

In 2019, Islands Trust launched the Policy Statement Amendment Project—**Islands 2050**—to update the Policy Statement. The new draft was developed through three rounds of public engagement, and input from Indigenous Governing Bodies and government agencies. The resulting draft new Policy Statement reflects a broad range of perspectives and is now ready for your feedback.

How will the draft new Policy Statement impact me?

The Islands Trust Policy Statement is not a set of regulations. It does not change how land in the Islands Trust Area may be used under existing regulations today. The Policy Statement contains policies that local trust committees and island municipalities will use to guide decisions about future policy and regulatory change at the local level, and that Island Trust Council will use to guide decisions at a regional level.

The Policy Statement *may* affect how land in the Islands Trust Area can be used in the future when a local trust committee or island municipality amends its bylaws to bring official community plans and land use bylaws into alignment with the goals of the Policy Statement.

Goals and Policy Directions

The draft Policy Statement is organized around five goals.

Goal 1: Advance Reconciliation

The policies under this goal aim to acknowledge the history and legacy of Indigenous Peoples in the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision making.

Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

The policies under this goal lay out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous Governing Bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

The policies under this goal aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

The policies under this goal support the preservation and protection of unique island character and aim to foster sustainable, inclusive, rural and resilient island communities.

Goal 5: Foster Sustainable Stewardship of Lands and Waters

This policies under this goal promote sustainable land and water use to sustain the long-term health of ecosystems and sustainability of freshwater.

Directive policies are outlined within each goal area and can be viewed in the full draft Policy Statement.

Will the draft new Policy Statement still help Islands Trust preserve and protect the natural environment?

Absolutely! While the scope of issues addressed by the Policy Statement has expanded, it retains its focus on protecting the unique ecosystems of the Islands Trust Area.

How will the draft new Policy Statement advance reconciliation with Indigenous Peoples?

In 2019, Islands Trust Council passed a Reconciliation Declaration through which the organization commits “to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous Peoples.” The draft new Policy Statement addresses matters of importance to Indigenous Governing Bodies and Indigenous Peoples such as protection of Indigenous heritage and culturally significant areas, ecosystem protection, housing and other topics and commits the organization to on-going engagement.

How will the draft new Policy Statement help with housing challenges on the islands?

Make a pop-out box for the link/qr code to the draft so people can read the policies directly. “Read more in the new draft Policy Statement (qr code and islandstrust.bc.ca/programs/Islands2050)”

The draft new Policy Statement offers support for islands to move beyond the large single-detached dwellings that characterize most of the current housing stock toward a diversity of housing types that better reflects today’s affordability challenges and the diverse needs within island communities.

How will the draft new Policy Statement help address climate change on the islands?

The draft new Policy Statement is full of policies that direct local trust committees and island municipalities to protect the health of island ecosystems, which is one of the best ways to reduce the impacts of climate change on island communities.

However, we also know that climate change is already happening, and that raises risks for community members. To respond to these risks, the draft encourages local trust committees and island municipalities to identify and restrict development in areas that are more likely to experience flooding, sea level rise, erosion, or wildfires. It also directs local trust committees and island municipalities to ensure that new development doesn’t increase pressure on watersheds where there may not be enough reliable freshwater. The draft also supports planning for transportation networks that help reduce greenhouse gas emissions

How will the draft new Policy Statement be implemented?

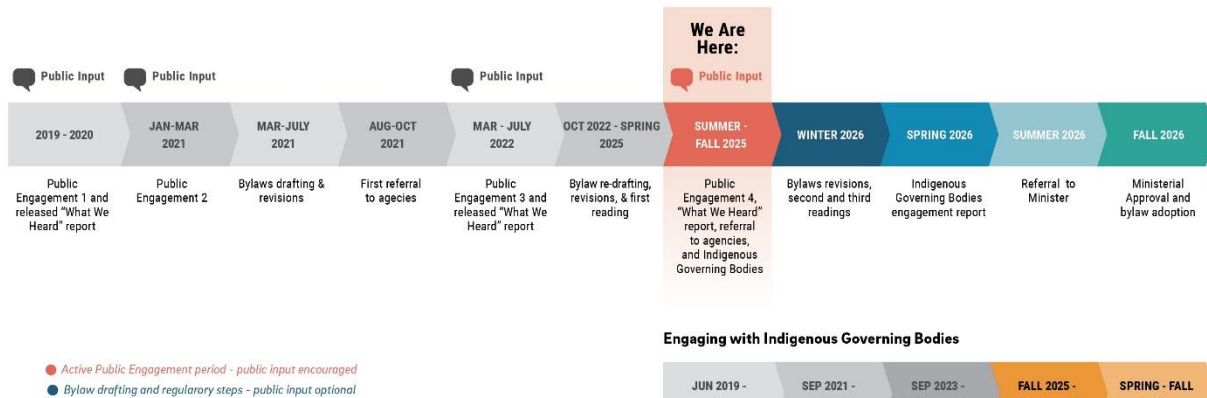
The Policy Statement helps ensure that local planning decisions on each island support the overall vision of Islands Trust. The *Islands Trust Act* requires that any amendments to official community plans and land use bylaws be consistent with the Policy Statement.

At the regional level, the Policy Statement guides Trust Council in setting priorities and deciding what projects to fund.

What’s Next for the draft new Policy Statement?

The timeline below shows where we are in the process. Islands Trust Council gave First Reading to the draft new Policy Statement on July 29, 2025. Phase 4 of public engagement on the Policy Statement has begun, and will be open until February 2026. During that time, Islands Trust will also

be referring the draft new Policy Statement to Indigenous Governing Bodies, government agencies and other organizations for their input. After that, Trust Council will consider all feedback received to inform further amendments to the draft new Policy Statement before advancing it further.



Engaging with Indigenous Governing Bodies



We want to hear your feedback on the draft Policy Statement

The multi-year process to amend the Policy Statement marks the first comprehensive update in over 30 years, and we want to know - have we got it right?

Your input on the new draft Policy Statement matters!

Complete the survey | Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151

Connect with your local trustees | Attend a local engagement event (where offered)

See <https://islandstrust.bc.ca/programs/islands-2050/> for details on how you can share your views

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Islands Trust



www.islandstrust.bc.ca



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Share your views on the draft new Islands

islands 2050

PRESERVING AND PROTECTING OVER
450 ISLANDS AND SURROUNDING
WATERS IN THE SALISH SEA



www.islandstrust.bc.ca/programs/islands-2050



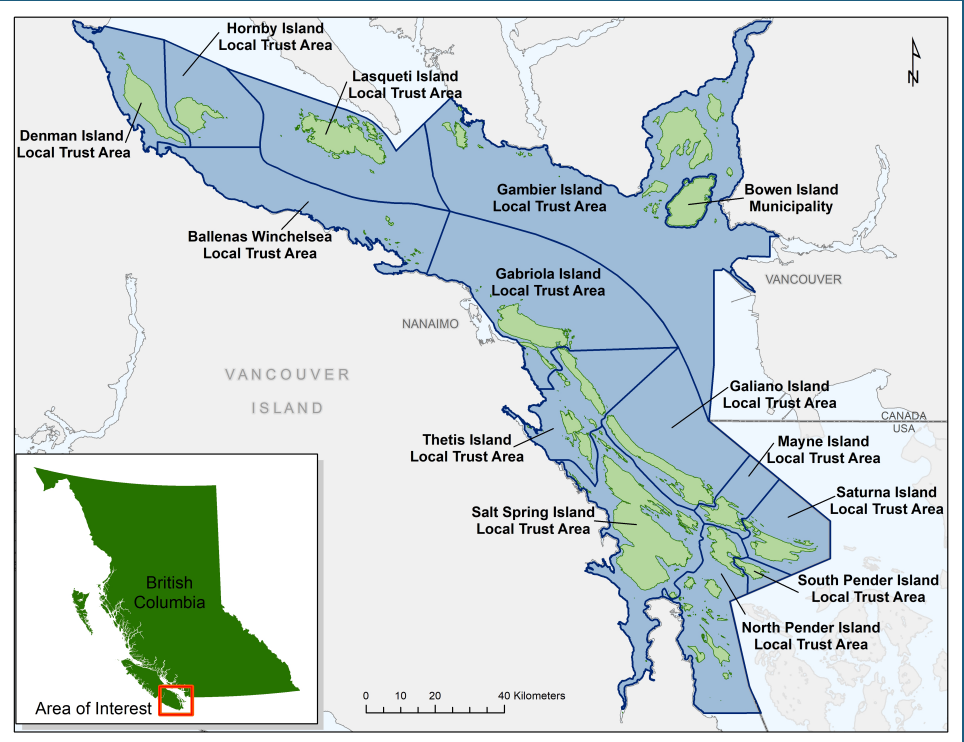
Islands Trust

The Islands Trust is a special purpose government serving islands in the Salish Sea.
We are responsible for preserving and protecting the islands' unique amenities and environment.

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Steps In The Process



- Active Public Engagement period - public input encouraged
- Bylaw drafting and regularity steps - public input optional

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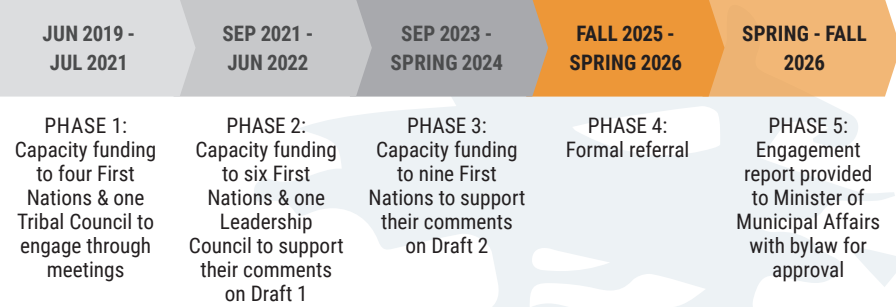


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Engaging with Indigenous Governing Bodies



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Get Involved!

- Visit the Islands 2050 webpage at: www.islandstrust.bc.ca/programs/islands-2050/
- Subscribe for updates at: www.islandstrust.bc.ca/subscribe/
- Connect with your local trustee: www.islandstrust.bc.ca/contact-us/contact-trustees/ (see over for current trustee listing)

We want to hear your feedback on the draft new Policy Statement!

- Give feedback in a way that suits you:
- Complete the online survey
- Email islands2050@islandstrust.bc.ca
- Call 250-405-5151
- Connect with your local trustee





BRIEFING

To:	Executive Committee	For the Meeting of:	July 23, 2025
From:	Planning Services	Date Prepared:	July 16, 2025
SUBJECT:	Salt Spring Island Office Renovation Budget Update		

PURPOSE:

To advise Executive Committee of a \$90,820 shortfall in this fiscal year's budget for the Salt Spring Island Office Renovation project. Staff propose funding this shortfall with office service savings realized from a delayed moving date and salaries expense savings already realized from early-year vacancies in the Planning Services team, plus the generation of new savings in salaries expenses by delaying recruitment for current vacancies also in the Planning Services team.

BACKGROUND:

In March 2024 Trust Council approved a Salt Spring Island (SSI) Office Renovation project budget of \$160,000.

In October 2024, The Executive Committee approved an additional \$55,500 to align the project budget with responses received from the formal Request for Proposal. This brought the total project cost to \$215,500, in line with early project estimates.

In February 2025, staff forecasted that \$140,00 of the total renovation budget would be spent in fiscal 2024/25. The remaining project budget of \$75,500 was placed into the draft 2025/26 annual budget for Trust Council's approval in March 2025.

In March 2025, staff identified additional funding requirements for the project, totaling \$22,500. This change was addressed at the March 2025 Trust Council, and the 2025/26 budget was amended to reflect this increase prior to Trust Council's approval of the financial plan. The total project budget for the SSI office renovation was now \$238,000 - with \$98,000 of this project budget in the newly approved 2025/26 budget, with the remainder expected to be spent before the start of that fiscal year.

Upon completion and close of the 2024/25 financial statements, it was identified that the 2024/25 forecasted spending for this project of \$140,000 did not transpire; only \$65,500 was actually spent in 2024/25 due to delays in receiving a building permit and various other contracting issues. As such, more of the project budget will be spent in 2025/26, resulting in a \$74,500 budget shortfall compared to the amount approved in the financial plan.

Further, two change orders and some minor budget adjustments have been submitted in June 2025 requiring new funds for the project, bringing the project budget to \$254,320:

- \$12,350 to purchase a dedicated A/C unit to ensure effective temperature control in a dedicated computer server room. The contract includes installing an A/C unit - but not purchasing it
- \$3,450 for changes identified at the building permit stage to meet accessibility requirements

The above scenario results in a 2025/26 approved budget shortfall for the SSI renovation project as follows:

<u>Shortfall</u>	<u>Comment</u>
\$74,500	funds unspent from the 2024/25 fiscal year not carried to 2025/26
\$15,800	June 2025 new funds required for server room temperature control and office accessibility
\$520	Minor budget adjustments (storage, IS equipment moving, cleaning)
\$90,820	Total 2025/26 Budget Shortfall

Given that a contract (including all executed change orders) for construction services to prepare the new office is in place, those services cannot be reduced without considerable risk. Considerable expense has been invested in design to ensure efficient use of those funds and substantial deposits have been made as well.

Options to mitigate the budget shortfall are limited. Drawing additional funds from the general surplus would push the General Revenue Surplus Fund balance further below policy recommended minimums (it was already below policy minimums at budget approval time, as noted in reporting to Trust Council at the time). Reducing the General Revenue Surplus Fund further will create significant pressures on next year's budget which is already expected to be challenging given lack of available surplus to offset expected spending, the rising cost of goods, services, and labour, plus the additional cost for upcoming elections next fiscal year.

As such, Planning Services staff have identified possible savings in staff salaries expenses from two Salt Spring office vacancies and one Northern office vacancy. There are also small savings from office services due to delayed occupancy, now expected September 2025. Identified savings in other budget lines to offset renovation budget overspending is as follows:

<u>Available Savings</u>	<u>Budget Line</u>	<u>Comment</u>
\$39,343*	Salaries: Island Planner – Salt Spring	Temporary Assignment with MAH until November 2025. Will not backfill.
\$21,883	Salaries: Legislative Clerk – Salt Spring	Vacant from April 22 – (estimate) Aug. 5
\$16,292	Salaries: Office Admin – Northern Office	Vacant from June 23 – (estimate) Aug. 23
\$4,420	Office Services: security, water, etc.	Delayed occupancy saves on some office service costs that are only incurred when staff occupy the space
\$82,309	Total Savings	

**includes only available, unallocated portion of vacancy savings.*

The above savings offset the majority of the SS Office Renovation shortfall, with \$8,511 remaining. Staff have identified a grant opportunity that could fund the portion of renovation costs associated with making the new office space accessible, which includes specialized layouts and furniture/doors in the entry foyer, the reception station, and the washroom. Staff intend to apply for this grant and expect it would cover this remaining shortfall, if approved.

The impact from extended staff vacancies is that the work assigned to the vacant Salt Spring Island Planner position will continue to be shared amongst existing staff until November 2025. Development applications may be slightly delayed and various initiatives within the Water Sustainability Project will remain deferred.

FOLLOW-UP:

A copy of this report will be shared with the Financial Planning Committee as per Trust Council policy requirements.

A copy of this report will also be shared with the Salt Spring Island Local Trust Committee as it impacts their work program.

Further follow up will be taken as requested by the Executive Committee.

Prepared By:	Stefan Cermak, Director, Planning Services
Reviewed By/Date:	Director of Finance and Employee Services / July 16, 2025
	CAO / July 17, 2025

To: Executive Committee **For the Meeting of:** July 23, 2025
From: Islands Trust Conservancy **Date Prepared:** July 23, 2025
SUBJECT: Request to Support GIS Services

PURPOSE: To support the Islands Trust Conservancy Board's request to Trust Council for robust and sustained Geographic Information Systems services.

BACKGROUND:

On July 22, 2025 the Islands Trust Conservancy Board held a joint meeting with the Executive Committee. Discussions ranged about what core data is required to achieve both the Islands Trust Conservancy (ITC) Regional Conservation Plan and the Islands Trust Strategic Plan, draft Policy Statement, and other Trust body initiatives. After discussion, the ITC Board passed the following [draft] resolutions:

ITC-EC-2025-001

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board indicate its strong support for robust geographic information systems, supported with long-term sustained funding and strategic direction by Islands Trust Council, to assist analysis of trends and development of indicators of ecosystem health, to support sound decision-making in planning, conservation, and climate change mitigation and adaptation.

CARRIED

ITC-EC-2025-002

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board request Executive Committee to express support for Trust Council to resource geographic information systems as articulated in resolution ITC-EC-2025-001.

CARRIED

The Islands Trust Conservancy Board and Executive Committee have previously discussed and expressed the need for more Geographic Information Services (GIS) in order to implement shared strategic priorities. However, it was noted that Information Services has continued to have vacancies and unfortunate challenges with its GIS programs.

The Islands Trust Conservancy Regional Conservation Plan, the Islands Trust Strategic Plan, and implementing the draft Policy Statement will require robust and sustained GIS services.

FOLLOW-UP: Pending Executive Committee resolution, staff will develop a briefing to Trust Council with greater detail and background.

Prepared By: **Stefan Cermak, A/CAO**

From: Tracey Saxby <tracey@myseatosky.org>

Date: July 16, 2025 at 20:19:49 EDT

To: Kate-Louise Stamford <kstamford@islandstrust.bc.ca>, Joe Bernardo <jbernardo@islandstrust.bc.ca>, Judith Gedye <jgedye@islandstrust.bc.ca>, Sue Ellen Fast <sfast@islandstrust.bc.ca>, Laura Patrick <lpatrick@islandstrust.bc.ca>

Subject: Amendment to Woodfibre LNG's environmental assessment certificate

Dear Trustees,

Woodfibre LNG has applied to the BC Environmental Assessment Office (BC EAO) to amend its Environmental Assessment Certificate for a second floating workcamp located at the Woodfibre site. This will double the number of workers being water-taxed through Átl'ka7tsem / Howe Sound to 1,300 workers, along with many other environmental and social impacts.

The public are invited to [review the application](#) and **submit comments by August 2, 2025**.

We encourage **Islands Trust** to request an extension from the BC EAO and make a written submission.

While the public are encouraged to submit comments through the survey tool on the [EPIC.engage](#) website, we recommend that you request to send a written submission via email to EAO.operations@gov.bc.ca.

We also recommend that you include any references that you may refer to in your submission as attachments to ensure these documents become part of the official record. For example, if you refer to a scientific journal article, include the complete scientific journal article as an attachment.

BC EAO requests that all attachments be combined into a single PDF file with your written submission.

Thank you for continuing to hold Woodfibre LNG accountable for its impacts on the precious ecosystems of Átl'ka7tsem / Howe Sound and our communities.

Best Regards,
Tracey

Tracey Saxby
Executive Director
My Sea to Sky

Cell: +1 (604) 892-7501

Email: tracey@myseatosky.org

Web: <http://myseatosky.org>

We respectfully acknowledge that we work in the traditional, unceded territories and ancestral lands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), Sel̓il̓wítulh (Tsleil-Waututh), and shíshálh (Sechelt) Nations.