



Islands Trust



2023/24

# Annual Report

Preserving and protecting over 450 islands in the Salish Sea

## Reconciliation Declaration

Islands Trust Council acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and honours the rich history, stewardship, and cultural heritage that embody this place we all call home.

The Islands Trust Council is committed to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous peoples. Islands Trust states a commitment to Reconciliation with the understanding that this commitment is a long-term relationship-building and healing process.

The Islands Trust Council will strive to create opportunities for knowledge-sharing and understanding as people come together to preserve and protect the special nature of the islands within the Salish Sea.

*Adopted: March 14, 2019 Islands Trust Council on Gabriola Island*

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Arbutus on Saturna Island. MAIREAD BOLAND

# Message from the Islands Trust Council Chair

I am a resident of Thetis Island where I live and work on the unceded territory of the Coast Salish People, particularly that of the Penelakut Tribe and Lyackson First Nation. After 36 years, my gratitude for this place remains strong and as the elected Chair of Islands Trust Council, I feel privileged to work in these communities and uphold the Islands Trust's preserve and protect mandate.

As Chair of the Islands Trust Council, it is my privilege to present to you our annual report for the year 2023/24.

This past year has been marked by both challenges and achievements as we continue our commitment to preserving and protecting the unique beauty and ecological integrity of the Trust Area. The dedication and resilience of my fellow trustees, Islands Trust staff, and community members has allowed us to continue to fulfill the preserve and protect mandate.



By working closely with local governments, and interested and affected parties, we have encouraged responsible land use planning and infrastructure development that respects the ecological sensitivities of island ecosystems.

Looking ahead, we remain committed to building upon the progress we have made and tackling the challenges that lie ahead. As we navigate the complexities of climate change, housing affordability, biodiversity loss, and development pressures, we recognize the importance of collaboration and collective action in safeguarding the ecological health and cultural heritage of the Trust Area while supporting communities.

In closing, I am proud of what has been accomplished and optimistic about the future. By continuing to work together with purpose and determination, I am confident that we can build a sustainable future for the Trust Area that honors our shared values and respects the interconnectedness of all life.

A handwritten signature in black ink that reads "P. Luckham". The signature is written in a cursive, flowing style.

**Peter Luckham**  
Chair, Islands Trust Council

# Message from the Chief Administrative Officer

On behalf of the administration of Islands Trust, I am pleased to introduce the 2023/24 Annual Report.

Over the past 8 years, it has been my privilege to work with the Islands Trust staff who share a common commitment to preserving and protecting the unique character and ecological integrity of the Islands Trust Area.

This past year has been no exception. It has been a busy year as Islands Trust has continued to promote environmental stewardship, community engagement, and responsible land use planning. Our focus also includes internal improvement. To this end, Islands Trust has adopted the development of a corporate planning framework, which seeks to more clearly link project identification and program development with budget and monitoring processes. From the implementation of new administrative strategies to better support communities, to the enhancement of public outreach programs, we have remained steadfast in our dedication to serving the needs of island communities while safeguarding the ecosystems of the islands.



Reconciliation work remains a dominant theme of Islands Trust in 2023 and beyond. Integral for a land use agency like Islands Trust is improving engagement and collaboration and supporting a truly effective land use referral process.

The process of amending the Policy Statement, initiated in late 2019, is still underway. Given that this project spans across two terms of Council, it is important for the revised document to align with the values and priorities of this Council. Equally important is ensuring that it accurately reflects the interests of Trust Area communities, First Nations, and the Province. We're looking forward to the public engagement portion of this process and hearing directly from community members.

On January 1, 2024, Islands Trust became a member of the Municipal Insurance Association of British Columbia (MIABC). MIABC provides insurance services for local governments in British Columbia, as well

as a host of tools and services to assist with reducing risk. As a member, Islands Trust has begun to adjust its approach to risk management for contracts, records management and management of Islands Trust Conservancy properties with the support of MIABC.

As we look to the future, I see the continued evolution of Islands Trust as it continues to adapt and respond to the ever-changing needs and challenges facing island communities and the region.

I will close by thanking my colleagues, the staff at the Islands Trust for their good work and good humour, and their unrelenting dedication to the mandate of the Islands Trust.

As I prepare to retire from this role, I am particularly grateful for the support of trustees, staff, volunteers, and community partners, whose efforts have been instrumental in protecting and preserving the Trust Area.

A handwritten signature in black ink, appearing to read "Russ Hotsenpiller". The signature is fluid and cursive, with a large initial "R".

**Russ Hotsenpiller**  
Chief Administrative Officer

# 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, scə́waθən, sə́lilwətał, SEMYOME, shíshálh, Sḵwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W\_JOŁEŁP, W\_SIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations.

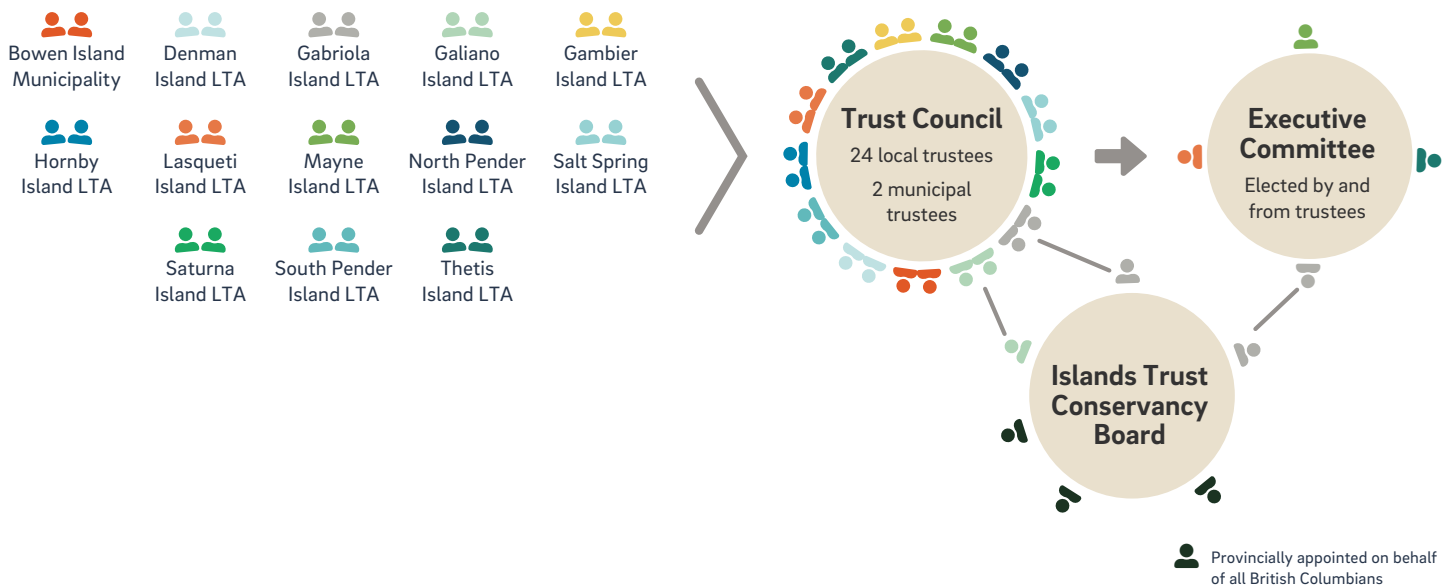
The Islands Trust Area, located within Coast Salish territory, is the homeland of many Coast Salish Peoples who have called this area home since time immemorial. Covering 5,200 square kilometres between the British Columbia mainland and southern Vancouver Island, the Trust Area has over 30,000 residents 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 tranquillity of the area.

The unique 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.**”



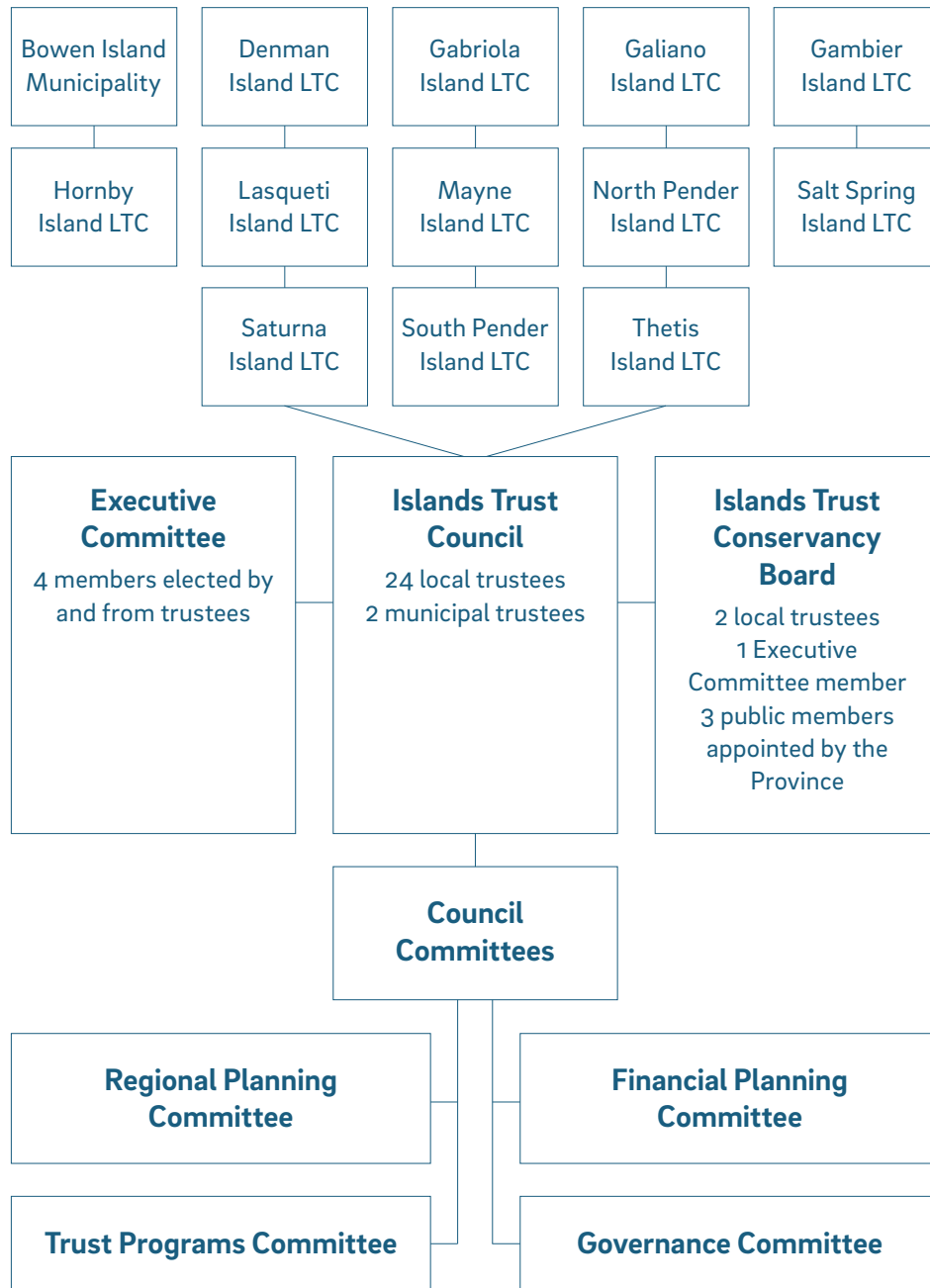
# Organization and Responsibilities

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 Legislative Structure



# Key Accomplishments

In 2023/24, Islands Trust made progress on Islands Trust Council's 2018–2022 Strategic Plan and the Islands Trust Conservancy's (ITC) Regional Conservation Plan. Highlights of this progress included:

- Further engagement with First Nations on the new draft of the Policy Statement
- Islands Trust Council formed a new Chief Administrative Officer Hiring Committee (CAOHC) to begin the process of hiring a new Chief Administrative Officer (CAO). The CAOHC consists of the Executive Committee (EC) and the chairs of Islands Trust Council's four standing committees
- Islands Trust Council amended its meeting procedure bylaw to include Committee of the Whole as a meeting type to provide opportunities for trustees to meet in a less formal, discussion-oriented meeting
- Local trust committees updated their fees bylaws
- Islands Trust mailed a “Living in the Trust Area” information package to new property owners across the Trust Area
- Islands Trust Council endorsed a Housing Strategic Action Plan to guide Islands Trust Area-wide housing policy development and advocacy that supports Islands Trust Council's goal to sustain island character and healthy communities
- Islands Trust Council approved the Islands Trust Communications Strategy
- Larmour Lands Nature Reserve on Salt Spring Island was transferred to Islands Trust Conservancy
- Two Islands Trust Conservancy conservation covenants were registered
- Islands Trust Conservancy expanded the existing Nighthawk Hill covenant on North Pender Island, which was created under the Natural Area Protection Tax Exemption Program in 2012, to double the protected area and include a small wetland
- Islands Trust Conservancy registered a covenant on South Pender Island, co-held with the Habitat Acquisition Trust, to add an extra layer of protection to the Capital Regional District's Brooks Point Regional Park

34

ITC Nature Reserves  
protecting

693 ha

79

ITC conservation  
covenants protecting

697 ha



# 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 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 Islands Trust Policy Statement that is applicable to the whole Trust Area. The Minister of Municipal Affairs approves the Policy Statement before it is 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 four standing committees of trustees—Regional Planning Committee, Trust Programs Committee, Governance Committee, and Financial Planning Committee— which provide policy advice to Trust Council on a range of issues.

## Members of Islands Trust Council – 2022–2026

Bowen Island Municipality  
Denman Island Local Trust Area  
Gabriola Island Local Trust Area  
Galiano Island Local Trust Area  
Gambier Island Local Trust Area

Hornby Island Local Trust Area  
Lasqueti Island Local Trust Area

Mayne Island Local Trust Area  
North Pender Island Local Trust Area  
Salt Spring Island Local Trust Area  
Saturna Island Local Trust Area  
South Pender Island Local Trust Area  
Thetis Island Local Trust Area

Sue Ellen Fast, Judith Gedye  
Sam Borthwick, David Graham  
Tobi Elliott, Susan Yates  
Lisa Gauvreau, Ben Maberley  
Joe Bernardo,  
Kate-Louise Stamford  
Alex Allen, Grant Scott  
Mikaila Lironi,  
Timothy Peterson  
Jeanine Dodds, David Maude  
Aaron Campbell, Deb Morrison  
Jamie Harris, Laura Patrick  
Mairead Boland, Lee Middleton  
Kristina Evans, Dag Falck  
Ken Hunter, Peter Luckham

D'Arcy Island



# Reconciliation and Relationship Building

From shore to shore across the Salish Sea, First Nations communities have called this place home since time immemorial. Their village sites, harvesting areas, and gathering places reflect the abundance and beauty of their homelands, treaty lands, and territories.

After passing a Reconciliation Declaration on March 14, 2019, on Gabriola Island, Islands Trust Council adopted the Reconciliation Action Plan 2019–2022. Islands Trust commits to realizing the important work of Reconciliation and doing so with humility and respect for the people and the place where we live. This year, Islands Trust continued to focus on foundational work and continued amending processes and policies in collaboration with First Nations.

Highlights include:

## Engagement with First Nations

- Islands Trust staff continued engagement with First Nations on a wide variety of local trust committee projects
- Islands Trust staff engaged in discussions with staff of various First Nations regarding development of cooperative policy and practices that will create more meaningful and respectful relationships, prioritize cultural heritage protection, and promote collaborative engagement
- Islands Trust invited all First Nations in the Trust Area to engage on the second draft of the Islands Trust Policy Statement, and met with interested Nations
- The Islands Trust Chair, Vice-Chairs and Islands Trust Conservancy Chair jointly sent letters to each First Nation inviting leadership to leadership meetings for collaboration on the Islands Trust Policy Statement, the Islands Trust Conservancy Plan, and applicable official community plan updates
- The Islands Trust Conservancy Board amended policies related to assessment of conservation proposals, negotiation of conservation covenants and management of land to require early engagement with First Nations

- The Gambier Island Local Trust Committee worked with Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) to co-develop amendments to the Gambier Island Official Community Plan
- The Hornby and Denman Island Local Trust Committees reached agreement with K'ómoks First Nation to seek their early involvement in amendments to their Official Community Plans
- The Galiano Island Local Trust Committee has had discussions with Penelakut Tribe (Spune'luxutth) on several major applications and a project
- Islands Trust continued piloting the use of providing capacity funding to First Nations to support early engagement on projects
- Islands Trust Council initiated a Reconciliation Learning Group in order to support trustees with gaining the skills, knowledge and cultural competencies needed to support positive relationships

Retreat Cove, Galiano Island



# 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). In 2023/24, Islands Trust Council/Executive Committee advanced advocacy priorities by writing to: request an extension to the public consultation period respecting the proposed changes to flight paths in Greater Vancouver Region, Southern Vancouver Island and Sunshine Coast; provide feedback on the provincial Coastal Marine Strategy Intentions paper; provide feedback on the provincial Watershed Security Strategy and Fund Intentions paper, and to express support for provincial efforts to address cumulative impacts related to provincial dock tenure decisions in the Southern Gulf Islands, and to request to be involved in next steps regarding studies and public engagement. In addition, Islands Trust Council and Bowen Island Municipality jointly wrote a letter to the Environmental Assessment Office regarding Condition 39 for the Trans Mountain Expansion Project — Existing Shorelines Conditions Report.

In addition, Islands Trust forwarded a resolution to the Association of Vancouver Island and Coastal Communities and the Union of British Columbia Municipalities, requesting that the Province review the Manual of Composting Toilets and Greywater Practice and provide funding for demonstration projects and professional development for practitioners.

The Chair also responded to various letters from people and agencies on decisions made that responded to previous advocacy requests.

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

# 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 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, which if applied, would promote consideration of greater climate resilience for ecosystems and the communities that depend on them. The Freshwater Sustainability Strategy serves as a framework of objectives and actions directed toward preserving and protecting freshwater assets that are inherently susceptible to a changing climate. As part of the strategy, the Groundwater Sustainability Science Program has provided data and analysis to inform planning policies focussed on addressing vulnerabilities of groundwater in a changing climate. All land use planning staff reports now include sections on climate change adaptation and mitigation, and staff recommendations are based on best practices for mitigating and adapting to climate change.

Islands Trust is acting on its ongoing commitment to carbon neutrality with internal operations, and is a signatory to the B.C. Climate Action Charter. During 2023/24, most meetings were held electronically, which reduced carbon emissions associated with travel to and from workplaces. Staff also reduced paper consumption by using electronic meeting management software.

# Delegations and Presentations to Islands Trust Council

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.

Islands Trust Council engaged communities by visiting projects and initiatives on Gabriola Island and North Pender Island which align with the preserve and protect mandate.

Chair Luckham wrote thank-you letters to delegations received at Trust Council's quarterly meetings, which addressed topics such as the Islands Trust Policy Statement, stewardship, Section 3 of the *Islands Trust Act*—the Object, Islands Trust governance, freshwater, and the Sue Big Oil initiative.

## June 2023—Quarter 1, The Haven Centre, Gabriola Island

- A delegation presentation by Julia Nicholls on behalf of Island's Forests Stewards addressed Islands Trust Council regarding governance and forests in the Trust Area
- Ministry of Municipal Affairs, Director, Brent Mueller, presented to Islands Trust Council on local governments and Reconcili-Action
- Lisa Bhopalsingh, Director of Community Development with the City of Nanaimo gave a presentation titled "Reconciliation through Relationships" and spoke to building relational foundations with First Nations
- Islands Trust Council members engaged with the following community programs on Gabriola Island:
  - › Gabriola Island Recycling Organization (GIRO) and its C2C "cradle to cradle" circular economy textile initiative

- › Climate 12-12-12, a Sustainable Gabriola initiative addressing climate action
- › A visit to Petroglyph Park at the Gabriola Museum

## September 2023—Quarter 2, Pender Islands Community Hall, North Pender Island

- Delegation presentations were received from the following groups and individuals:
  - › On behalf of Pender Forest Stewards, Andy Nowak spoke to concerns about the supply and quality of water, and requested protection of island watersheds
  - › Dave Manning, coordinator for Eagle Watch, a project to locate and monitor Bald Eagle nests in the Islands Trust Area, called for preservation of the Douglas-fir habitats which are home to eagles and other raptors
  - › Friends of the Gulf Islands Society, Jennifer Margison, President, requested Islands Trust Council proactively address recommendations made in the 2022 Governance Review Report
  - › Peter Pare requested Islands Trust Council join a class action lawsuit being supported by many British Columbian municipalities to sue big oil companies to change business practices which have contributed to heat waves, wildfires, drought, and flooding
- Islands Trust Council members engaged with the following community programs on North Pender Island:
  - › Visited the KELÁ\_EKE Kingfisher Forest, a 45-acre protected property on S,DÁYES for a 30 minute hike and presentation by the Raincoast Conservation Foundation, Program Director, Shauna Doll and Erin O’Brian, Ecology and Conservation Director with Pender Islands Conservancy
  - › Attended a guided bus tour of Magic Lake Estates presented by Mary Beth Rondeau, Secretary of the Magic Lake Estates Property Owners’ Society (MLPOS), highlighting

infrastructure updates including water, sewer and recreational park improvements

## December 2023—Quarter 3, Victoria

- San Juan County Chair, Jane Fuller and Councilor Cindy Wolf joined Islands Trust Council electronically and discussed cross-border interests including tanker traffic and oil spill mitigation
- Members of the public addressed Trust Council on a variety of topics including:
  - › The 2022 Governance Review Report
  - › Delays being experienced in posting of meeting recordings
  - › Trust Council's deliberations regarding Section 3 of the *Islands Trust Act*

## March 2024—Quarter 4, Nanaimo

- Presenting as a delegation on behalf of Gulf Islands Alliance, Ian Peace addressed Islands Trust Council's statement regarding Section 3 of the *Islands Trust Act* which Council made at its Quarter 2 meeting

Brooks Point Regional Park, South Pender Island. WILL HUSBY



# Policy Statement Amendment Process

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, climate change, and affordable housing. To date, the Policy Statement Amendment Project has involved three rounds of public engagement, three rounds of First Nations engagement, as well as engagement with other partner agencies.

The Islands Trust Policy Statement lists the policies that Islands Trust Council uses to carry out its special provincial mandate to preserve and protect the unique amenities and environment of the Islands Trust Area, as outlined in 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 bylaws, as well as Islands Trust Council's intergovernmental collaboration and advocacy.

The Islands 2050 Policy Statement Amendment Project continued to be a priority for Islands Trust Council in 2023/24, involving early and ongoing engagement with First Nations, updating the project webpage with further information and background materials, and the crafting of an updated draft of the Policy Statement to incorporate direction requested by the Islands Trust Council through 32 resolutions passed at the June and September 2022 Islands Trust Council meetings.

To support further public engagement, Trust Council amended the project charter so any approval-in-principle for a draft Policy Statement will be referred to local trust committees and Bowen Island Municipality for six months for comment, with the responses to be informed by local public engagement processes. In addition, Islands Trust Council amended the project budget to include a future Islands Trust Area-wide survey and virtual community workshop.

Visit the [Islands 2050 page](#) on our website for more details.





# Islands Trust Council Committees

## Executive Committee

The Executive Committee members include the Chair of Islands Trust Council and three Vice-Chairs, elected for a four-year term 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, reviews and implements the Islands Trust Policy Statement, 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 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 group located north of Nanaimo.

### **Members serving during the 2022–2026 term**

Peter Luckham, Thetis Island (Chair)

Tobi Elliott, Gabriola Island (Vice-Chair)

David Maude, Mayne Island (Vice-Chair)

Tim Peterson, Lasqueti Island (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 2023/24, the Executive Committee approved 33 bylaws, two of which were for Bowen Island Municipality.

## Applications Sponsored by Executive Committee

The Executive Committee sponsored permit and application fees for the following projects and initiatives:

- \$4,400 — Pender Islands Housing Society development permit application fees to allow wording changes in the relevant Community Housing bylaw section, to comply with the Definitions in Bylaw 224
- \$1,250 — Hornby Island Arts Council development permit application fees for building a new Arts Centre
- \$1,000 — The Gulf Islands Galisle Affordable Rental Housing Society (Galiano Island) development permit application fees for the development of 12 units of affordable rental housing
- \$1,530 — Triple Rock Land Development rezoning application for affordable housing on Denman Island
- \$7,956 — Gabriola Agricultural Cooperative Association for a rezoning application to construct a year-round co-operative community food hub

Executive Committee sponsored the following Natural Area Protection Tax Exemption Program (NAPTEP) application fees to foster preservation of eligible natural area property in the Islands Trust Area:

- \$450 — Gabriola Island NAPTEP application fee for the protection of 2.5 ha of wetlands, maturing forest, sensitive riparian, and cliff habitats
- \$450 — Salt Spring Island NAPTEP application fee for the protection of 2.5 ha of wetlands, mature and young forest, large wildlife trees, and connectivity to other at-risk ecosystems and protected areas

## Liaison Meetings

Islands Trust Conservancy and Executive Committee's annual liaison meeting was held July 18, 2023, where referrals to First Nations, conservation, and requesting further provincial funding were discussed.

At the 2023 Union of British Columbia Municipalities (UBCM) September 18–22 Convention, Executive Committee met with the following ministers:

- Minister Kang of Municipal Affairs to discuss guidance on capacity funding and paying fees for referrals
- Minister Fleming of Transportation and Infrastructure to discuss development of transportation strategies in the Islands Trust Area

On November 23, Islands Trust Chair Peter Luckham met with the Honourable Anne Kang, Minister of Municipal Affairs, and Honourable Josie Osbourne, Minister of Energy, Mines and Low Carbon Innovation at the Legislature when the Islands Trust Annual Report was presented during Question Period.



Minister Kang, Peter Luckham, and Minister Osbourne

## Regional Planning Committee

### Role

The Regional Planning Committee provides policy and planning advice to Trust Council by identifying and reporting on emerging issues related to the committee's areas of responsibility: development management, community planning, and sustainable community. The committee also develops guidelines, policies, and models for use by staff and local trust committees.

## Members

### Members serving during the 2022–2026 term

Laura Patrick, Salt Spring Island (Chair)

Sam Borthwick, Denman Island (Vice-Chair)

Aaron Campbell, North Pender Island

Alex Allen, Hornby Island

David Graham, Denman Island

Mairead Boland, Saturna Island

Mikaila Lironi, Lasqueti Island

Tobi Elliott, Gabriola Island (Executive Committee Representative)

Peter Luckham, Thetis Island, Islands Trust Chair (Ex Officio Member)

## 2023/24 Highlights

In the 2023/24 fiscal year, the Regional Planning Committee completed the following Strategic Plan items and presented them to Islands Trust Council:

- Received a Housing Needs Reports Gaps Analysis
- Received (on behalf of the Islands Trust) a grant to update all local trust committee Housing Needs Reports
- Completed a comprehensive [Housing Options Toolkit](#) that provides local trustees, planning staff and community groups with resources for implementation of housing-related projects
- Trust Council adopted a Housing Strategic Action Plan
- The Regional Planning Committee and Trust Programs Committee created a Montreal Pledge COP15 Biodiversity Framework working group
- Staff implemented Regional Planning Committee-sponsored policy amendments to increase efficiency and effectiveness of Planning Services including creation and use of a new Regional Planning Team and new Current Planning Team as per:
  - › Best Management Practices for Delivery of Local Planning Services to Local Trust Committees ([Policy 5.9.1](#))
  - › Delegation of Land Use Permits ([Policy 4.1.15](#))
  - › Priority Setting/Review Guidelines ([Policy 6.2.1](#))

# Trust Programs Committee

## Role

The Trust Programs Committee provides policy advice to Islands Trust Council on Islands Trust Area-wide issues related to the committee's areas of responsibility including resource management, land conservation, water management, marine environment, sustainable communities, conservation strategy, and public awareness and education, and to propose amendments to the Islands Trust Policy Statement.

## Members

### Members serving during the 2022–2026 term

Kristina Evans, South Pender Island Trustee (Chair)

Alex Allen, Hornby Island Trustee (Vice-Chair)

Sam Borthwick, Denman Island Trustee

Sue Ellen Fast, Bowen Island Trustee

Jamie Harris, Salt Spring Island Trustee

Tim Peterson, Lasqueti Island (Executive Committee Representative)

Peter Luckham, Thetis Island, (Ex Officio Member)

## 2023/24 Highlights

The Trust Programs Committee met five times in 2023/24. The Committee's primary focus this year was to create and implement stewardship education resources and programs.

Once again, as part of Islands Trust Council's Secretariat Services Program, the committee approved secretariat services to the following coordination groups:

- \$1,500 to support the coordination of the Rural Island Economic Partnership
- \$2,500 to support the coordination of the Baynes Sound Lambert Channel Ecosystem Forum
- \$3,000 to support the coordination of the Coastal Douglas-fir Conservation Partnership
- \$4,000 to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum

- \$3,000 to support the coordination of the Southern Gulf Islands Forum
- \$250 to support the coordination of the Vancouver Island and Coastal Communities Climate Leadership Steering Committee

The Committee also supported distribution of a “Living in the Trust Area” information package, which was mailed to 731 new property owners across the Islands Trust Area. The package included a letter from Chair Peter Luckham, Islands Trust brochures, stewardship tips booklets, groundwater conservation brochures, as well as localized government service contact lists. (View [electronic versions on our website](#).)

## Wildfire Resources

The Trust Programs Committee prioritized adding wildfire resources specific to islands within the Islands Trust Area from the Government of British Columbia, regional districts, and other organizations to the Islands Trust website. These resources aim to empower residents and visitors alike in wildfire prevention and preparedness, with valuable insights, practical tips, and essential information to build resilient communities and to preserve and protect ecosystems in the Islands Trust Area.

Mannion Bay, Bowen Island. JUDITH GEDYE





Furthermore, the Trust Programs Committee instructed staff to host a webinar regarding fire risks in the Trust Area. The ‘Living with Fire: a panel discussion for those living in the Salish Sea’ webinar was held on March 26, 2024, and provided an opportunity for attendees to find out more about the current state of forest health and the interconnections between healthy watersheds, native biodiversity, and fire resilience in the Trust Area. The webinar included actionable steps for building resilience in communities, including techniques such as ecological thinning and wetland restoration to create a more fire-resilient future.

## Freshwater Webinars

The Trust Programs Committee instructed staff to host two webinars focusing on water in the Islands Trust Area. The first webinar was held on January 24, 2024, and focused on the Islands Trust Freshwater Sustainability Strategy and online atlas. Information was provided about how the strategy sets out goals and objectives to address freshwater supply challenges, support climate action, and ensure watershed security. The second webinar in the series was ‘Groundwater! Our Shared Responsibility’, which focused on groundwater resources and best practices for well management on the islands. It included information about the risk of saltwater intrusion, which increases with pumping demand and from coastal hazards such as rising sea levels and storm surges. This webinar was held on February 13, 2024.

All webinars are recorded and [available to view on the Islands Trust website](#).

## Financial Planning Committee

### Role

The Financial Planning Committee is responsible for facilitating Islands Trust Council’s involvement in the annual budget process. This work includes aligning the annual strategic planning process with the annual budget process; monitoring, reviewing, and making recommendations on the organization’s financial management, budget, and financial practices to Islands Trust Council; and reviewing audit reports and recommendations. The committee also provides advice to the Islands Trust Conservancy Board on financial services and provides support as needed.

## Members

The Financial Planning Committee consists of 10 trustees from across the Islands Trust Area:

- One member from the Trust Programs Committee (the Chair, unless otherwise delegated)
- One member from the Regional Planning Committee (the Chair, unless otherwise delegated)
- The four members of the Executive Committee
- One member from the Islands Trust Conservancy Board
- Three other trustees
- The chair of the committee is elected from amongst the other trustees

### **Members serving during the 2022–2026 term**

Joe Bernardo\*, Gambier Island (Chair)

Mairead Boland\*, Saturna Island (Vice-Chair)

Tobi Elliott, Gabriola Island, Executive Committee

Kristina Evans\*, South Pender Island, Trust Programs Committee Chair

David Graham\*, Denman Island

Peter Luckham, Thetis Island, Executive Committee, Chair Trust Council

David Maude, Mayne Island, Executive Committee

Laura Patrick\*, Salt Spring Island, Regional Planning Committee Chair

Tim Peterson, Lasqueti Island, Executive Committee

Susan Yates\*, Gabriola Island, Islands Trust Conservancy Board

\* indicates a current or previous member of the Audit Committee

The Audit Committee is a sub-committee of the Financial Planning Committee and generally includes all members except the four Executive Committee members. The Audit Committee convenes twice annually, at a minimum, to review the year-end audit work program, the audit findings report, and any management letter recommendations with the external auditors, and to determine follow-up actions if required.

## 2023/24 Highlights

As part of its ongoing responsibilities, Financial Planning Committee oversaw, through its Audit Committee, the completion of the annual financial statement audit for Islands Trust and Islands Trust Conservancy for the fiscal year ending March 31, 2023. The Audit Committee met with external auditors, KPMG LLP, to review their audit findings reports and initiated planning for the March 31, 2024, financial statement audit. In addition to overseeing this legislated audit of the annual financial statements, Financial Planning Committee also directed and reviewed internally developed allocated financial statements, which provide an estimate of revenue and cost allocations by local trust area.

The Financial Planning Committee facilitated Trust Council's development of the 2024/25 budget. The committee included recommendations on the amount to draw from surplus funds, the amount of the property tax requisition to Islands Trust Area landowners, and the Bowen Island municipal tax levy based on Islands Trust Council Policy. As part of the budget development process, Financial Planning Committee reviewed the feasibility of completing all proposed projects in terms of available staff resources, and considered options to fund specific local trust committee projects via special tax requisitions. The Salt Spring Island Local Trust Committee requested spending from the Special Property Tax Reserve Fund to complete three projects associated with watershed protection on Salt Spring Island, which Islands Trust Council approved upon recommendation from Financial Planning Committee.

As part of the 2024/25 budget development cycle, Financial Planning Committee began discussions about how rigorous budget guidelines may be applied early in the budget cycle in future years. The committee held a special meeting to discuss potential guidelines for future years. Guideline materials will be refined and provided to Islands Trust Council at the start of the next budget development cycle for consideration.

After discussing that past budget consultation results have not often influenced changes to the budget, Financial Planning Committee chose not to undertake a public consultation on the draft 2024/25 budget. In an effort to increase public awareness of Islands Trust activities and understanding of Islands Trust financials, Financial Planning Committee once again supported the creation of a tax notice insert that is circulated by the Province of British Columbia to all Islands Trust Area taxpayers with their rural tax notice.

Financial Planning Committee provided quarterly financial updates on actual results, and second and third quarter financial forecasts to the Islands Trust Council for information and approval as part of its cyclical financial monitoring and reporting responsibilities.

Financial Planning Committee investigated the options available to the Islands Trust under specific grant programs formerly named in the historical protocol agreement between Islands Trust and the Ministry of Municipal Affairs. This work enhanced the organisation's understanding of provincial grant opportunities available to Islands Trust.

The Financial Planning Committee working group, formed to assist in the development of a corporate planning process for the Islands Trust, continues to support Governance Committee in moving this work forward. This work is in response to a recommendation from the 2022 Governance Report that was received by Trust Council at the conclusion of its external governance review project.

## Governance Committee

### Role

The Governance Committee provides policy advice to Islands Trust Council on Islands Trust Area-wide issues related to the committee's areas of responsibility including good governance and management approaches and frameworks, and processes to support and evaluate the effectiveness of Islands Trust Council and its committees.

### Members

#### **Members serving during the 2022–2026 term**

Judith Gedye, Bowen Island Municipal Trustee (Chair)

Jamie Harris, Salt Spring Island Trustee (Vice-Chair)

Joe Bernardo, Gambier (Keats) Island Trustee

Lee Middleton, Saturna Island Trustee

Laura Patrick, Salt Spring Island Trustee

Tim Peterson, Lasqueti Island Trustee

Kate-Louise Stamford, Gambier Island Trustee

## 2023/24 Highlights

The Governance Committee focused on a number of initiatives including:

- Working on prioritized recommendations from the 2022 Governance Review report regarding internal improvements and secretariat functions
- Continued corporate and strategic planning to guide future budget decisions
- Collaborating with a three-member working group for the Financial Planning Committee on a draft corporate plan
- Advising Executive Committee on a facilitated workshop session at the June, 2023 Islands Trust Council quarterly meeting, which included a SWOT analysis
- Participating in a “visioning” exercise held by Islands Trust Council at its September, 2023 quarterly meeting, which was followed by additional work and the adoption of a “Vision Statement” at the March, 2024 Islands Trust Council quarterly meeting
- Analysing and presenting accumulated legal opinions related to Section 3 of the *Islands Trust Act*, plus ongoing consideration of feedback on reporting out on such work
- Analysing priority concerns in addition to the 2022 Governance Review including committee composition, membership rights of “ex officio” committee members, representation by population and the varying concerns of islands in the federation, recruitment and compensation of candidates for trusteeship, support for ongoing trustee education, Islands Trust Council’s relationship with Islands Trust Conservancy, and support updates of the Islands Trust Code of Conduct to adopt Provincial recommendations
- Supporting and working with the Chief Administrative Officer Hiring Committee, and the Financial Planning Committee
- Analysing work needed to successfully negotiate increased support from the Province on topics such as direct involvement on Islands Trust Council, expertise and resources for First Nations engagement work, responding to pandemic-related population growth and its effects on infrastructure, community and services, province-wide legislation and priorities, collaboration on multi-jurisdictional interests, and supporting costs associated with accumulated assets of the Islands Trust Conservancy





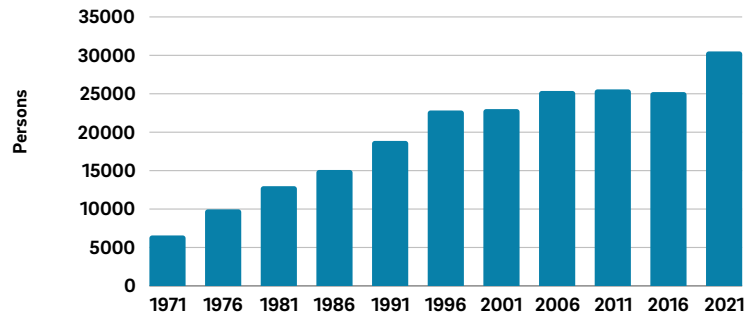
Bowen Island

# 2021 Census Profile

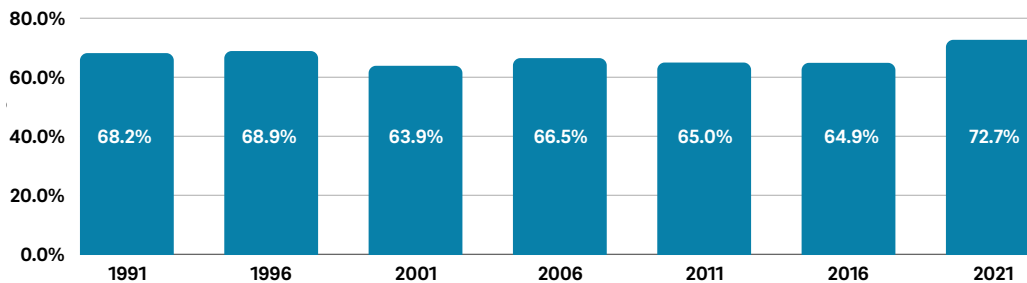
## Islands Trust Area

### Total population

The total population of Islands Trust Area was 30,510 in 2021.



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada



# Local Trust Committees and Bowen Island Municipality

Islands within the Islands Trust Area are located within the territories of many First Nations whose people have cared for these lands and waters since time immemorial.

A local trust committee exists for each group of islands designated as a local trust area under the *Islands Trust Act*, except for Bowen Island, which is an island municipality. Each local trust committee has three members – two locally elected trustees and one Executive Committee member serving as the Chair.

A local trust committee is responsible for land use planning and regulation for its area of jurisdiction. The responsibilities include preparation and adoption of official community plans, land use bylaws, zoning and subdivision bylaws, regulation of soil removal and deposit, and authorization of permits under Part 26 of the *Local Government Act*.

A seven-member council serves the Bowen Island Municipality, which holds broad municipal powers, including land use planning. The community elects two of the municipal councillors to Islands Trust Council.

## Ballenas – Winchelsea Islands (Executive) Local Trust Committee

The Ballenas-Winchelsea Island Local Trust Committee held two regular business meetings in the 2023/24 fiscal year.

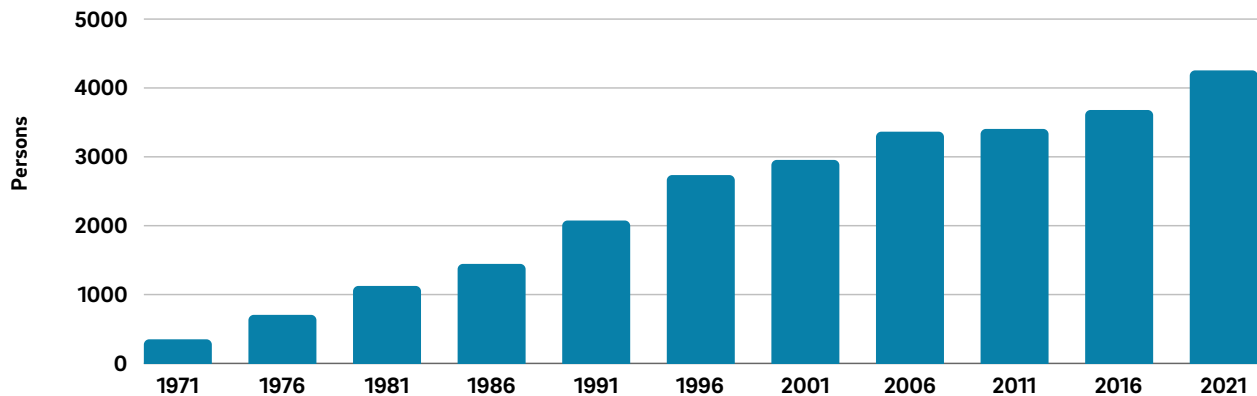
From April 1, 2023 to March 31, 2024, the Ballenas-Winchelsea Island Local Trust Committee did not receive any applications for consideration, and there were no referrals. There was no project work undertaken for this period.

## Bowen Island Municipality

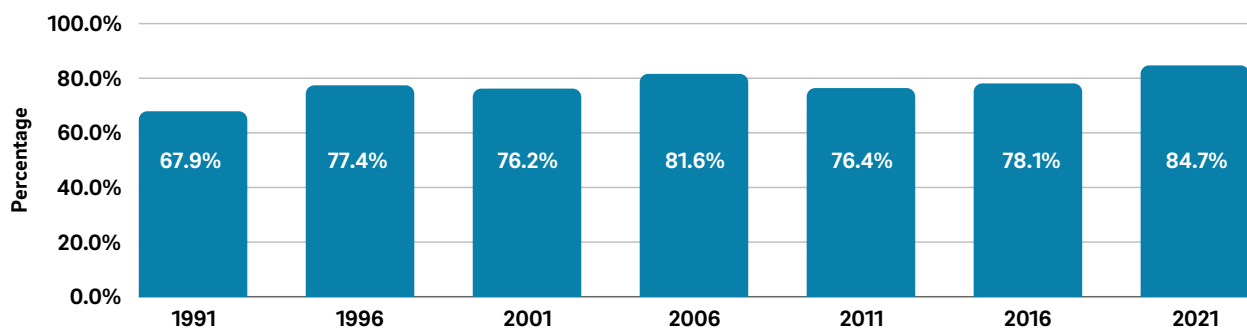
Bowen Island is one of 13 local trust areas and island municipalities that make up the Islands Trust Area. Bowen Island is the only island in the Islands Trust Area that is a Municipality.

Bowen Island is known and loved as a small, friendly, active, and caring community with varied and affordable housing options, protected natural ecosystems and green spaces, a vibrant local economy and an ethic of self-reliance, which underpins decisions where conserving land, air, water, and energy reduces Bowen Island's ecological footprint.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

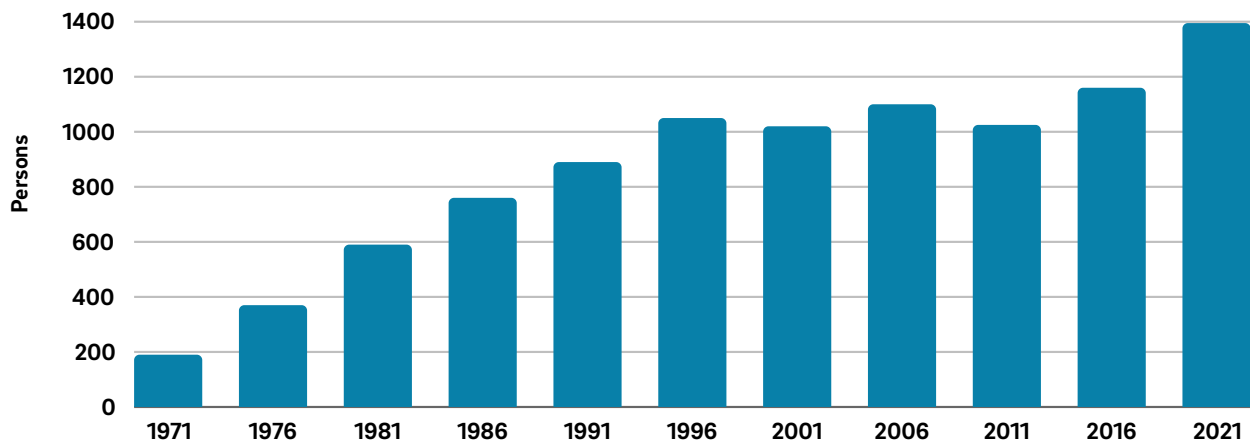
Bowen Island Municipality Councillors Sue Ellen Fast and Judith Gedye are the Bowen Island Municipality trustees on Islands Trust Council. Bowen Island Municipality produces its own annual report. During 2023/24, the Islands Trust Executive Committee provided referral comments on four Bowen Island land use bylaw amendments.

## Denman Island Local Trust Committee

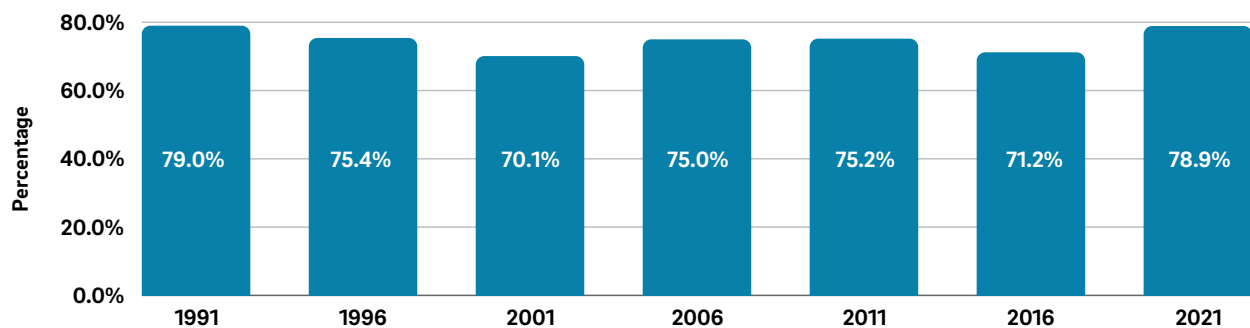
The Denman Island Local Trust Area includes Denman and Chrome Islands, as well as Seal and Sandy Islets.

The Denman Island Local Trust Area's beautiful and vibrant islands are home to some of British Columbia's rarest ecosystems. Denman Island is a small rural island where individuals, the environment, and the community interact in ways that foster mutual health and vitality.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The Denman Island Local Trust Committee (DE LTC) held six regular business meetings in the 2023/24 fiscal year, as well as one Community Information Meeting, two special meetings, and one Public Hearing.

Work for this period focused on advancing the DE LTC priorities to address housing needs through the Housing Review Project, and

to enhance and preserve farming activities on the island through the Farming Regulations Review Project. The DE LTC considered draft bylaws, which would implement the Official Community Plan and Land Use Bylaw changes that would enhance and preserve farming activities.

During the same time period staff also reviewed two Crown lease referrals, and one subdivision referral.

In the past year, staff discussions to support relationship-building with the K'ómoks First Nation began and as a result initiated further discussion and work together on various projects such as the Islands Trust Policy Statement Amendment Project and the Official Community Plan reviews for Hornby Island and Denman Island. The Denman Island LTC has also given direction to staff to request council to council meetings moving forward.

From April 1, 2023 to March 31, 2024, the DE LTC received and considered applications for 12 siting and use permits, two development variance permits, two development permits, one liquor and cannabis board referral, two bylaw amendment applications, and one temporary use permit.

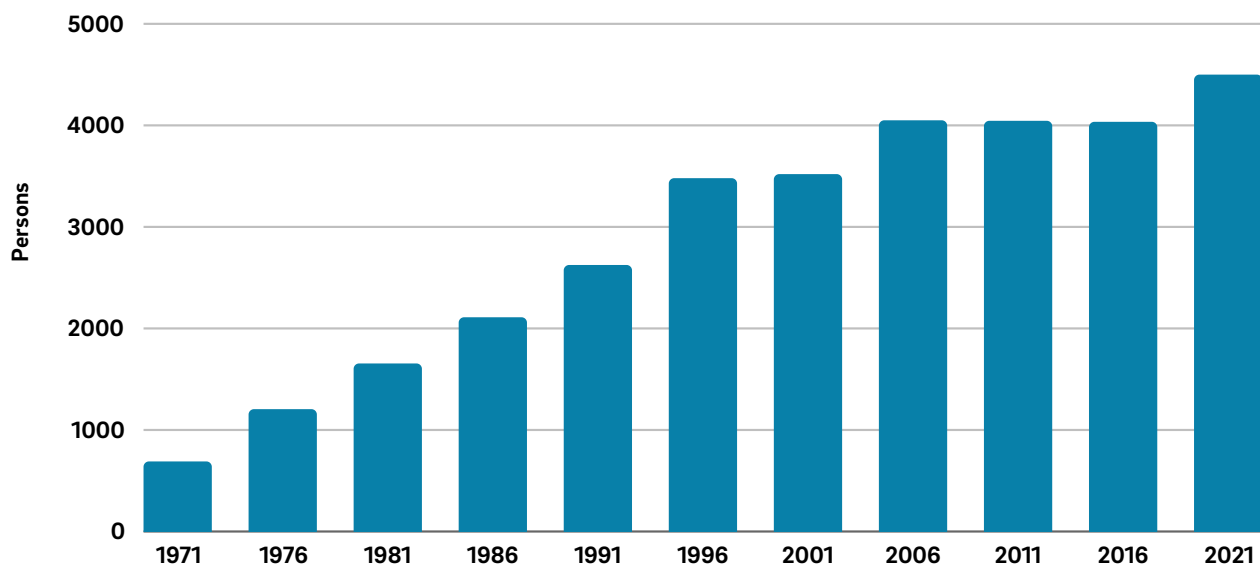


## Gabriola Island Local Trust Committee

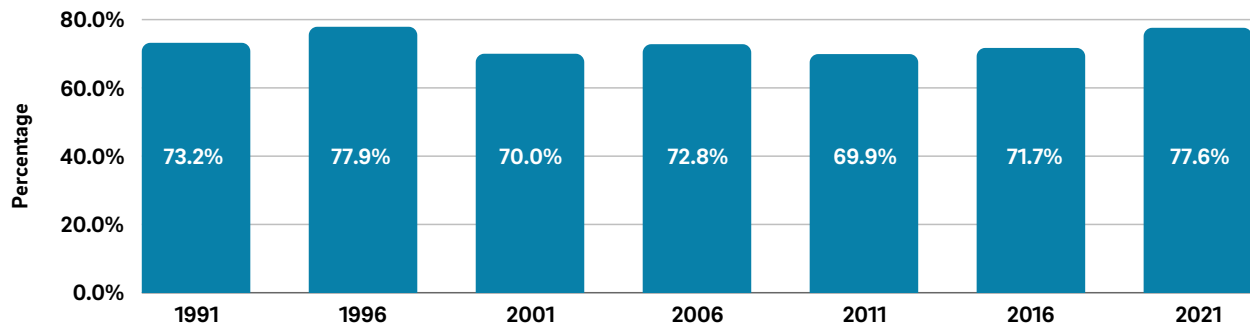
The Gabriola Island Local Trust Area comprises 20 islands including DeCourcy, Mudge, and Link Islands.

The Gabriola Island Local Trust Area features critical habitat for the Marbled Murrelet and is frequented by Double-crested Cormorants. Vital to salmon, 21% of the Gabriola Island Local Trust Area foreshore has eelgrass beds and many beaches are suitable spawning habitat for forage fish, the principal diet of Chinook salmon.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The Gabriola Island Local Trust Committee (GB LTC) held nine regular business meetings in the 2023/24 fiscal year, and two special meetings.

Work for this period focused on advancing the GB LTC priorities to address housing, and ecological protection. The GB LTC also initiated Gabriola Visioning 2050, the first phase of a key project to review the Gabriola Official Community Plan. It also continued work on a project to develop a new ecological protection zone, which includes rezoning for the Elder Cedar (S'ul-hween X'pey) Nature Reserve.

During the same period, staff also reviewed 63 building permit referrals, and two Crown lease referrals.

Initiatives of the GB LTC for this period included relationship building with the Snuneymuxw First Nation. As part of this process, this included the GB LTC meeting with Snuneymuxw First Nation leadership, meetings with staff on a regular basis, and working to renew the protocol agreement between Snuneymuxw First Nation and the Gabriola Island LTC.

From April 1, 2023 to March 31, 2024, the GB LTC received and considered applications for five development variance permits, one liquor and cannabis board referral, one bylaw amendment application, and six temporary use permits.

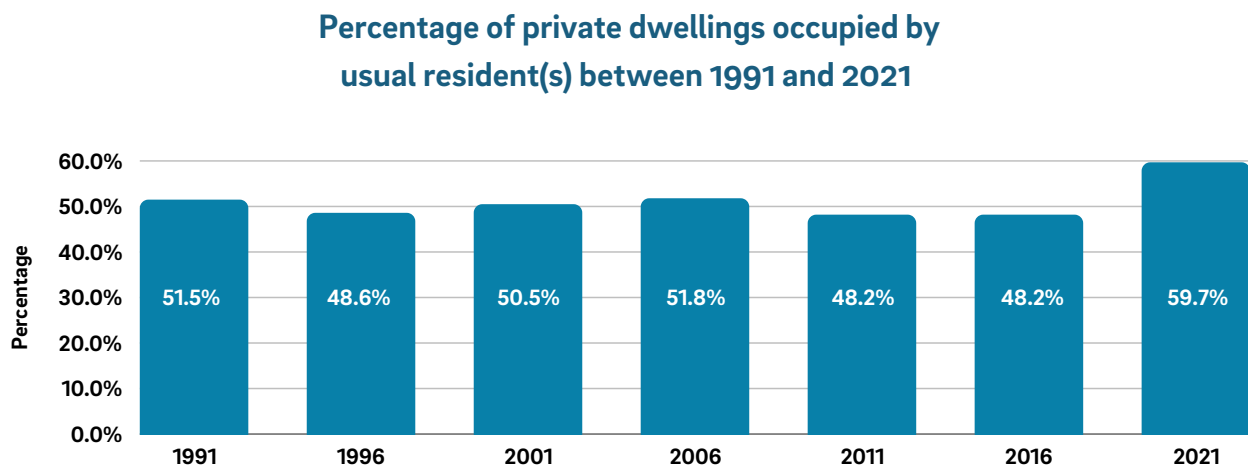
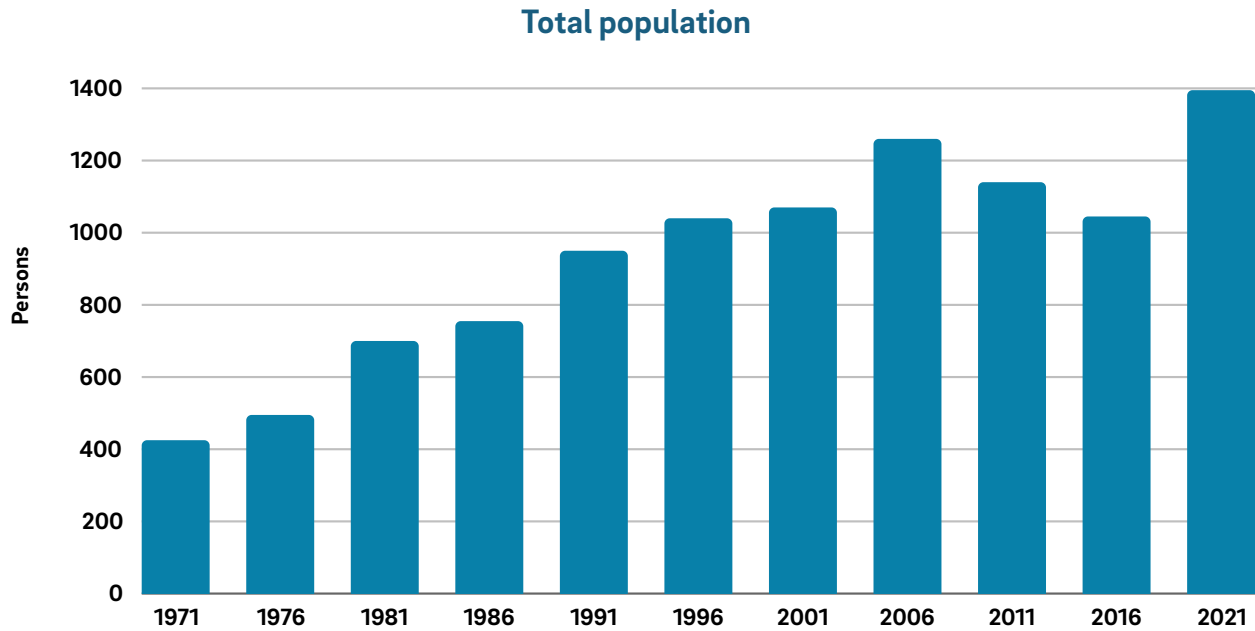
Gabriola Island LTC Trustees Susan Yates and Tobi Elliott at a Gabriola Visioning 2050 community engagement event



## Galiano Island Local Trust Committee

The Galiano Island Local Trust Area comprises nine associated islands including Galiano, Ballinal, Gossip, Charles, and Parker islands.

Over 24% of the ecosystems in the Galiano Island Local Trust Area are protected. They provide critical habitat for endangered and at-risk species including Batwing Vinyl lichen, Lindley's False Silverpuffs, and Great Blue Heron.



Source: Statistics Canada

The Galiano Island Local Trust Committee (GL LTC) held eight regular business meetings in the 2023/24 fiscal year, as well as two Community Information Meetings, two special meetings, and two public hearings.

Work for this period focused on advancing the priorities of the GL LTC to address groundwater sustainability, and to re-designate and rezone several large District Lots for nature protection.

From April 1, 2023 to March 31, 2024, the GL LTC received and considered applications for four development variance permits, one Agricultural Land Commission application, five rezoning applications, and two temporary use permits.

During the same time period, staff also reviewed five delegated development permits, 15 building permit referrals, and one Crown lease referral.

Another initiative of the GL LTC for this period was relationship building with the Penelakut First Nation and other Indigenous Peoples of Galiano.

The GL LTC also adopted bylaws which would amend its Bylaw Enforcement Notification Bylaw and its Protection of Privacy and Freedom of Information Bylaw.

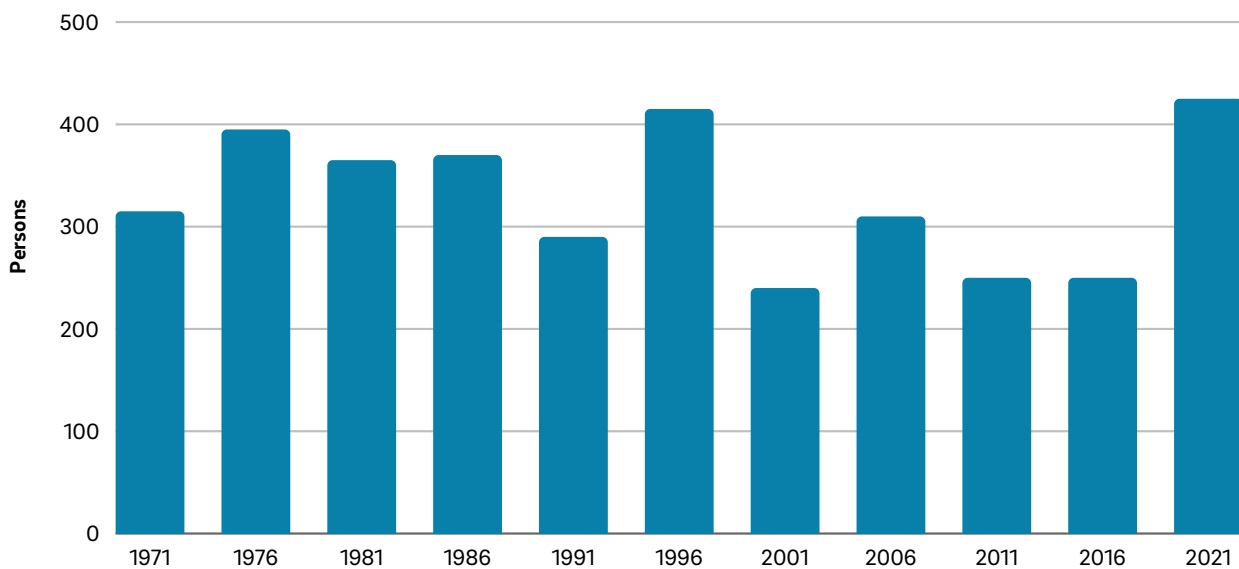


## Gambier Island Local Trust Committee

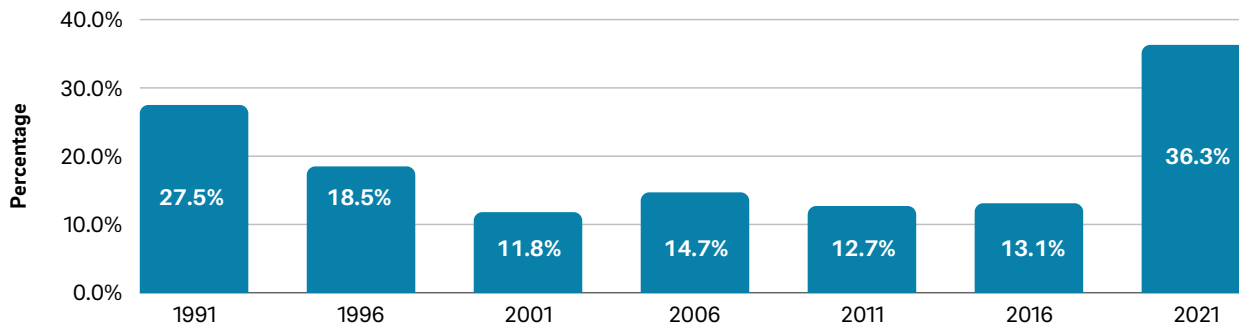
Gambier Island Local Trust Area includes 35 associated islands including Gambier, Keats, Bowyer, Passage, North Thormanby, and South Thormanby Islands.

Islands within the Gambier Island Local Trust Area are the habitat of Double-Breasted Cormorant, Steller Sea Lion, and Red-legged Frog, and critical habitat for the Marbled Murrelet. Mature forests with trees between 80–250 years old cover 42% of the land.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The Gambier Island Local Trust Committee (GM LTC) held five regular business meetings in the 2023/24 fiscal year, as well as one Community Information Meeting and two special meetings.

Work for this period focused on advancing the GM LTC priorities to review and update Keats Island shoreline regulations, and continuing work on the Official Community Plan (OCP) review project for Gambier Island. The OCP Targeted Review Project is currently in the First Nations engagement phase. The GM LTC also initiated a project to amend the permitted uses in the Marine General zone on Keats Island to allow for telecommunication utilities.

During the same time period, staff also reviewed 19 building permit referrals and two Crown lease referrals.

From April 1, 2023 to March 31, 2024, the GM LTC received and considered applications for four development variance permits, one development permit, two bylaw amendment applications, and one temporary use permit.

Gambier Island. JOE BERNARDO

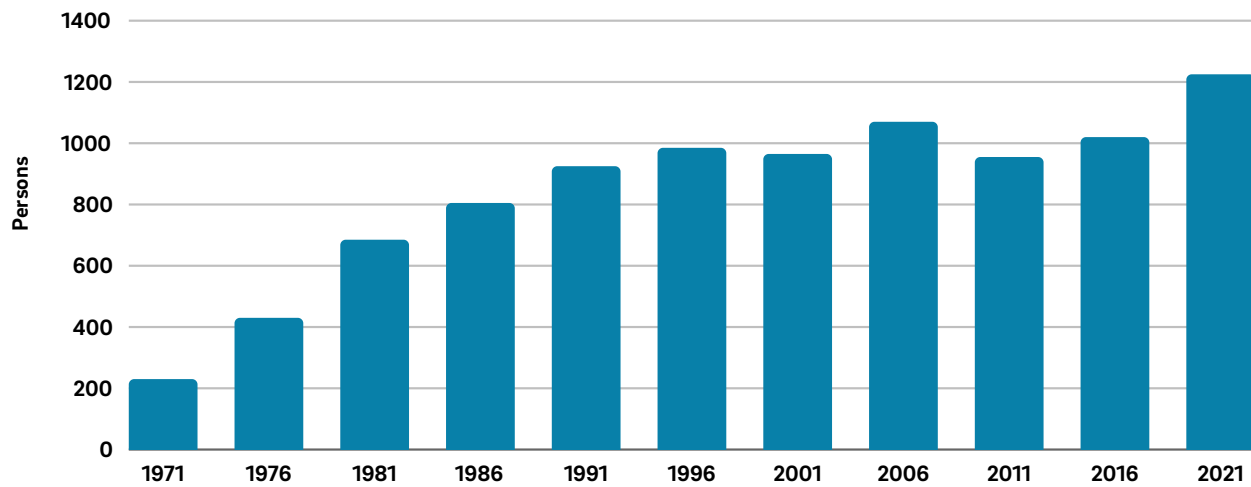


# Hornby Island Local Trust Committee

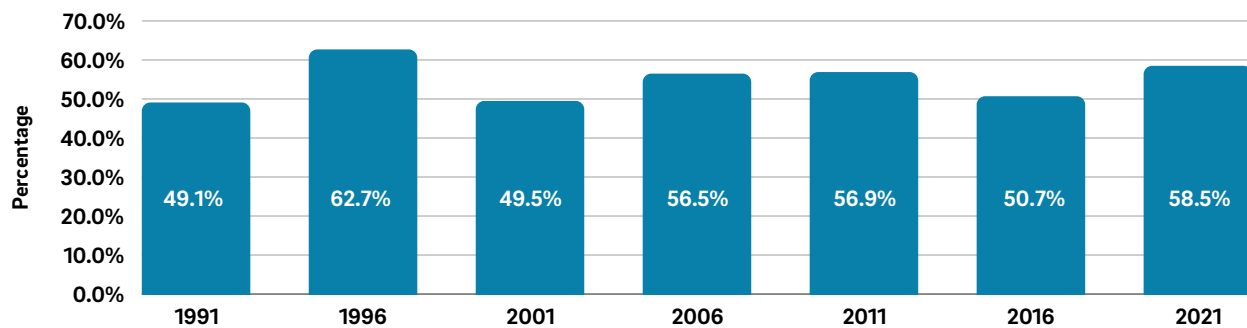
The Hornby Island Local Trust Area comprises Hornby, Norris Rocks, Flora Islet, and Toby Islands.

The beautiful and vibrant islands in the Hornby Island Local Trust Area are home to some of British Columbia’s rarest ecosystems, and the Great Blue Heron and the Western Screech-Owl.

## Total population



## Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The Hornby Island Local Trust Committee (HO LTC) held seven regular business meetings in the 2023/24 fiscal year, as well as four special meetings — three electronic and one in-person.

Work for this period focused on the HO LTC priority to advance its major Official Community Plan and Land Use Bylaw Review project with topic areas including housing, regulating short term vacation rentals, and First Nations engagement and relationship building. The latter priority was significantly advanced through the development of a work plan with K'ómoks First Nation in March 2024, for the purposes of working together to prioritize potential policy and regulatory changes to address the Nation's concerns and interests in land use planning for Hornby Island.

The LTC also initiated development of a Community Heritage Register as its minor project through the adoption of the first version of a project charter in December.

From April 1, 2023 to March 31, 2024, the HO LTC and staff received, considered and processed applications for 19 Siting and Use Permits, two subdivision referrals, two Development Permits, and one Development Variance Permit.

Hornby Island

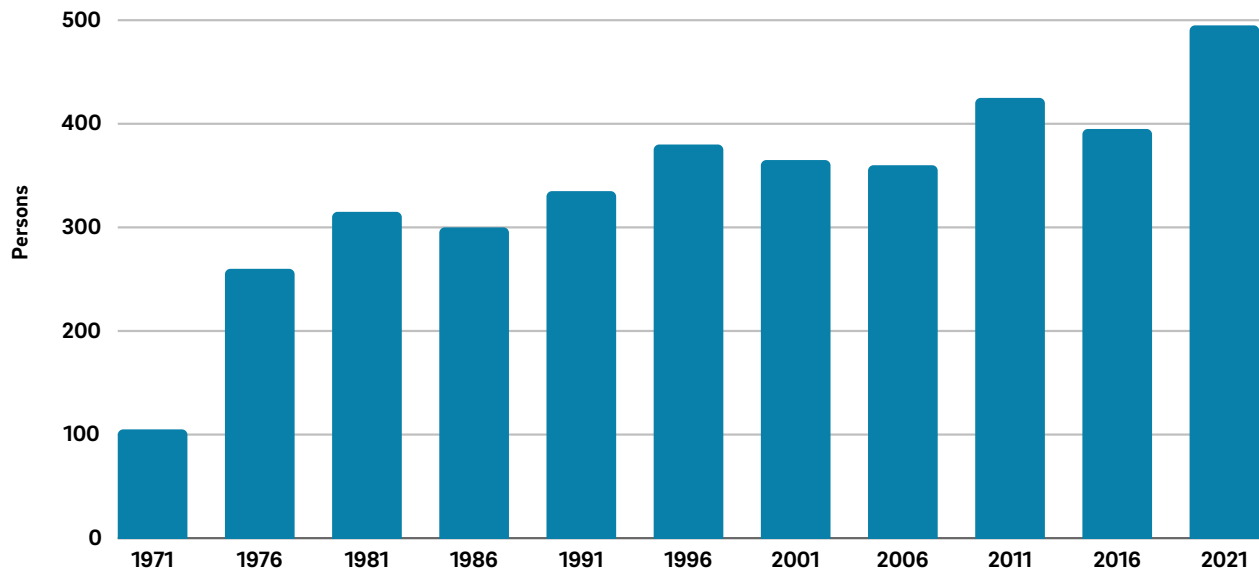


## Lasqueti Island Local Trust Committee

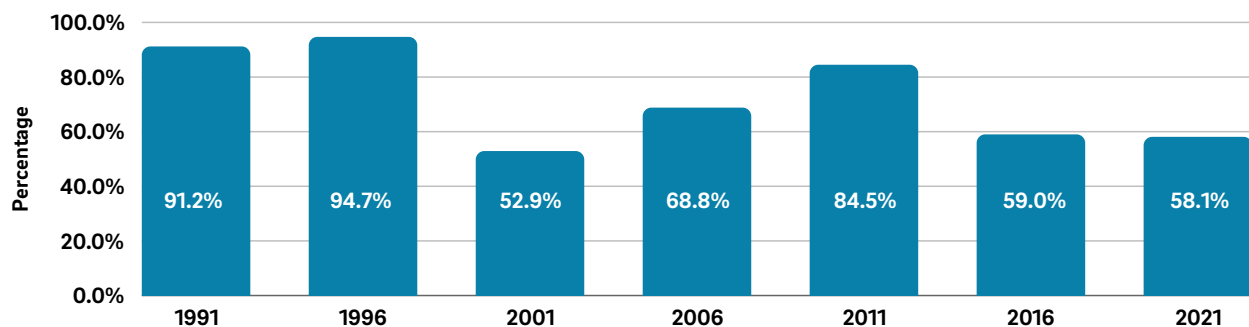
The Lasqueti Island Local Trust Area encompasses more than 23 associated islands including Lasqueti, Jedediah, Sangster, and Jenkins Islands.

It has three provincial parks (Jedediah Island, Sabine Channel, Squitty Bay) and four protected sanctuaries. In its waters, the local trust area has critical habitat for the Marbled Murrelet and Killer Whale.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The Lasqueti Island Local Trust Committee (LA LTC) held five regular business meetings in the 2023/24 fiscal year.

Work for this period focused on advancing the LA LTC priorities to further reconciliation with First Nations. The LA LTC also continued work on key projects including the Official Community Plan (OCP) review project and completed a project to amend its Meeting Procedures Bylaw.

Another initiative of the LA LTC for this period was relationship building with the Snaw-naw-as First Nation. As part of this process, the LA LTC adopted a standing resolution to ensure First Nations are notified and engaged on proposed antenna systems. The LA LTC participated in meetings with the leadership of the Snaw-naw-as First Nation as part of the OCP review project, and contributed towards the development of the protocol agreement between the Snaw-naw-as First Nation and Islands Trust Council.

From April 1, 2023 to March 31, 2024, the LA LTC received and considered one application for a bylaw amendment.

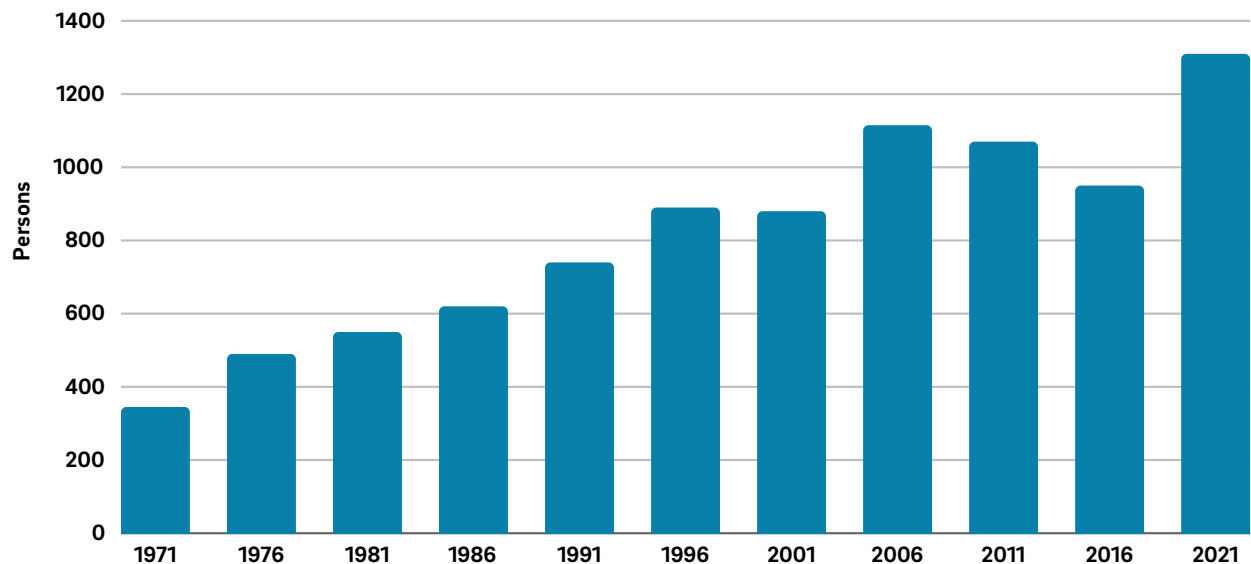


## Mayne Island Local Trust Committee

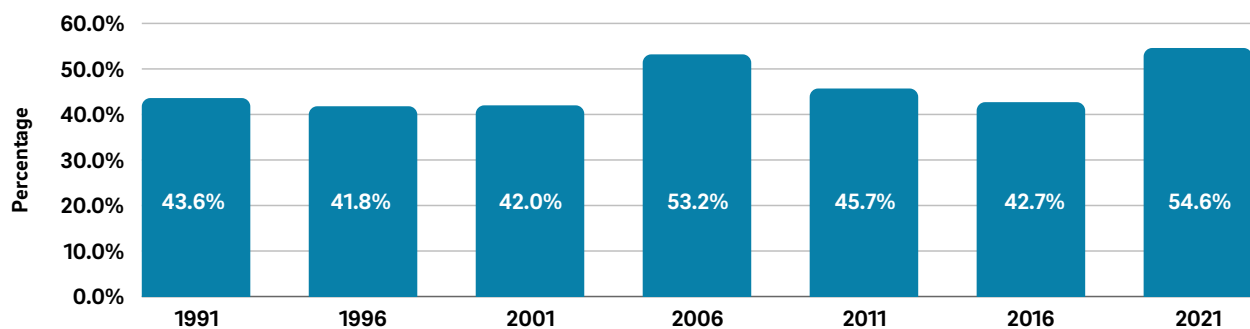
The Mayne Island Local Trust Area comprises Mayne Island and twenty associated islands including Curlew and Georgeson Islands.

Mayne Island and surrounding waters are the habitat of several at-risk species including the Killer Whale, Purple Martin, Peregrine Falcon, and a Glass Sponge Reef. The Purple Martin arrives each spring after a long migration from south-east Brazil and is the largest swallow breed in North America. The fallow deer introduced to Mayne Island continue to impact the ecosystem and devastate the understory.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The Mayne Island Local Trust Committee (MA LTC) held eight regular business meetings in the 2023/24 fiscal year, as well as one Community Information Meeting, two special meetings, and no public hearings.

Work for this period focused on advancing the MA LTC priorities of making amendments to the Land Use Bylaw and the Official Community Plan and adopting Flexible Housing policies and regulations.

From April 1, 2023 to March 31, 2024, the MA LTC received and considered applications for five development variance permits, two temporary use permits, and two rezoning applications. During the same time period staff also reviewed 17 building permit referrals.

Mayne Island

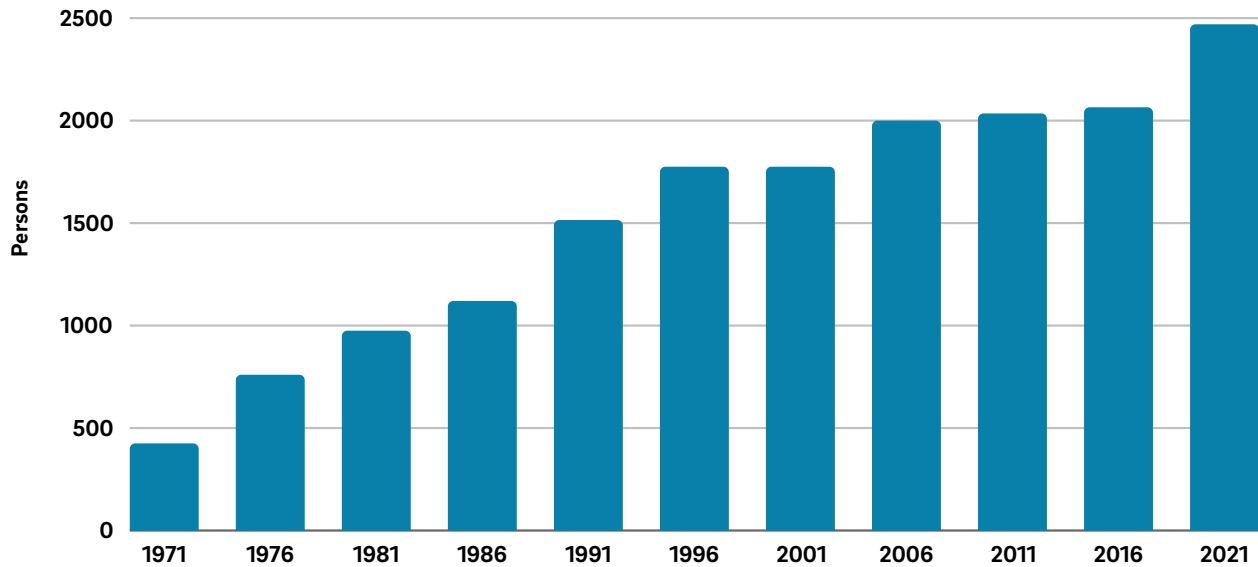


## North Pender Island Local Trust Committee

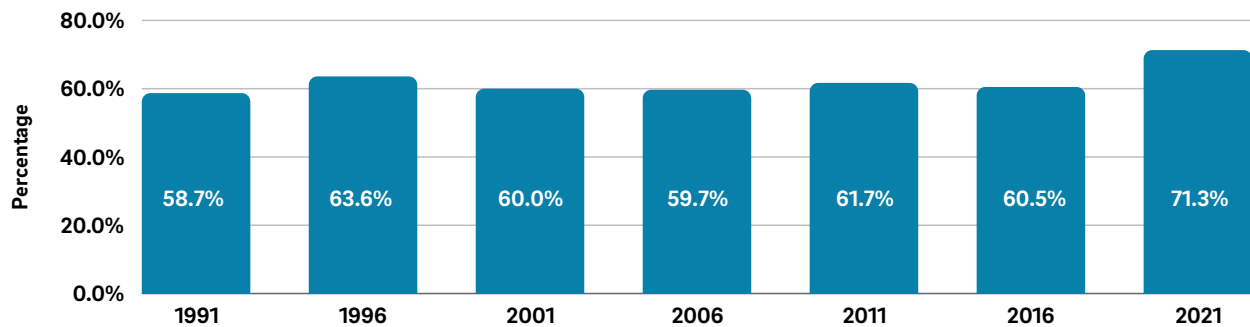
The North Pender Island Local Trust Area comprises more than 39 associated islands including D'Arcy, Sidney, and James Islands.

The North Pender Island Local Trust Area is critical habitat for Killer Whales, Yellow Sand-verbena, Edwards' Beach Moth, grass-like Foothill Sedge, and Lindley's False Silverpuffs.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The North Pender Island Local Trust Committee (NP LTC) held seven regular business meetings in the 2023/24 fiscal year, as well as three Community Information Meetings, three special meetings, and one public hearing.

Work for this period focused on advancing the NP LTC priorities of completing a review of the Land Use Bylaw and updating Raptor Nest development permit areas. A violation to a Raptor's Nest Development Permit Area, and subsequent refusal by the Province to prosecute, has raised concerns by the NP LTC about the enforcement of DPAs related to forest protection.

From April 1, 2023 to March 31, 2024, the NP LTC received and considered applications for three development variance permits, seven development permits, one rezoning application, and five temporary use permits. In addition, the North Pender Island Board of Variance heard one appeal.

During the same time period, staff reviewed 26 building permit referrals, and one Crown lease referral.

The NP LTC also adopted a bylaw amendment for zoning affecting residential lots on Sidney Island, and gave readings to amendments to the fee bylaw.

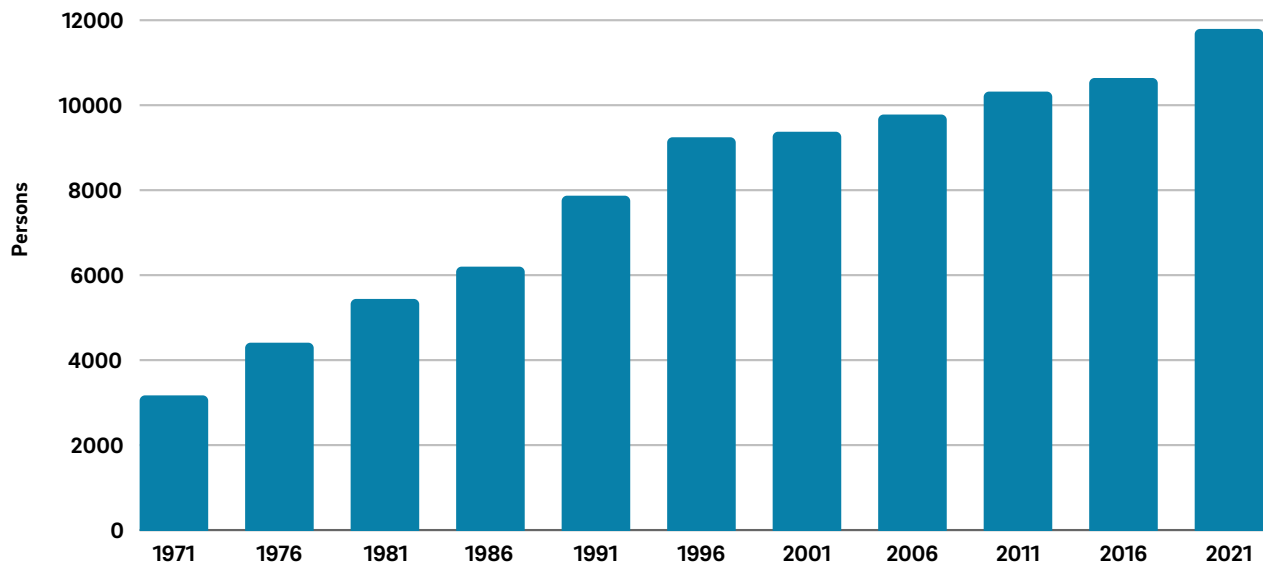


## Salt Spring Island Local Trust Committee

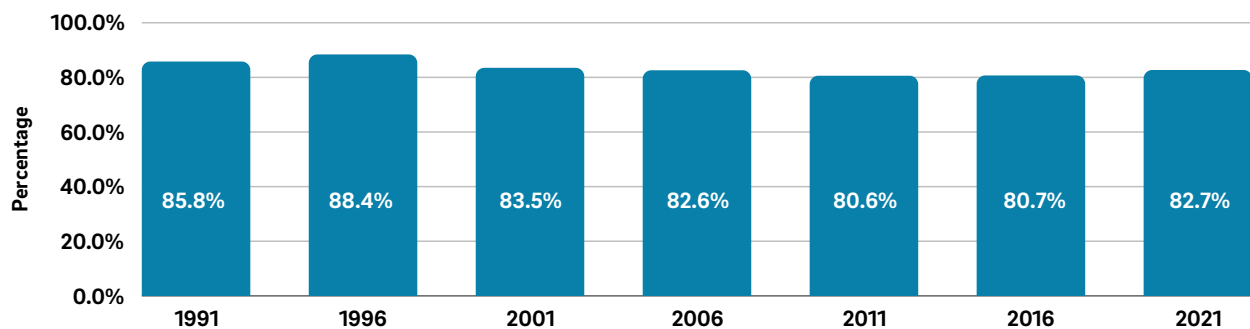
The Salt Spring Island Local Trust Area includes more than 30 associated islands including Salt Spring, Prevost, Piers, and Secret Islands.

The area is critical habitat for Dun Skipper butterflies, Gray's Desert-parsley and two species at risk: the Little Brown Bat and Sharp-tailed snake. In the Salish Sea, the endangered Leatherback Sea Turtle, the world's largest reptile, is occasionally seen.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The Salt Spring Island Local Trust Committee (SS LTC) held 10 regular business meetings in the 2023/24 fiscal year, as well as two Community Information Meetings, and four special meetings. It did not hold any public hearings.

This period, the SS LTC struggled to address the ongoing housing affordability and availability challenge. The SS LTC also initiated key projects including development of a Complete Community Assessment, with the support of a grant from the Union of British Columbia Municipalities. The SS LTC considered draft bylaws, which would implement Official Community Plan and Land Use Bylaw changes that would regulate and permit a small number of accessory dwelling units in rural areas of Salt Spring Island.

During the same time period, staff also reviewed 130 building permit referrals, five Crown lease referrals, and six subdivision referrals.

From April 1, 2023 to March 31, 2024, the SS LTC received and considered applications for 20 development variance permits, 14 development permits, one liquor and cannabis board referral, two bylaw amendment applications, and three temporary use permits.

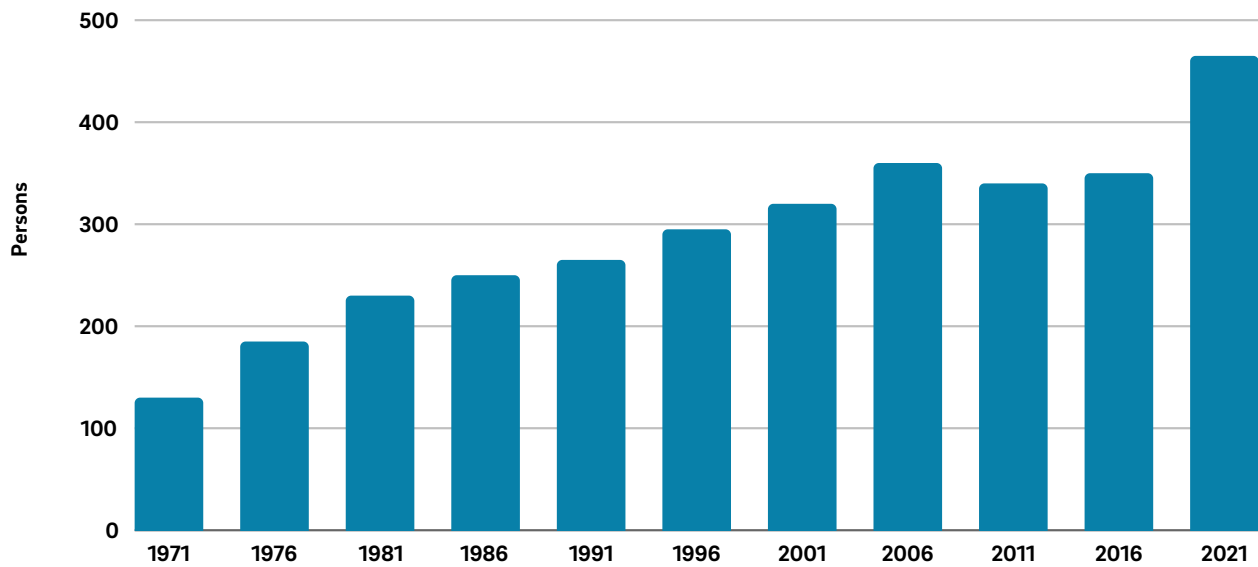


## Saturna Island Local Trust Committee

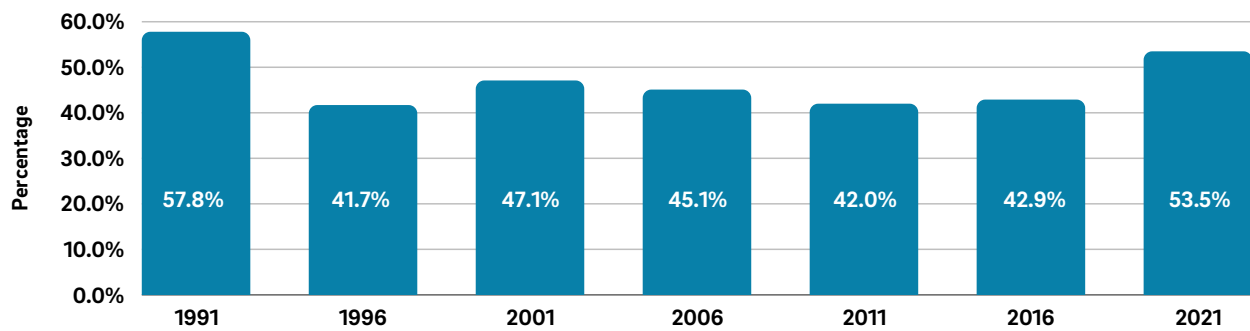
Saturna Island Local Trust Area includes more than 10 associated islands including Saturna, Anniversary, Cabbage, Samuel, and Lizard Islands.

The Saturna Island Local Trust Area has critical habitat for the White Meconella flowering plant, Lindley’s False Silverpuffs, and the Great Blue Heron, with 48.43% of the area under protection. One of three temporary sanctuaries for southern resident Killer Whales can be found off the east coast of Saturna. Heritage Forests are representative forest types of Saturna Island.

**Total population**



**Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021**



Source: Statistics Canada

The Saturna Island Local Trust Committee (SA LTC) held four regular business meetings in the 2023/24 fiscal year, as well as three Community Information Meetings, one special meeting, and three public hearings.

Work for this period focused on advancing the SA LTC priorities to complete a density transfer application to facilitate the donation of land for nature protection and to consider an Agricultural Land Reserve exclusion proposal.

From April 1, 2023 to March 31, 2024, the SA LTC considered three rezoning applications.

During the same time period staff also reviewed six building permit referrals.

The SA LTC also gave readings to a new fees bylaw.

Saturna Island. MAIREAD BOLAND

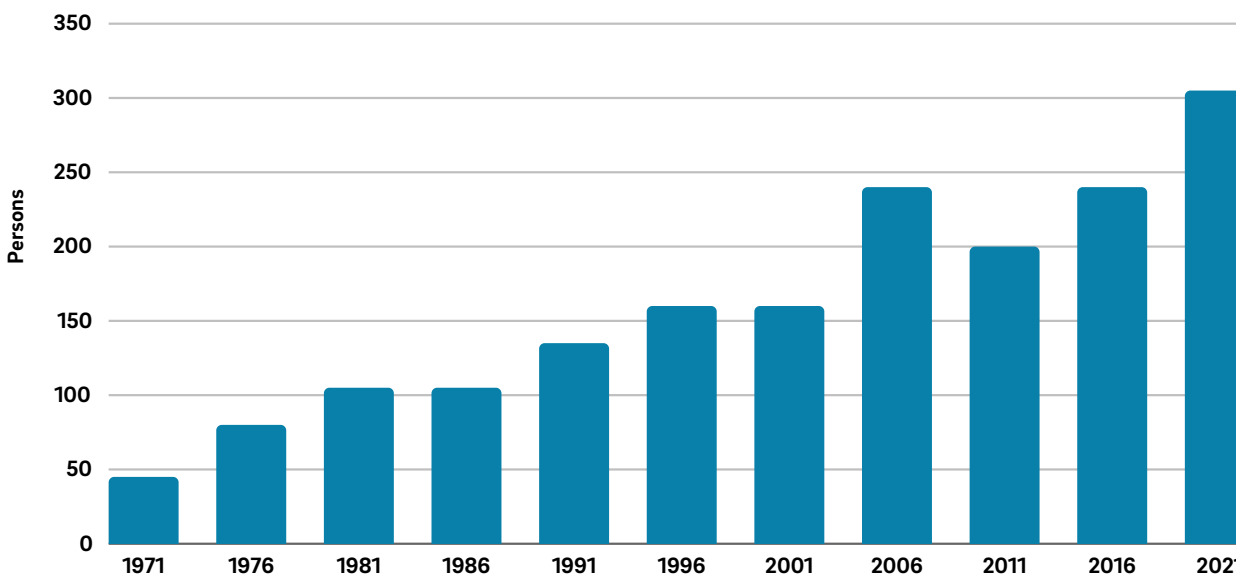


## South Pender Local Trust Committee

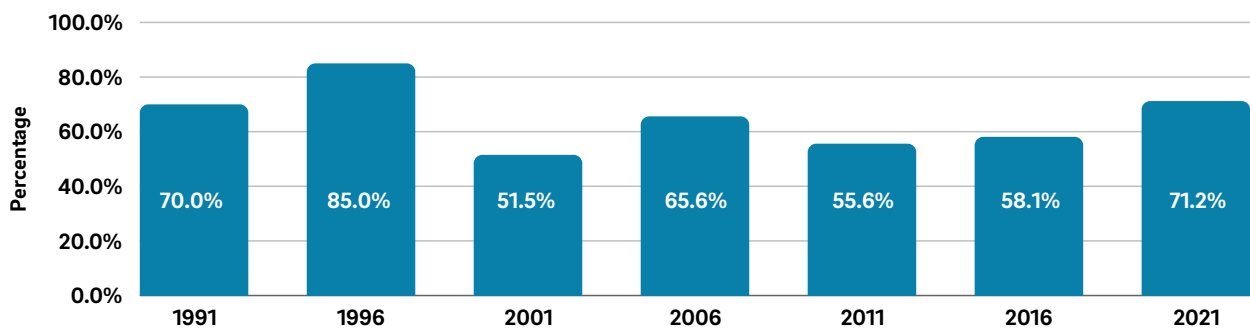
The South Pender Island Local Trust Area comprises South Pender Island, Blundon Islet, and Skull Islet.

The South Pender Island Local Trust Area is one of the least populated and least developed of the Islands Trust's major islands. The quiet, freedom from disturbance, and sense of privacy within what is a relatively undisturbed and visually attractive setting are key qualities valued by South Pender islanders.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The South Pender Island Local Trust Committee (SP LTC) held four regular business meetings in the 2023/24 fiscal year, as well as one Community Information Meeting, four special meetings, and no public hearings.

Work for this period focused on advancing the SP LTC priorities, including amending the Land Use Bylaw.

From April 1, 2023 to March 31, 2024, the SP LTC received and considered applications for one temporary use permit and one Agricultural Land Commission application. During the same time period staff also reviewed eight building permit referrals and one Crown referral.

South Pender Island. AISLYN KING

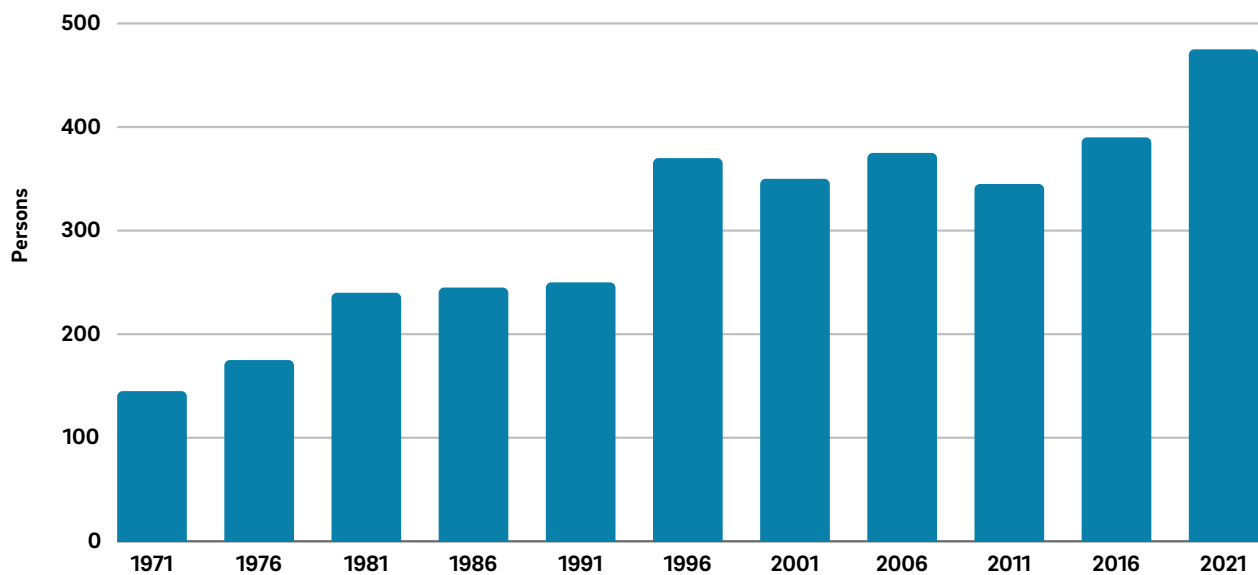


## Thetis Island Local Trust Committee

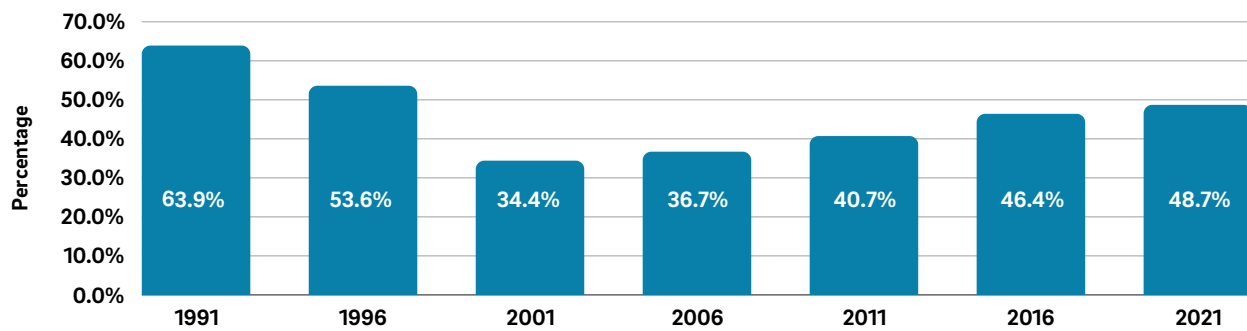
The Thetis Island Local Trust Area includes over 20 associated islands including Thetis, Dunsmuir, Ladysmith Harbour, and Valdez Islands.

The Thetis Island Local Trust Area is an ecologically diverse area, with numerous regions of ecological significance, both provincially and globally. It has several parks, and a number of other protected areas including Fairyslipper Forest Nature Reserve and Moore Hill Nature Reserve. Several islets are protected as Ecological Reserves to safeguard nesting seabirds. This area provides habitat for the fast flying Peregrine Falcons, which can fly up to 112 kilometres an hour in pursuit of prey.

### Total population



### Percentage of private dwellings occupied by usual resident(s) between 1991 and 2021



Source: Statistics Canada

The Thetis Island Local Trust Committee (TH LTC) held five regular business meetings in the 2023/2024 fiscal year, as well as one Community Information Meeting, one Public Hearing, one special meeting, and two closed meetings.

Work for this period focused on advancing the TH LTC priorities of making amendments to the Land Use Bylaw and Official Community Plan to address marine and riparian area protection.

From April 1, 2023 to March 31, 2024, staff reviewed six building permit referrals and one Crown lease referral.

Thetis Island







Saturna Island. MAIREAD BOLAND

# Legislative Services – Administrative Fairness and Freedom of Information

The Director of Legislative 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 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 four complaints received during the 2023/24 fiscal period.

During this same fiscal year, Islands Trust received 41 requests for records under the *Freedom of Information and Protection of Privacy Act*. This included 25 from Salt Spring Island Local Trust Area, five from Lasqueti Island Local Trust Area, three from North Pender Island Local Trust Area, two each from Gabriola and Galiano Island Local Trust Areas, and one each from South Pender, Hornby, and Gambier Island Local Trust Areas, and one regarding Islands Trust Council.

# Bylaw Compliance and Enforcement

Islands Trust bylaw compliance and enforcement staff continue to deal with a high number of files, which routinely exceeds 600. The focus in 2023/24 continues to be enforcement on short-term vacation rentals, especially on Salt Spring Island.

The adoption of the Short Term Rental Accommodations Act (October 23, 2023) will lead to a provincial registry where advertising platforms will be required to validate registration numbers on host listings, which will provide Islands Trust staff with support as they search for the names and addresses of the rental operations subject to complaint or enforcement. The addition of a provincial compliance and enforcement unit should also provide assistance with the overall enforcement workload.

Islands Trust continued a review of Islands Trust bylaw compliance and enforcement policies and procedures with the assistance of the office of the Ombudsperson. Some local trust committees (LTC), such as Denman and Mayne local trust committees, have adopted a policy of regular reporting to LTCs for any enforcement files with completed investigations. This reporting structure provides an opportunity for local elected officials to consider which bylaw contraventions are in the interest of the LTC and the community to pursue.



# **Appendix A: Strategic Plan 2018 — 2022**



# Islands Trust

Strategic Plan 2018-2022

*The Islands Trust Council 2018-2022 Strategic Plan was adopted  
December 4, 2019 on Lekwungen treaty and traditional territory, Victoria, British Columbia.  
Amended by Trust Council resolution, March 2021.*

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## **Statement of Trust Council 2018-2022**

This plan represents the priorities of Trust Council and the Islands Trust and provides a framework to guide decision-making and allocate resources. It has been informed by island communities through local trust committee and Bowen Island meetings and the election process itself. It is the result of significant research, reporting and debate and best represents what we consider the work that we must do.

The object clause in the *Islands Trust Act* provides our mandate to 'preserve and protect' the Trust Area and the Policy Statement remains a primary guide in our goal setting and decision-making. We acknowledge however, that the Policy Statement does not fully contemplate much of what we face. First Nations must be acknowledged. The climate crisis is affecting the environment and our lives. Island demographics have changed. Development pressures are more complex. The marine environment is increasingly at risk from oil tanker traffic, plastic pollution, and industrial uses.

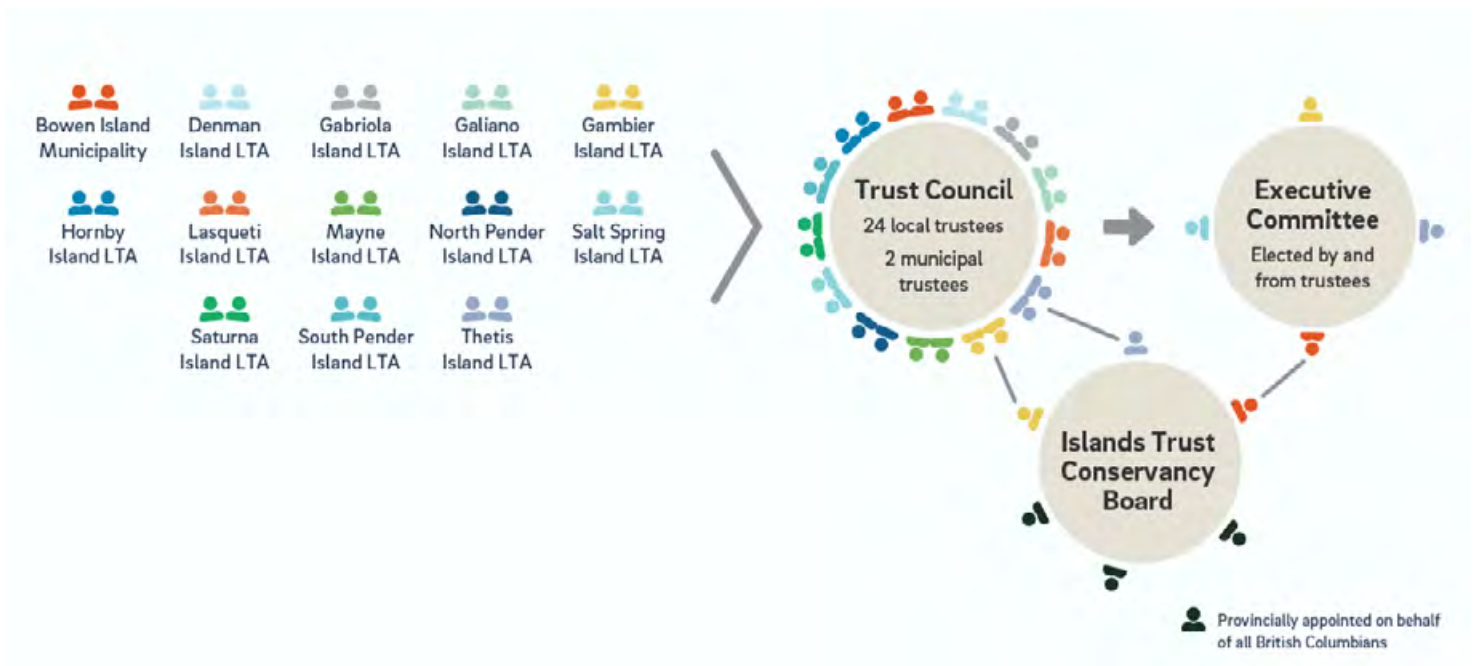
As we are successful in achieving our strategic goals, we will be collaborative leaders in coastal zone management. We will understand the freshwater resources on our islands and make land use decisions accordingly. We will amend our bylaws to maximize our ability to address a changed and changing climate. We will tell people who we are and why we exist and ask for their help in achieving the object of the Islands Trust. We will strive to ensure that we enact the guiding principles of Reconciliation creating mutually respectful and collaborative relationships with First Nations. And finally, - we will work together - as local trustees and as members of Trust Council, to be efficient and effective in what we achieve and to do it with respect and spirit.

# STRATEGIC PLAN 2018-2022

## ISLANDS TRUST COUNCIL 2018-2022

The Islands Trust Council has a unique mandate, to preserve and protect the amenities and environment of the Islands Trust Area, for the benefit of residents and all British Columbians.

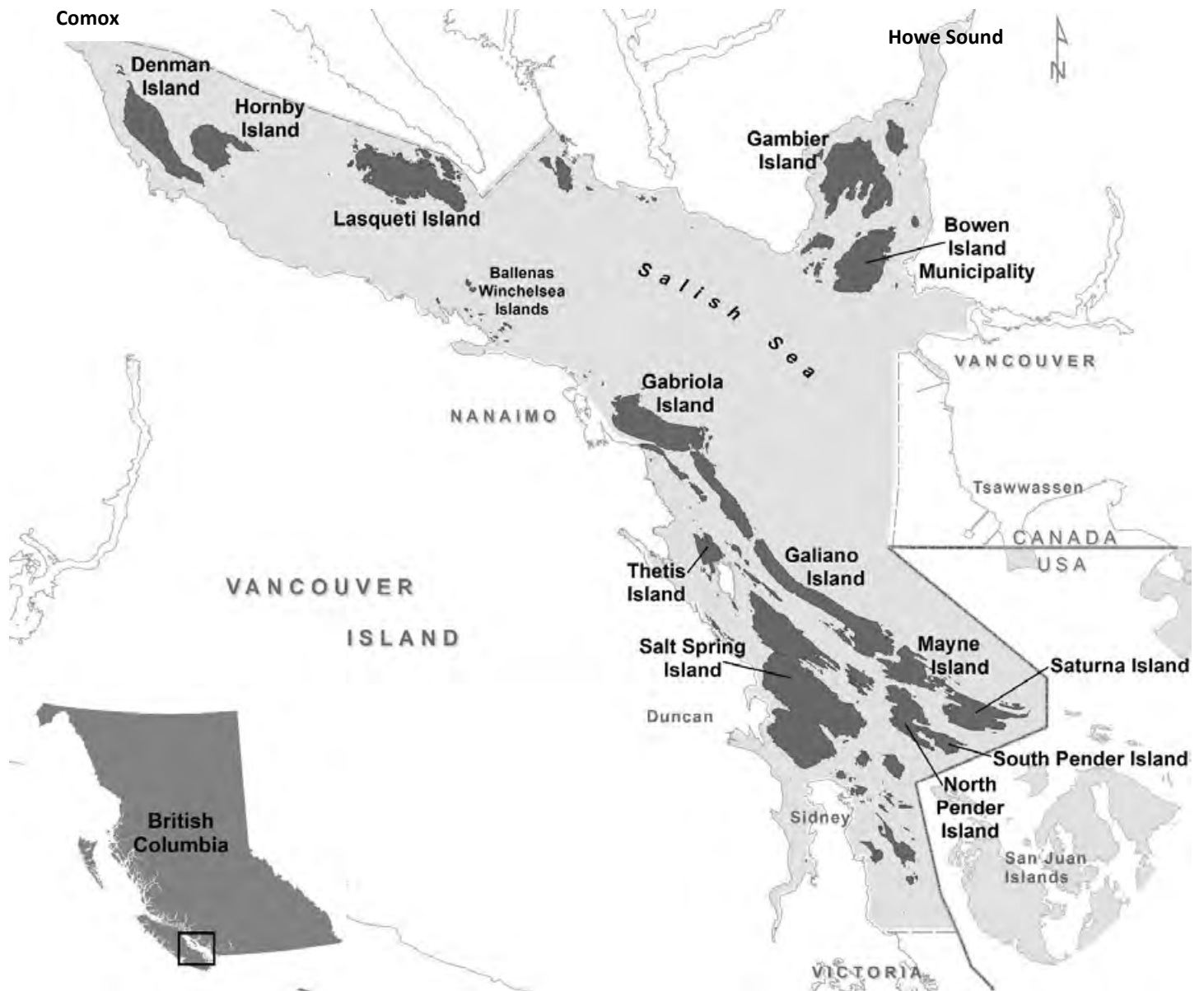
Trust Council consists of the 26 locally-elected trustees who also sit on 12 local trust committees and one island municipality. Trust Council meets quarterly to make decisions about the Islands Trust's overall policy, advocacy positions, staff resources and budget. Local trust committees are responsible for land use planning and regulatory decisions that are separate, but complementary to their role at the Islands Trust Council.



# STRATEGIC PLAN 2018-2022

## THE ISLANDS TRUST AREA

The Islands Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.



# STRATEGIC PLAN 2018-2022

## PURPOSE AND PRINCIPLES OF THE ISLANDS TRUST

### OBJECT OF THE ISLANDS TRUST

*The Object clause, Section 3 of the Islands Trust Act, provides the purpose of the Islands Trust.*

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, other persons and organizations and the government of British Columbia.

### THE POLICY STATEMENT

*The Policy Statement is the foundational guiding document of the Islands Trust. It translates the broad goals of the Province and the Islands Trust into specific actions.*

The Policy Statement establishes a position or philosophy of Trust Council, directs local trust committees and island municipalities in the Trust Area to address certain matters, or recommends actions to other agencies or to the public.

### GUIDING PRINCIPLES

*The guiding principles are in the Policy Statement and function to guide Trust Council and the Islands Trust in decision-making and operations.*

The primary responsibility of the Islands Trust Council is to provide leadership for the preservation, protection and stewardship of the amenities, environment and resources of the Trust Area.

When making decisions and exercising judgment, Trust Council will place priority on preserving and protecting the integrity of the environment and amenities in the Trust Area.

Trust Council will seek information from a broad range of sources in its decision-making processes, recognizing the importance of local knowledge in this regard.

Trust Council believes that to achieve the Islands Trust object, the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation.

Trust Council believes that open, consultative public participation is vital to effective decision-making for the Trust Area.

Trust Council will implement a plan for the advancement of the Policy Statement as part of its annual budget process, and the Executive Committee of Trust Council will report to Council on progress in achieving the goals of the Policy Statement.



# STRATEGIC PLAN 2018-2022

## HOW TO READ THE STRATEGIC PLAN

For the purposes of the Strategic Plan, **Goals, Objectives** and **Strategies** are defined as follows:

### GOALS

Goals describe long-term outcomes that are broad and not easily measured. In the context of the Strategic Plan, the primary goals are derived from Parts III, IV and V of the Policy Statement:

1. To foster ecosystem preservation and protection of the Trust Areas ecosystems
2. To ensure that human activity and the scale, rate and type of development in the Trust Area are compatible with maintenance of the integrity of Trust Area ecosystems
3. To sustain island character and healthy communities

Most of the strategic plan objectives and strategies advance these goals. The exceptions relate to emerging issues such as climate change, contemporary community engagement and governance, and First Nations reconciliation, areas the Policy Statement does not fully contemplate.

### OBJECTIVES

Objectives are measurable steps to achieve a goal. They are specific and tangible actions that have a medium time frame. They are the heart of the Strategic Plan and where Trust Council most clearly exercises its discretion and governance. In the 2018-2022 Strategic Plan, there are eight objectives to advance the work of the Islands Trust.

### STRATEGIES

Strategies represent the actions - or 'means to achievement' - of long-term goals or objectives. They tend to be short-term and may change due to circumstance and opportunity. Staff will recommend strategies to Trust Council to advance its priorities. The Strategic Plan identifies 28 strategies that will require resources, time and effort over the course of the 2018-2022 term.

### IMPLEMENTATION

The Strategic Plan is supported by an Implementation Plan, which identifies costs, implications to the five-year Financial Plan and staff resources. The Implementation Plan also schedules the Strategic Plan work over the course of the term and identifies performance targets for each objective.

In developing the 2018-2022 Strategic Plan, Trust Council considered many issues, projects and challenges and in the end identified the following areas as most important: **Land Stewardship, Marine and Freshwater Stewardship, Climate Change, Community and Communication, and Governance**. Each of these is detailed in the pages that follow.



# STRATEGIC PLAN 2018-2022

## 1. LAND STEWARDSHIP

### OBJECTIVE

**Preserve, protect and advocate for forest and terrestrial ecosystems**

### STRATEGY

- 1.1. Map contiguous tracks of the Coastal Douglas fir zone (CDF) and associated ecosystems to aid in protection of that zone and its associated ecosystems.
- 1.2. Create a model development permit for Local Trust Committee-Bowen Island Official Community Plans bylaws to protect Coastal Douglas fir zones throughout the Trust Area.
- 1.3. Amend legislation to increase the percentage of the Natural Area Protection Tax Exemption Program (NAPTEP) to act as an incentive for the protection of forest cover for climate change mitigation and adaptation in the Islands Trust Area.
- 1.4. Create forestry initiatives including establishment of development permit areas, tree cutting authority advocacy, enforcement of development permits related to forestry and advocacy associated with the *Private Managed Forest Land Act*.



# STRATEGIC PLAN 2018-2022

## 2. MARINE AND FRESHWATER STEWARDSHIP

### OBJECTIVE

### STRATEGY

**To preserve and protect marine ecosystems**

2.1. Advocate to minimize the impact of commercial activities on the marine environment and participate in Canada's Southern Resident Killer Whale (SRKW) recovery plan.

2.2. Map the extent of eelgrass and kelp beds throughout the Trust Area.

2.3. Undertake a review of Local Trust Committee-Bowen Islands Municipality foreshore policies and regulatory bylaws and develop model policy and regulatory bylaws for the protection of the foreshore and nearshore.

**Protect quality and quantity of fresh water resources of the Trust Area**

2.4. Develop a regional freshwater management strategy that addresses responsibilities under the Water Sustainability Act, identifies water resources throughout the Trust Area, integrates water resource management into land use decision-making, and accounts for the impacts of climate change on island water resources.

2.5. Map and develop water budgets for groundwater aquifers in the Trust Area.

2.6. Develop a model land use regulation regarding freshwater sustainability including groundwater, rainwater catchment and greywater recycling.



# STRATEGIC PLAN 2018-2022

## 3. CLIMATE CHANGE

### OBJECTIVE

**Mitigate and adapt to climate change impacts**

### STRATEGY

- 3.1. Amend the Islands Trust Policy Statement to add climate change mitigation, adaptation and resiliency policies.
- 3.2. Amend Official Community Plans and land use bylaws to foster climate change resilience, including measures to protect Coastal Douglas fir, foreshore and nearshore environments and groundwater.
- 3.3. Develop i) a set of climate change, demographic and environmental data and ii) performance criteria in order to identify the effects of climate change in the Trust Area and to measure mitigation and adaption efforts.



# STRATEGIC PLAN 2018-2022

## 4. COMMUNITY AND COMMUNICATION

### OBJECTIVE

### STRATEGY

**Improve community engagement and participation in Islands Trust work**

- 4.1. Develop the capacity to broadcast public meetings of Local Trust Committees, Council Committees and Trust Council.
- 4.2. Develop a new website and initiate a social media program.
- 4.3. Develop and implement a stewardship education program directed towards the public, industry and stakeholders in the Trust Area.

**Strengthen housing affordability throughout the Islands Trust Area**

- 4.4. Implement the following high priority actions outlined in the Affordable Housing in the Trust Area: Strategic Actions for Islands Trust previously referred by Trust Council.
  - i. Review the Islands Trust Policy statement and give consideration to: a) giving affordable housing a greater profile for its role in sustainable communities b) including a reference to affordable housing in its policy direction to LTCs and municipalities.
  - ii. Review the Islands Trust Policy statement to ensure that it: a) includes clear and well-thought out definition of 'affordability' b) includes clearly articulated vision, goal and objectives for affordable housing c) gives affordable housing a greater profile for its role in sustainable communities d) includes a reference to affordable housing in its policy direction to LTCs and municipalities.
  - iii. Develop model bylaws that use floor area ratio as a density metric for consideration of implementation in local trust area land use bylaws.

- iv. Develop model density bonus bylaws for consideration of implementation in local trust area land use bylaws.
- v. Develop model bylaws to address the use of building stratas as a tool for affordable housing.

### **Strengthen relations with First Nations**

- 4.5. Adopt a Reconciliation Declaration.
- 4.6. Adopt and implement a Reconciliation Action Plan.
- 4.7. Develop a Trust Area-wide archaeological impact strategy and establish a Cultural Working Group.
- 4.8. Develop heritage preservation overlay mapping for the Trust Area and model heritage regulatory bylaws for protection of potential heritage and cultural sites.

# STRATEGIC PLAN 2018-2022

## 5. GOVERNANCE

### OBJECTIVE

**To improve and modernize the ability of the Islands Trust to regulate land use activity and work with others**

### STRATEGY

- 5.1. Amend the *Islands Trust Act* or other legislation to:
  - i. Allow for entry warrants
  - ii. Grant authority to use municipal ticketing for development permit enforcement
  - iii. Enable adoption of development approval information bylaws by local trust committee
  - iv. Add First Nations to the list of bodies with whom the Trust works in cooperation
  - v. Enable delegation to staff the issuance of development permits
  - vi. Clarify foreshore zoning authority
- 5.2. Provide a secretariat role to forums within the Trust Area.
- 5.3. Undertake a Governance and Management Review.
- 5.4. Implement a Trust Council Policy analysis, review and amendment of deemed top priorities for consideration and approval by Trust Council.
- 5.5. Request additional funding from the Province.
- 5.6. Amend the Policy Statement introductory and definitions sections.
- 5.7. Determine if additional changes to the Policy Statement are desired by Trust Council.

**To amend the Policy Statement**





2023/24

# Annual Report

# Islands Trust Conservancy Annual Report

## Reconciliation Declaration

Islands Trust Conservancy acknowledges that the lands and waters that encompass the Salish Sea have been home to Indigenous Peoples since time immemorial. We recognize that we are all intertwined in the ecosystems that are the lands, waters, culture, and ecology that embody this place.

Islands Trust Conservancy will strive to create opportunities for knowledge-sharing, understanding, and collaboration as people come together to preserve and protect the special nature of the islands within the Salish Sea.

Islands Trust Conservancy is committed to the protection and preservation of this place through processes that respect and honour Reconciliation and mutually respectful relationships with Coast Salish Indigenous Peoples. We express our recognition for the past, present, and future stewardship and knowledge that has been shared by Indigenous Peoples and are humbled and grateful.

*Adopted: July 16, 2019 Islands Trust Conservancy Board in METULIYE (Victoria)*

Cover image: spotted coralroot

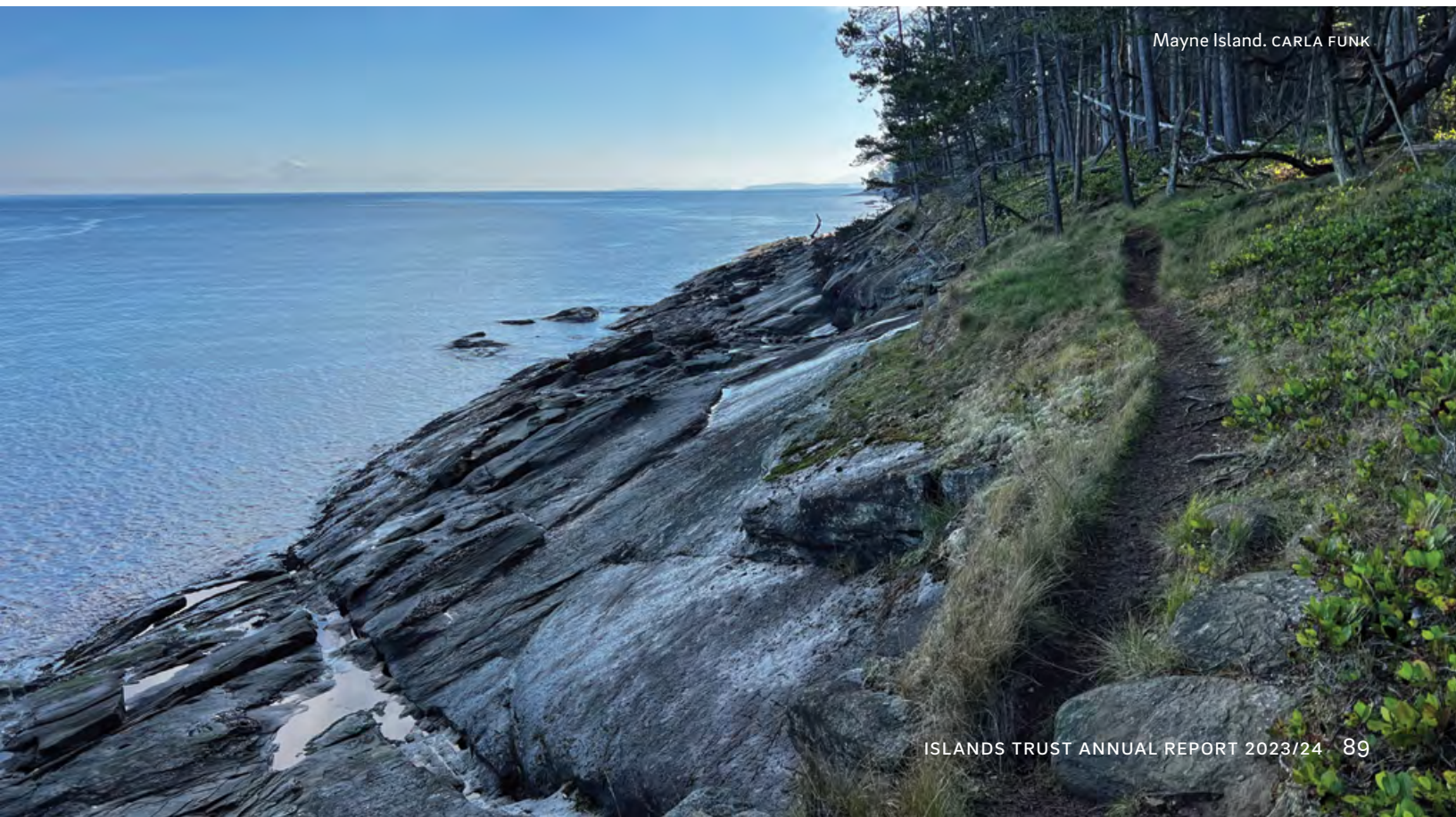
## Who We Are

Established in 1990, Islands Trust Conservancy (ITC) is a land trust, and part of Islands Trust, dedicated to preserving and protecting the fragile and unique ecosystems of the Islands Trust Area in the Salish Sea. This region covers approximately 79,000 hectares of land and over 482,000 hectares of water on the southern coast of British Columbia. It includes 450 islands between southern Vancouver Island, mainland B.C., and Howe Sound.

Our mission is to protect these very special places by encouraging, undertaking, and assisting in voluntary conservation initiatives across the Islands. We work with many allies including: private landholders and donors, local conservancies, environmental organizations, charitable foundations, academic institutions, businesses, First Nations, and all levels of government.

The Governments of Canada and British Columbia set a goal of 30% protected area by 2030 because science shows that nature needs our help in order to reverse the decline in biodiversity, better fight climate change, and maintain a strong, sustainable economy. Islands Trust Conservancy is doing its part to meet this goal within the Islands Trust Area — an area where only 20% of the land is in protected status.

[Read more about how you can protect nature with us.](#)



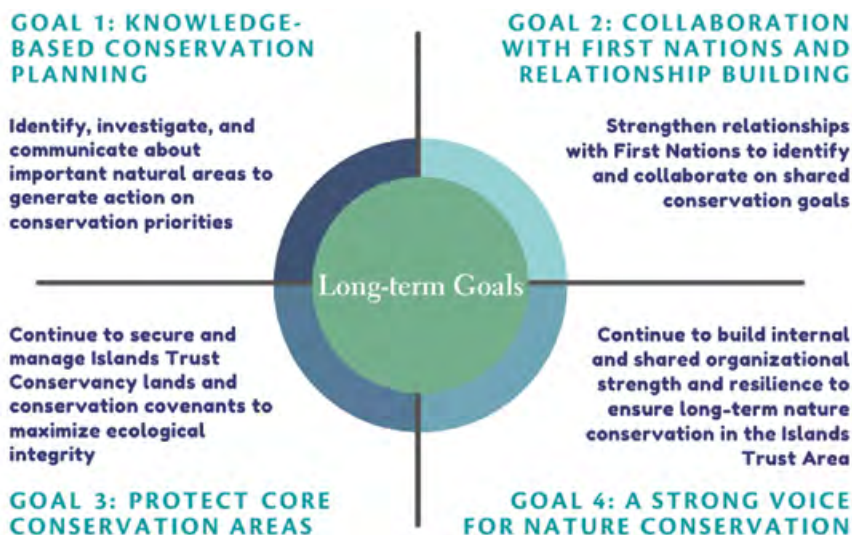
Mayne Island. CARLA FUNK

## How We Work

We preserve and protect the Islands by:

- **Working with landholders to support voluntary land protection.** We accept donations and other transfers of land, manage them as nature reserves, and collaborate with landowners to conserve private lands through conservation covenants
- **Monitoring and restoring sensitive ecosystems and habitat for species at risk.** We do this in collaboration with island communities and conservation partners
- **Providing strategic funds to conservation partners.** We support land conservation across the Islands
- **Identifying priority areas across the Islands Trust Area.** We ensure maximal impact through our work in addressing the biodiversity and climate crisis
- **Reconciliation Action.** We work to build relationships with First Nations to identify areas of significance for protection and to incorporate Indigenous Knowledge into land management practices

[Read more about our conservation planning.](#)



*Goals of the Regional Conservation Plan that guide the work of the Islands Trust Conservancy*



Monitoring in an Islands Trust Conservancy protected area. CARLA FUNK

## Our People

Islands Trust Conservancy is directed by a Board made up of three members appointed by the Province of British Columbia and up to two members elected from the Islands Trust Council and one member elected by the Islands Trust Executive Committee.

Dr. Risa Smith — Chair (July 2023–March 2024),

Vice Chair (April–July 2023), Appointed Member

Linda Adams — Chair (April–July 2023), Appointed Member

Susan Yates — Vice Chair (August–December 2023), Board Member

Lisa Gauvreau — Vice Chair (January–March 2024), Board Member

Tobi Elliott — Board Member

Ken Thomas — Appointed Member

Grant Scott — Board Member (resigned April 2023)

Charles Kahn — Appointed Member (August 2023–March 2024)

## Message from the Board Chair

This past year at Islands Trust Conservancy, collaboration has been central to our conservation accomplishments. The passion and dedication of community members, partners, and funders has supported the creation of new covenants and nature reserves as well as key restoration initiatives, including recovery of species at risk.



Conservation highlights for 2023 include:

- Finalizing the Livingstone Forest Conservation Covenant, with owners Christine Ferris and Doug Hopwood. This is our first covenant on Lasqueti Island
- Celebration of our 30<sup>th</sup> Nature Reserve, the Hoak-pus/Sandy Beach Nature Reserve, on Keats Island
- Expansion of the Nighthawk Hill NAPTEP Covenant on North Pender Island, funded through the Morrison Waxler Biodiversity Protection Legacy Fund

Restoration of properties that we manage has included:

- Removal of invasive species on Gambier and Denman Island
- Planting nearly 1,000 wildflowers, grasses, and sedges with Sidney Islanders to help restore ecological diversity in the Windthrow Covenant
- Ecosystem restoration on Sidney and Salt Spring Island, supported by Habitat Acquisition Trust, Habitat Restoration Field Crew, and Environment and Climate Change Canada

Our work on species at risk, through a generous grant from Environment and Climate Change Canada, has enabled us to focus on monitoring and recovery of several species at risk. This year we installed nest boxes and mounted audio recorders on Link Island to enhance habitat and better understand the needs of Western Screech-Owl. On North Pender Island, Sharp-tailed Snakes were spotted, as a result of our monitoring, in an area where they hadn't been seen in over 50 years.

In addition to the partners and collaborators already acknowledged, I would like to give a special shout out to the local Conservancies on each Gulf Island. With a little help from ITC's Opportunity Fund these organizations work tirelessly to protect the special places on the islands.

In partnership with us or with others, their work ensures that the natural environment, which has drawn us all to the Gulf and the Howe Sound Islands, continues to provide us with the ecosystem services on which we all depend, including supporting the health of the people who live here.

Half of the ITC Board has changed in 2023. Tobi Elliott, representing the Islands Trust Executive Committee, and Susan Yates, an elected Trustee, and myself remain. In 2023, we welcomed three new members to the ITC Board. Ken Thomas and Charles Kahn are provincially appointed board members and Lisa Gauvreau is our third elected Trustee. We also said good-bye to Linda Adams, a long-time board member whose patience and sage advice is missed. Our new Board is engaged and committed to the ITC mandate. I am looking forward to continuing our thoughtful discussions and making decisions that advance our mission and collaborations.

As we move into 2024, we will be focusing on a new relationship with the First Nations peoples who live around the Salish Sea. We will also be exploring how we define and manage risk to our properties, in these times of climate change and a growing human population. Of course, we will be continuing to use our current tools to protect and enhance the natural environment of the Gulf and the Howe Sound Islands.

It has been an honour to serve as Islands Trust Conservancy Board Chair since August 2023. I am looking forward to a productive 2024, in which the natural environment continues to be the basis of our health and prosperity.

Sincerely,

A handwritten signature in black ink, appearing to read 'Risa Smith', with a stylized, cursive script.

**Risa Smith**  
ITC Board Chair

# Islands Trust Conservancy Protected Areas 2023/2024




## Southern Islands

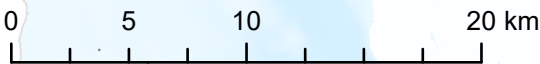
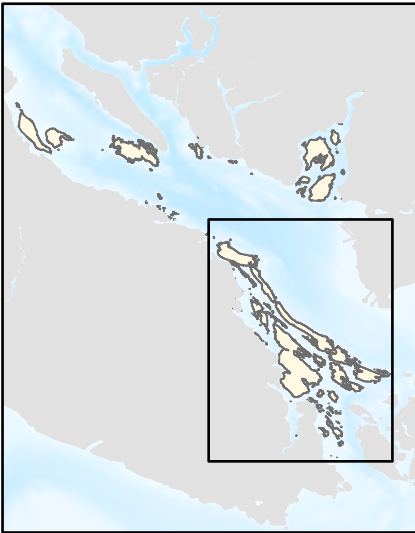


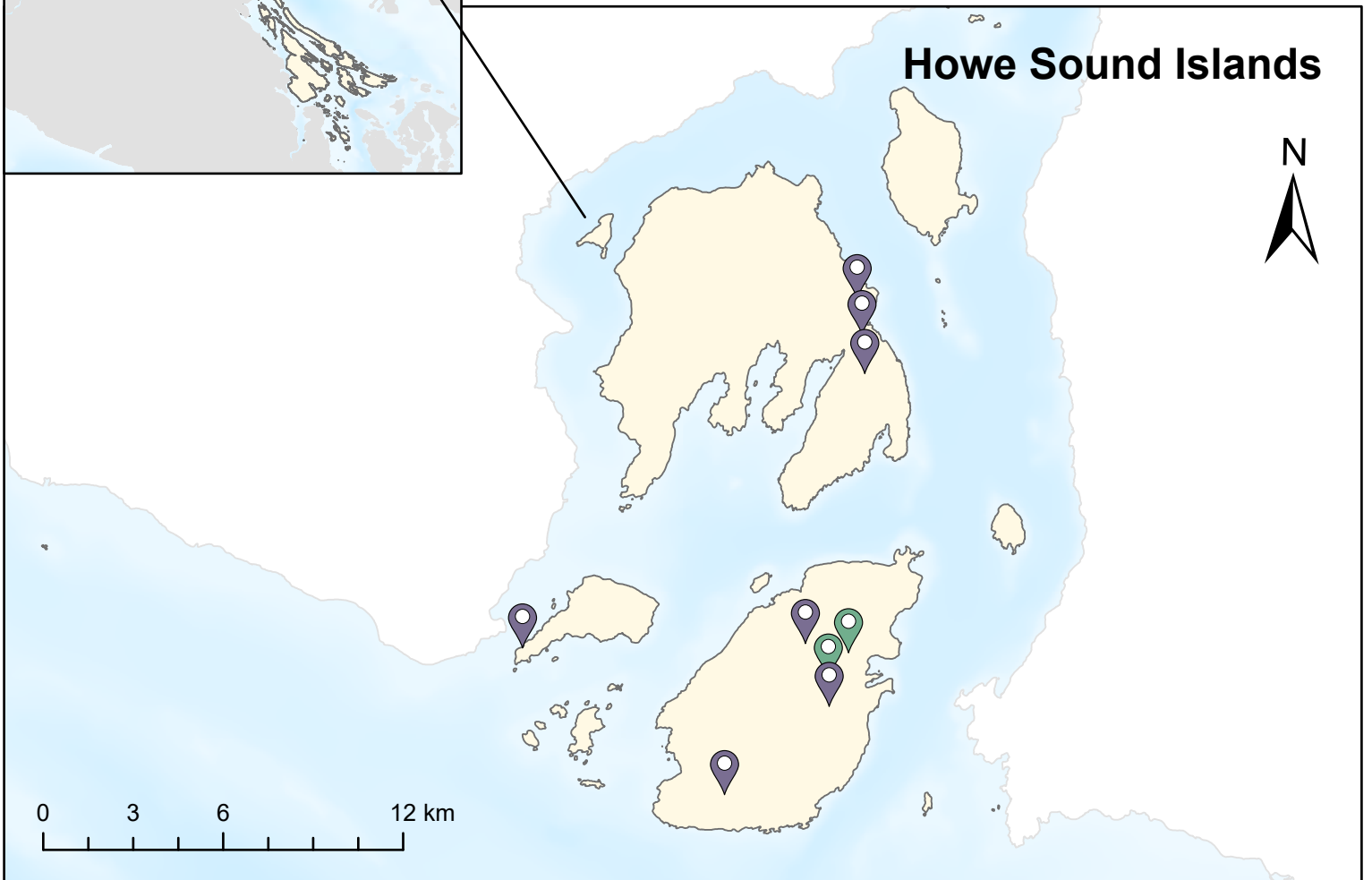
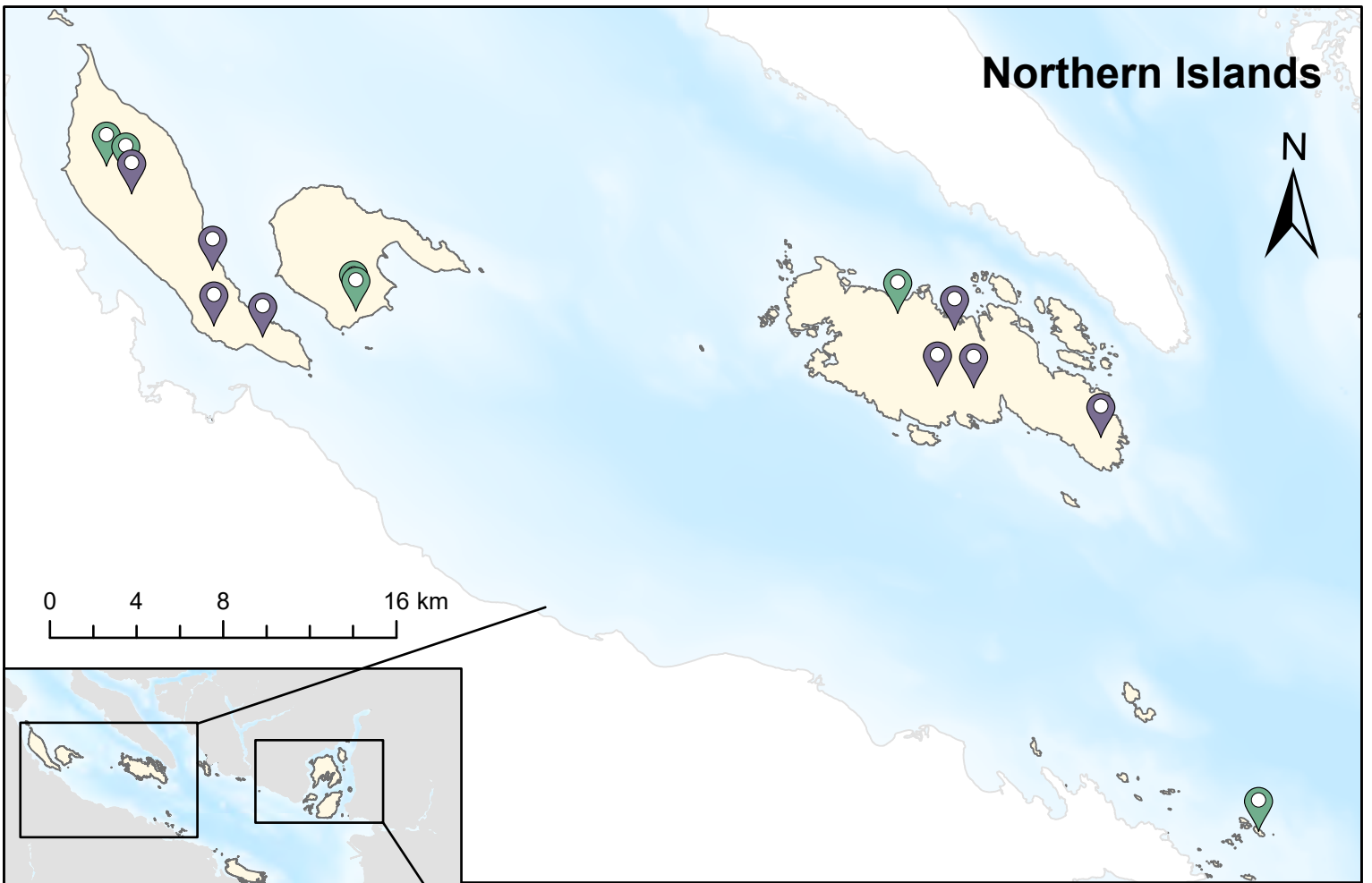
Larmour Lands Nature Reserve, Salt Spring Island  
+8.22Ha

Nighthawk Hill NAPTEP Covenant Addition, North Pender Island  
+0.96 Ha

Brooks Point Regional Park Covenant Addition, South Pender Island  
+2.00 Ha

-  ITC Nature Reserves
-  ITC Conservation Covenants
-  New ITC Protected Areas







## Program Highlights 2023/2024

### Islands Trust Conservancy Plan 2023–2025

Islands Trust Conservancy submitted a revised Islands Trust Conservancy Plan to the Minister of Municipal Affairs in December 2023, as required under the *Islands Trust Act*. The Islands Trust Conservancy Plan sets policy for:

- Acquisition, management, and disposal of property of the Islands Trust Conservancy;
- Investment of funds; and
- Goals for major acquisitions.

In January of 2024, the Minister declined to approve the ITC Plan. Although ITC had referred the ITC Plan to First Nations, the Minister indicated that further engagement was needed.

Further engagement with First Nations is supported by the ITC's Reconciliation Declaration and by the ITC's Regional Conservation Plan. The ITC Board reviewed and approved a plan and budget for First Nations engagement into the 2024/25 fiscal year and ITC is looking forward to growing relationships with First Nations around land stewardship.

[Read more about our Islands Trust Conservancy Plan.](#)

### Land Conservation – Nature's Future

Islands Trust Conservancy is committed to increasing the protected areas in the islands for the benefit of all species living in the Salish Sea. We do this through the creation of nature reserves and conservation covenants – legal agreements with landholders to care for nature that are designed to last in perpetuity. Protected areas are important in safeguarding high biodiversity areas, allowing for the movement of wildlife and the conservation of unique ecosystems. Protected areas benefit people as well by providing clean water and air, resilience against the effects of climate change, and contribute to social and psychological wellbeing.

As Canada works toward protecting 30% of terrestrial habitat by 2030, Islands Trust Conservancy is committed to the protection and preservation of the Islands Trust Area through processes that respect and honour Reconciliation and mutually respectful relationships with Coast Salish Indigenous Peoples. In 2023/24, Islands Trust Conservancy reviewed policies that guide acquisition and management of land and covenants

to require engagement of First Nations prior to acquisition of land or covenants and during management planning for conservation lands.

## 2023/24 Nature Reserves

### Larmour Nature Reserve, Salt Spring Island Local Trust Area

In June 2023, 3.44 ha of land on Salt Spring Island was transferred to Islands Trust Conservancy to create the Larmour Lands Nature Reserve. This nature reserve was created to conserve the legacy of dedicated Salt Spring Island conservationist, Mike Larmour. The new nature reserve protects mature forests, wetlands, and is a connectivity to other protected areas, including habitat for multiple at-risk species.

[Read more about creating nature reserves.](#)

## 2023/24 Conservation Covenants

### Nighthawk Hill NAPTEP Covenant Addition (0.96 ha), North Pender Island Local Trust Area

Islands Trust Conservancy manages the Natural Area Protection Tax Exemption Program (NAPTEP) on behalf of Trust Council. NAPTEP provides island landholders with an annual 65% property tax reduction on the portion of their land protected by a conservation covenant. This incentive is unique to the Islands Trust Area. In August 2023, Islands Trust Conservancy worked with North Pender Island landholders to expand their existing NAPTEP covenant. Nighthawk Hill NAPTEP Covenant, originally registered in 2012, protects Arbutus and Douglas-fir woodland, a steep ridge with moss and lichen-covered outcrops, and is a known nesting location for at-risk Common Nighthawk. The new covenant expands the protected area to include a small wetland and riparian area, protecting these vital habitats and doubling the size of the protected area to 1.9 ha. Protecting transition zones like this one, extending from the wetlands to the dry upper ridge, is one facet of planning for resiliency to climate change.

## Brooks Point Regional Park Covenant Addition

In 2014, Islands Trust Conservancy worked with Habitat Acquisition Trust, Pender Islands Conservancy Association, and Capital Regional District (CRD) Parks to conserve a parcel of land to connect three south facing parcels of Brooks Point Regional Park with Gowlland Point on South Pender. The added parcel, along with the four earlier acquired parcels, expanded Brooks Point Regional Park to 4.81 ha.

Brooks Point Regional Park features:

- Coastal headland with intertidal rocky shore and a sheltered beach
- Grassy meadow which explodes with native chocolate lilies in the spring
- Critical habitat for the endangered Sharp-tailed Snake
- Views of the Salish Sea, numerous islands, and Mount Baker
- Navigation beacon on Gowlland Point

To ensure that the natural values of the park would be conserved, Islands Trust Conservancy and Habitat Acquisition Trust now hold a conservation covenant on the park and work with CRD Parks to care for the stunning natural features.

[Read more about placing conservation covenants with us.](#)

▼ Andy Nowak and Mary Reher came to Pender Island in the 1980's. As development pressure increased on the island, they placed a conservation covenant to protect and steward the species and ecosystems on their land. "It feels good to know we did something of substance to preserve the earth and its creatures, and encourage other private [landholders] to do the same," says Mary Reher.



## Caring for the Land – Our Shared Responsibility

Islands Trust Conservancy leads the ongoing management of the 113 protected areas in its care. This commitment involves regular monitoring and land management practices in accordance with management plans and conservation covenant agreements that identify long-term conservation and restoration goals.

In 2023/24, this care included the following land management activities in partnership with local island conservancies and volunteers:

- Annual monitoring visits on all nature reserves to collaborate with management partners and evaluate management needs into the future
- Monitoring Islands Trust Conservancy conservation covenants to maintain relationships with landholders and ensure compliance with their covenant agreement terms
- Collaborating with Parks Canada, First Nations, the Province of B.C., and the Sidney Island community on the SKƧÁMEN QENÁŁ,ENEƧ SƧÁ - Sidney Island Ecosystem Restoration Project
- Initiating the first management plans for Link Island Nature Reserve and Saturnina Island Nature Reserve (Gabriola Island Local Trust Area). Management plans were referred to First Nations for comment and to initiate conversations regarding cultural use of land
- Creation of signage for education, management, and safety at nine nature reserves
- Collaborating on educational signage to help protect the fragile ecosystem at McRae NAPTEP Covenant on Gabriola Island
- Habitat restoration and management including:
  - › Managing ten invasive species in 36 Islands Trust Conservancy protected areas on 13 islands including Gambier, Keats, Bowen, Salt Spring, Thetis, Lasqueti, Denman, Galiano, Saturnina, Pender, Gabriola, Mayne, and Link Islands
  - › Planting and/or seeding native plants in six Islands Trust Conservancy protected areas on Denman, Salt Spring, Sidney, Bowen, and Gabriola Islands

- › Maintaining restoration projects in 13 Islands Trust Conservancy protected areas with plantings in exclosures being maintained and monitored, including wetlands on Lasqueti Island and a wildflower meadow on Mt. Tuam on Salt Spring Island
- › Wetland and Beaver Assessment completed at John Osland Nature Reserve on Lasqueti Island
- › Aquatic Ecological Assessment completed for Forsen Creek at Ruby Alton Nature Reserve on Salt Spring Island
- › Controlling introduced invasive bullfrogs in the early stages of population establishment and invasion on Sidney Island

▼ An Environment and Climate Change Canada funded grant enabled Islands Trust Conservancy to work with islanders and partners to plant nearly 1,000 native meadow plant, bulbs, and corms, and sow 180,000 seeds in a covenant on Sidney Island to help restore ecological diversity and create a robust habitat for pollinators, such as butterflies and bees. KRISTIN MISKELLY



## Species at Risk Program – Protecting and Recovering Species

The goal of the Species at Risk Program is to prevent rare species loss from the Islands Trust Area. This is accomplished by conducting surveys and monitoring to increase knowledge, collect data to inform Islands Trust Conservancy mapping initiatives, protect habitat through our protected areas, and build support for conservation through engagement with First Nations, landholders, and Islands Trust staff and officials.

Highlights this year include:

- Completed the fourth year of implementing the Species at Risk Program, supported by the Priority Places Program through Environment and Climate Change Canada
- Conducted surveys and monitoring in Islands Trust Conservancy protected areas and confirmed the presence of species at risk including the Barn Swallow, Common Nighthawk, Great Blue Heron, Marbled Murrelet, Peregrine Falcon, Western Screech-Owl, Little Brown Myotis bat, Common Sharp-tailed Snake, Red-legged Frog, Western Toad, Northern Goshawk, Yellow Montane Violet, and Coastal Scouler’s Catchfly
- Confirmed two nesting pairs of Western Screech-Owl, and the successful breeding of one pair, in an Islands Trust Conservancy protected area
- Hosted a speaker series from February to May 2023. Topics during the 2023/24 fiscal year included:
  - › Methods for cataloguing, ranking, and mapping species at risk information
  - › Understanding a living cultural landscape, and the importance of P’hwulhp (Garry oak) meadows to the Quw’utsun mustimuhw (Cowichan Peoples)

[Read more about our Species at Risk Program.](#)

This project was undertaken with the financial support of:  
Ce projet a été réalisé avec l'appui financier de :



Environment and  
Climate Change Canada

Environnement et  
Changement climatique Canada

## Partnerships, Collaborations, and Supporters – Working with Others

Working with others helps Islands Trust Conservancy effectively achieve its goals. The Islands Trust Conservancy is grateful to be able to collaborate with so many individuals, agencies, and groups.

In 2023/24, our collaborations included:

- Continued a partnership with researchers studying climate change impacts on bull kelp beds throughout coastal B.C.
- Updated protected-area mapping for the region and contributed to the British Columbia Non-Governmental Organization Conservation Areas Database
- Shared spatial and other data including mapping of eelgrass beds, bull kelp beds, sensitive ecosystems, species at risk, and protected areas with First Nations, local conservancies, community organizations, researchers, and all levels of government
- Contributed to the revised edition of the BC Conservation Covenant Handbook, the go-to reference guide on conservation covenants for landowners and land trusts in B.C.
- Continued participation with the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) to prioritize high biodiversity areas and develop resources to support conservation
- Continued participation with the Capital Region Invasive Species Partnership to keep up to date on priority invasive species and best management practices for ITC's protected areas
- Continued membership with the Canadian Association of Gift Planners "Will Power" campaign, providing potential donors with information and the opportunity to leave a legacy gift for land conservation in the Islands Trust Area
- Active participation in SKTÁMEN QENÁŁ, ENEÇ SCÁ – Sidney Island Ecological Restoration Project

## Opportunity Fund

The Opportunity Fund provides support for hard-to-fundraise costs associated with land protection and leverages donations through matching funds for land acquisition campaigns. The Regional Conservation Plan guides the disbursement of funds and the Islands Trust Conservancy Board considers applications twice per year.

Islands Trust Conservancy dispensed the following Opportunity Fund grants in 2023/24:

- \$2,000 to the Thetis Island Nature Conservancy for the Thetis Island Nature Stewards Program
- \$4,950 to the Galiano Conservancy for costs associated with the acquisition of Quadra Hill on Galiano Island

Islands Trust Conservancy approved an additional grant which will be paid out in 2024/25:

- \$7,000 for costs associated with placing a NAPTEP conservation covenant on Gabriola Island

During 2023/24 Islands Trust Conservancy received \$9,484 in donations for the Opportunity Fund. On March 31<sup>st</sup>, 2024, the Opportunity Fund had \$86,648 available to grant Islands Trust Area-wide with an additional \$35,400 geographically restricted for the Hornby Island Local Trust Area.

## Directed Donations

Islands Trust Conservancy is a qualified donee through Canada Revenue Agency and can accept donations, gifts of stock, RRSPs, bequests, and other forms of gifts. Directed donations are for specific purposes. During 2023/24, Islands Trust Conservancy gratefully received \$9,484 in donations to the Opportunity Fund. Islands Trust Conservancy administers the following directed donation funds:

- Covenant Management and Defence Fund
- Gambier Island Acquisition Fund
- Lasqueti Island Acquisition Fund
- McFadden Creek Fund — Salt Spring Island
- Morrison-Waxler Biodiversity Fund — Pender Island



- Property Management Fund
- Ruby Alton Endowment Fund — Salt Spring Island
- Thetis Island Acquisition Fund
- William Tempest Fund — Hornby Island — Opportunity Fund
- Link Island Western Screech-Owl Project

## Financial Statements

Islands Trust Conservancy prepares Financial Statements annually, in compliance with the requirements under *Section 46* of the *Islands Trust Act*. Under the *Islands Trust Act*, Islands Trust Conservancy may receive money, land, and other property as donations or through grants in order to further the Object of the Islands Trust. Islands Trust Conservancy uses Canadian Public Sector Accounting Standards, including standards for government non-profit organizations, to manage its funds and land assets. Islands Trust Conservancy currently holds and manages the following funds:

- **Opportunity Fund:** Used for unrestricted resources, most notably for the Opportunity Fund Grant Program
- **Restricted Fund:** Used for internally and externally restricted assets, including grants, funds restricted for property management, and funds restricted for land acquisition
- **Capital Fund:** Used to record the value of land donated, acquired or transferred without external restrictions

- **Endowment Fund:** Used primarily for land that is restricted through donation agreements

In its 2023/24 Financial Statements, Islands Trust Conservancy recognizes the following items of note:

- Grant revenue of \$220,000 from Environment and Climate Change Canada for the Islands Trust Conservancy Species at Risk Program
- Land acquisition on Salt Spring Island valued at \$721,000
- \$13,950 was provided to three different partners through the Opportunity Fund to facilitate conservation work

While Islands Trust Conservancy manages land and funds as noted in its Financial Statements, the cost of Islands Trust Conservancy operations are the responsibility of Islands Trust Council under the Islands Trust Council budget process. Details on these costs are available in the Islands Trust Financial Statements.

## Looking Ahead to 2024/25

Looking ahead, Islands Trust Conservancy is committed to meaningful early engagement and relationship-building with First Nations; collaborating to accomplish shared conservation priorities. Islands Trust Conservancy looks forward to continuing to work in partnership with landowners, donors, organizations, and community members in protecting and preserving species and ecosystems across the Islands in the Salish Sea for generations to come.

Thank you to all the landholders, donors, partners, and community members who make this work possible.

# **Appendix B: Islands Trust Financial Statements**

Financial Statements of

# **ISLANDS TRUST**

Year ended March 31, 2024

# ISLANDS TRUST

Financial Statements

Year ended March 31, 2024

## Financial Statements

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## MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The accompanying financial statements of Islands Trust (the "Trust") are the responsibility of the Trust's management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting standards for local governments as established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in Note 1 to the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Trust's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are monitored and evaluated by management.

The Trust, acting through its Audit Committee, meets with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The financial statements have been audited by KPMG LLP, independent external auditors appointed by Trust Council. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Trust's financial statements.



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Chief Administrative Officer



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Director, Administrative Services



## **KPMG LLP**

St. Andrew's Square II  
800-730 View Street  
Victoria BC V8W 3Y7  
Canada  
Telephone (250) 480-3500  
Fax (250) 480-3539

# **INDEPENDENT AUDITOR'S REPORT**

To the Trustees of Islands Trust and the Minister of Municipal Affairs

## ***Opinion***

We have audited the financial statements of Islands Trust which comprise:

- the statement of financial position as at March 31, 2024
- the statement of operations for the year then ended
- the statement of change in net financial assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Islands Trust as at March 31, 2024, and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

## ***Basis for Opinion***

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing Island Trust's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate Islands Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing Island Trust's financial reporting process.



Islands Trust

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Islands Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Island Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause Islands Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Victoria, Canada  
June 19, 2024

# ISLANDS TRUST

## Statement of Financial Position

March 31, 2024, with comparative information for 2023

	2024	2023
<b>Financial assets:</b>		
Cash and cash equivalents (note 2)	\$ 5,389,592	\$ 1,750,989
Accounts receivable	277,722	301,396
Investments (note 3)	-	2,670,862
	<u>5,667,314</u>	<u>4,723,247</u>
<b>Liabilities:</b>		
Accounts payable and accrued liabilities	868,632	737,364
Wages and benefits payable	1,543,771	1,397,218
Deferred revenue	423,688	226,282
Employee benefit obligations (note 4)	298,507	233,999
Obligations under capital leases (note 5)	41,291	43,837
Cost recovery deposits (note 13(b))	3,875	2,996
	<u>3,179,764</u>	<u>2,641,696</u>
Net financial assets	2,487,550	2,081,551
<b>Non-financial assets:</b>		
Tangible capital assets (note 6)	202,062	237,000
Prepaid expenses	251,449	208,318
	<u>453,511</u>	<u>445,318</u>
Commitments (note 11)		
Contingent liabilities (note 12)		
<b>Accumulated surplus</b> (note 7)	<u>\$ 2,941,061</u>	<u>\$ 2,526,869</u>

The accompanying notes are an integral part of these financial statements.

Approved by the Trust Council:



Peter Luckham, Trust Council Chair



Joe Bernardo, Audit Committee Chair

# ISLANDS TRUST

## Statement of Operations

Year ended March 31, 2024, with comparative information for 2023

	Budget (note 9)	2024	2023
Revenue:			
Property tax - general	\$ 8,046,025	\$ 8,046,628	\$ 7,309,863
Property tax levy - Bowen Island municipality	345,989	345,989	323,769
Property tax - special requisition	43,500	43,500	60,000
Government transfers (note 8)	569,795	732,733	711,724
Fees and sales	192,000	190,178	199,570
Interest income	133,000	319,027	168,943
Other income	-	575	450
Total revenue	9,330,309	9,678,630	8,774,319
Expenses (note 10):			
Council services	1,561,874	1,479,316	1,524,852
Local trust committee services	7,012,960	6,522,886	6,111,543
Trust conservancy services (note 13)	1,348,375	1,262,236	1,174,887
Total expenses	9,923,209	9,264,438	8,811,282
Annual deficit	(592,900)	414,192	(36,963)
Accumulated surplus, beginning of year	2,526,869	2,526,869	2,563,832
Accumulated surplus, end of year	\$ 1,933,969	\$ 2,941,061	\$ 2,526,869

The accompanying notes are an integral part of these financial statements.

# ISLANDS TRUST

## Statement of Change in Net Financial Assets

Year ended March 31, 2024, with comparative information for 2023

	Budget (note 9)	2024	2023
Annual deficit	\$ (458,600)	\$ 414,192	\$ (36,963)
Acquisition of tangible capital assets	(134,300)	(111,880)	(83,248)
Acquisition of leased tangible capital assets	-	(7,607)	(44,136)
Amortization of tangible capital assets	178,000	154,425	172,246
Loss on disposal of capital assets	-	-	5,091
	(414,900)	449,130	12,990
Acquisition of prepaid expenses	-	(43,131)	(29,539)
Change in net financial assets	(414,900)	405,999	(16,549)
Net financial assets, beginning of year	2,081,551	2,081,551	2,098,100
Net financial assets, end of year	\$ 1,666,651	\$ 2,487,550	\$ 2,081,551

The accompanying notes are an integral part of these financial statements.

# ISLANDS TRUST

## Statement of Cash Flows

Year ended March 31, 2024, with comparative information for 2023

	2024	2023
Cash provided by (used in):		
<b>Operating activities:</b>		
Annual deficit	\$ 414,192	\$ (36,963)
Items not involving cash:		
Amortization of tangible capital assets	154,425	172,246
Loss on disposal of tangible capital assets	-	5,091
Extinguishing of obligations under capital lease	-	(5,712)
Changes in non-cash operating assets and liabilities:		
Accounts receivable	23,674	(108,823)
Wages and benefits payable	146,553	(149,938)
Accounts payable and accrued liabilities	131,268	(66,632)
Deferred revenue	197,406	22,691
Employee benefit obligations	64,508	(47,673)
Cost recovery deposits	879	2,233
Prepaid expenses	(43,131)	(29,539)
Net change in cash from operating activities	1,089,774	(243,019)
<b>Capital activities:</b>		
Acquisition of tangible capital assets	(111,880)	(83,248)
<b>Investing activities:</b>		
Maturity (purchase) of investments	2,670,862	(1,468,255)
<b>Financing activities:</b>		
Principal payments on obligations under capital leases	(10,153)	(12,658)
Change in cash and cash equivalents	3,638,603	(1,807,180)
Cash and cash equivalents, beginning of year	1,750,989	3,558,169
Cash and cash equivalents, end of year	\$ 5,389,592	\$ 1,750,989
Supplemental cash flow information:		
Assets acquired under capital lease	\$ (7,607)	\$ (44,136)

The accompanying notes are an integral part of these financial statements.

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

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Islands Trust (the “Trust”) is incorporated under the Islands Trust Act of British Columbia (as amended). The objectives of the Trust are 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 the Province generally.

## 1. Significant accounting policies:

The financial statements of Islands Trust are prepared by management in accordance with Canadian public sector accounting principles for local governments as recommended by the Public Sector Accounting Board (“PSAB”) of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the Trust are as follows:

### (a) Reporting entity:

The financial statements include a combination of all the assets, liabilities, revenues, expenses, and changes in fund balances and in financial position of the trust council and the local trust committees.

The Trust occasionally conducts work on behalf of development applicants on a cost-recovery basis. These trust activities are not included in the financial statements.

### (i) Consolidated entities:

The Trust does not control any significant external entities and accordingly no entities have been consolidated with the financial statements.

### (ii) Funds held in trust:

The Trust administers operations of The Islands Trust Conservancy. The annual expenses of The Islands Trust Conservancy are reported by the Trust in accordance with The Islands Trust Act (note 13).

### (b) Basis of accounting:

The Trust follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

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## 1. Significant accounting policies (continued):

### (c) Revenue recognition:

Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability under section PS 3200 of public sector accounting standards.

Revenue unearned in the current period is recorded as deposits or deferred revenue until related performance obligations have been achieved.

Tax revenue is recognized on an accrual basis.

### (d) Financial instruments:

A contract establishing a financial instrument creates, at its inception, rights and obligations to receive or deliver economic benefits. The financial assets and financial liabilities portray these rights and obligations in the financial statements. The Trust recognizes a financial instrument when it becomes a party to a financial instrument contract.

Financial instruments consist of cash and cash equivalents, accounts receivable, investments, accounts payable and accrued liabilities and wages and benefits payable.

Financial instruments are recorded at fair value on initial recognition. Derivative instruments and equity instruments that are quoted in an active market are reported at fair value. All other financial instruments are subsequently recorded at cost or amortized cost unless management has elected to carry the instruments at fair value.

Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses until they are realized, when they are transferred to the statement of operations. In the years presented, there are no unrealized gains or losses and as a result no statement of remeasurement gains or losses has been included.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations.

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

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## 1. Significant accounting policies (continued):

### (e) Cash and cash equivalents:

Cash and cash equivalents include short-term highly liquid investments with a term to maturity of 90 days or less at acquisition.

### (f) Investment income:

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on restricted funds is added to the investment and forms part of the deferred revenue balance.

### (g) Employee future benefits:

The Trust and its employees make contributions to the Public Service Pension Plan, which provides benefits directly to employees upon retirement. These contributions are expensed as incurred.

A gratuity is also available to employees upon retirement. The cost of this benefit is paid by the Public Service Pension Plan.

### (h) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- (i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- (ii) The past transaction or event giving rise to the liability has occurred;
- (iii) It is expected that future economic benefits will be given up; and
- (iv) A reasonable estimate of the amount can be made.

In the years presented, no asset retirement obligations have been identified for the Trust and as such no liability has been recognized.

### (i) Liability for contaminated sites:

A liability for contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) an environmental standard exists;
- (ii) contamination exceeds the environmental standard;
- (iii) the Trust is directly responsible or accepts responsibility;
- (iv) it is expected that future economic benefits will be given up; and
- (v) a reasonable estimate of the amount can be made.

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

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## 1. Significant accounting policies (continued):

### (i) Liability for contaminated sites (continued):

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

### (j) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

#### (i) Tangible capital assets:

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Furniture and equipment	5
Computers	3
Leasehold improvements	lesser of remaining term of the lease and useful life

---

Amortization is charged annually, including in the year of acquisition and disposal. Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Trust's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

The Islands Trust is fortunate to have, and to be mandated to protect, many natural assets in the Trust Area that reduce the need for engineered infrastructure that might otherwise be required by other government agencies to provide various services to the islands. This includes island aquifers (water storage and filtration); streams, ditches and wetlands (rainwater management); forests (carbon sequestration); and foreshore areas (natural seawalls). Canadian public sector accounting standards do not provide for the valuation and recording of such assets in the financial statements. As such, these natural assets are not reported in these financial statements. Nevertheless, the Trust acknowledges the importance of these assets and the need to manage them in conjunction with engineered infrastructure that is managed by other government agencies.

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

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## 1. Significant accounting policies (continued):

### (j) Non-financial assets (continued):

#### (ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

#### (iii) Works of art and historical treasures:

Works of art and historical treasures are not recorded as assets in these financial statements.

#### (iv) Interest capitalization:

The Trust does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

#### (v) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

### (k) Use of estimates:

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Estimates include assumptions used in estimating provisions for accrued liabilities, revenue recognition based on performance obligations achieved, fair value of financial instruments and asset retirement obligations. Actual results could differ from these estimates.

### (l) Change in accounting policies:

On April 1, 2023 the Trust adopted Canadian public sector accounting standard PS 3400 *Revenue Recognition*. The new accounting standard differentiates between revenue arising from transactions with performance obligations (exchange transactions) and transactions that do not have performance obligations (non-exchange transactions). The standard was adopted on a prospective basis at the date of adoption resulting in no changes to accumulated surplus or annual surplus for comparative years presented.

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

## 1. Significant accounting policies (continued):

### (I) Change in accounting policies (continued):

On April 1, 2023 the Trust adopted Canadian public sector accounting standard PS 3160 *Public Private Partnerships*. The new accounting standard establishes guidelines for the recognition, measurement, presentation, and disclosure of infrastructure procured through certain types of public private partnership arrangements. Given the nature of its work, the Trust does not engage in these types of partnerships and as such, adoption of the standard has had no impact on the financial statements.

## 2. Cash and cash equivalents:

	2024	2023
Bank account balances	\$ 5,389,592	\$ 1,750,989

## 3. Investments:

There are no investments held at March 31, 2024. At March 31, 2023, investments consisted of guaranteed investment certificates with a cost plus accrued interest that approximated market value. The stated interest rates ranged from 4.35% to 5.05% with maturity dates ranging from September 2024 to February 2024.

## 4. Employee benefit obligations:

	2024	2023
Vacation pay	\$ 225,490	\$ 177,343
Compensatory time off	73,017	56,656
	\$ 298,507	\$ 233,999

Vacation pay and compensatory time off represent the liability for accumulated banks for draw down at future dates and/or for payout on approved retirement, or upon termination or death.

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

## 4. Employee benefit obligations (continued):

### Other pension plans:

The Trust and its employees contribute to the Public Service Pension Plan (a jointly trustee pension plan). The Public Service Pension Board of Trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at March 31, 2023, the plan has about 71,000 active members and approximately 55,000 retired members.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

The latest actuarial valuation as at March 31, 2023, indicated a funding surplus of \$4,491 million for basic pension benefits on a going concern basis. The next valuation will be as at March 31, 2026. Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

The Trust paid \$415,886 (2023 - \$365,419) for employer contributions to the plan in fiscal 2024.

## 5. Obligations under capital leases:

The amounts due for obligations under capital leases are as follows:

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2025	\$ 12,796
2026	11,740
2027	11,740
2028	12,331
2029	2,662
<hr/>	
Total minimum lease payments	51,269
Less amounts representing interest (at rates ranging from 4.94% to 8.45%)	9,978
<hr/>	
Present value of net minimum capital lease payments	\$ 41,291

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Interest of \$2,181 (2023 - \$2,204) relating to capital lease obligations has been included in expenses on the statement of operations.

# ISLANDS TRUST

## Notes to Financial Statements

Year ended March 31, 2024

### 6. Tangible capital assets:

	Denman Island Site	Furniture and equipment	Computers	Leasehold improvements	Total 2024	Total 2023
<b>Cost:</b>						
Balance, beginning of year	\$ 10,000	\$ 140,450	\$ 396,793	\$ 386,975	\$ 934,218	\$ 961,870
Additions	-	22,431	97,056	-	119,487	127,384
Disposals	-	(10,007)	(18,927)	-	(28,934)	(155,036)
Balance, end of year	10,000	152,874	474,922	386,975	1,024,771	934,218
<b>Accumulated amortization:</b>						
Balance, beginning of year	10,000	86,293	294,217	306,708	697,218	674,917
Additions	-	19,025	72,992	62,408	154,425	172,246
Disposals	-	(10,007)	(18,927)	-	(28,934)	(149,945)
Balance, end of year	10,000	95,311	348,282	369,116	822,709	697,218
Net book value, end of year	\$ -	\$ 57,563	\$ 126,640	\$ 17,859	\$ 202,062	\$ 237,000

#### Contributed tangible capital assets:

There were no contributed assets received during 2024 or 2023.

In fiscal 1994, the Denman Island Ratepayers' Association donated \$10,000 which was used by the Trust to purchase the Denman Island Old School Site from School District #71. The Trust agreed to facilitate the sale of the school site between School District #71 and the Ratepayers' Association and to hold title to the property on behalf of the community. The Denman Island Ratepayers' Association has leased the building on the site from the Trust for 99 years for a total fee of \$10.

Included in tangible capital assets is assets under capital leases with a net book value of \$41,291 (2023 - \$43,837).

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

## 7. Accumulated surplus:

Accumulated surplus consists of:

	2024	2023
Invested in tangible capital assets	\$ 160,771	\$ 193,163
General Revenue Fund	2,537,240	2,190,140
Local Trust Committee Project Specific Reserve Fund	159,535	102,751
Special property tax requisition fund	83,515	40,815
	<u>\$ 2,941,061</u>	<u>\$ 2,526,869</u>

## 8. Government transfers:

Government transfers recorded as revenue on the statement of operations are comprised of:

	2024	2023
Provincial operating grant	\$ 180,000	\$ 228,000
Provincial restricted grant	330,958	49,246
Federal restricted grant	221,775	238,500
Transportation Canada	-	2,121
Other	-	193,857
	<u>\$ 732,733</u>	<u>\$ 711,724</u>

## 9. Budget data:

The budget data presented in these financial statements is based upon the 2024 operating budget approved by Trust Council on April 20, 2023. The following reconciles the approved budget to the budget figures reported in these financial statements.

	Budget amount
Operating budget:	
Revenue	\$ 9,745,209
Less appropriation from surplus	(414,900)
	<u>9,330,309</u>
Expenses	9,745,209
Plus amortization expense	178,000
	<u>9,923,209</u>
Annual deficit	<u>\$ (592,900)</u>

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

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## 10. Classification of expenses by object:

	2024	2023
Staff salaries and benefits	\$ 5,912,460	\$ 5,221,815
Traveling/training and recruitment	185,914	155,198
Council and trustee costs	1,065,363	907,609
Elections	-	157,631
Office operations	1,112,114	997,722
Programs	455,449	835,059
Legal	378,713	358,911
Amortization	154,425	172,246
Loss on disposal of assets	-	5,091
	<hr/>	<hr/>
	\$ 9,264,438	\$ 8,811,282

## 11. Commitments:

The Trust is committed to leases for rented premises. Minimum future payments in the next five years are as follows:

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2025	\$ 206,460
2026	636
2027	-
2028	-
2029	-

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## 12. Contingent liabilities:

In the normal course of operations, claims for alleged damages are made against the Trust. The Trust records an accrual in respect of legal claims that are likely to be successful and for which a liability amount is reasonably determinable. The remaining claims, should they be successful as a result of litigation, will be recorded when a liability is likely and determinable. The Trust is covered through an independent insurance program against certain claims.

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

## 13. Trust activities:

### (a) Trust Conservancy:

The Trust pays the administration expenses of The Islands Trust Conservancy (the "Conservancy") which is related through the composition of the Conservancy's Board. The Conservancy is empowered to accept donations, grants and bequests and to hold land and other property in compliance with a plan approved by the Ministry of Municipal Affairs. The Conservancy's Board is comprised of three members from Trust Council and up to three members appointed by the Minister of Municipal Affairs.

For financial reporting purposes, the Trust and the Conservancy are reported on separately. These financial statements present the financial position and results of operations of the Trust. Amounts owing from the Conservancy were \$100,987 (2023 - \$71,061).

The Conservancy's annual expenses are funded by and reported as part of the Trust in accordance with The Islands Trust Act. These expenses are summarized as follows:

	2024	2023
Operations and Property Management	\$ 963,375	\$ 884,981
Board	9,747	10,725
Administration	289,113	279,181
	<u>\$ 1,262,235</u>	<u>\$ 1,174,887</u>

### (b) Cost-recoveries:

The Trust administers trust activities on behalf of development applicants on a cost-recovery basis. These activities are included in cost recoveries and are as follows:

	2024	2023
Cash received during the year	\$ 3,000	\$ 21,652
Cash paid during the year	2,121	19,418

The net payable from development applicants of \$3,875 (2023 - \$2,996) is included in cost recoveries on the statement of financial position.

# ISLANDS TRUST

Notes to Financial Statements

Year ended March 31, 2024

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## 14. Financial risks and concentration of risk:

The Trust has exposure to the following risks from its use of financial instruments: credit risk, market risk and liquidity risk. The Trust has established policies to identify risks and ensure that management monitors and controls them.

### (a) Credit risk:

Credit risk is the risk of financial loss if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held consisting of cash, amounts receivable and investments.

The Trust is exposed to credit risk in the event of non-performance by a debtor. This risk is mitigated as most amounts receivable are due from the Province and are collectible.

It is management's opinion that the Trust is not exposed to significant credit risk associated with its cash deposits and investments as they are placed in recognized British Columbia institutions and the Trust invests solely in guaranteed investment certificates.

### (b) Market risk:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk is comprised of currency risk and interest rate risk.

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the foreign exchange rates. It is management's opinion that the Trust is not exposed to significant currency risk, as amounts held and purchases made in foreign currency are insignificant.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. It is management's opinion that the Trust is not exposed to significant interest rate risk as it invests solely in guaranteed investment certificates with fixed interest rates.

### (c) Liquidity risk:

Liquidity risk is the risk that the Trust will not be able to meet its financial obligations as they become due.

The Trust manages liquidity risk by continually monitoring actual and forecasted cash flows from operations and anticipated investing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Trust's reputation.

There has been no change to risk exposure from 2023 related to credit, market or liquidity risks.

# **Appendix C: Islands Trust Conservancy Financial Statements**

Financial Statements of

**THE ISLANDS TRUST  
CONSERVANCY**

Year ended March 31, 2024



**KPMG LLP**

St. Andrew's Square II  
800-730 View Street  
Victoria BC V8W 3Y7  
Canada  
Telephone 250 480 3500  
Fax 250 480 3539

**INDEPENDENT AUDITOR'S REPORT**

*To the Trustees of The Islands Trust Conservancy Board, the Trustees of Islands Trust and the Minister of Municipal Affairs*

***Opinion***

We have audited the financial statements of the Islands Trust Conservancy (the Entity) which comprise:

- the statement of financial position as at March 31, 2024
- the statement of operations for the year then ended
- the statement of changes in fund balances for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the “financial statements”).

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Entity as at March 31, 2024, and its results of operations, its changes in fund balances and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

***Basis for Opinion***

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the “***Auditor's Responsibilities for the Audit of the Financial Statements***” section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*KPMG LLP*

Chartered Professional Accountants

Victoria, Canada  
June 24, 2024

# THE ISLANDS TRUST CONSERVANCY

Statement of Financial Position

March 31, 2024, with comparative information for 2023

	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	2024 Total	2023 Total
<b>Assets:</b>						
Current assets:						
Cash	\$ 54,472	\$ 116,867	\$ -	\$ -	\$ 174,339	\$ 357,156
Short-term investments (note 2)	83,468	309,204	-	88,000	480,672	266,950
Grants receivable	-	22,000	-	-	22,000	23,850
	140,940	448,071	-	88,000	677,011	647,956
Investments (note 3)	-	181,225	-	-	181,225	172,249
Land (notes 5 and 7)	-	-	16,066,100	3,076,601	19,142,701	18,421,701
	\$ 140,940	\$ 629,296	\$ 16,066,100	\$ 3,164,601	\$ 20,000,937	\$ 19,241,906
<b>Liabilities:</b>						
Current liabilities:						
Deferred contributions	\$ 28,138	\$ -	\$ -	\$ -	\$ 28,138	\$ 45,049
Grants payable	1,400	-	-	-	1,400	18,965
Due to Islands Trust	8,028	92,854	-	-	100,882	71,061
	37,566	92,854	-	-	130,420	135,075
Asset retirement obligations (note 4)	-	82,854	-	-	82,854	80,708
	103,374	453,588	16,066,100	3,164,601	19,787,663	19,026,123
Subsequent event (note 11)						
	\$ 140,940	\$ 629,296	\$ 16,066,100	\$ 3,164,601	\$ 20,000,937	\$ 19,241,906
<b>Fund Balances:</b>						
Unrestricted	103,374	-	-	-	103,374	84,882
Investment in land (note 5)	-	-	16,066,100	-	16,066,100	15,345,100
Internally restricted (note 6)	-	30,141	-	-	30,141	31,562
Externally restricted (note 6)	-	423,447	-	-	423,447	399,978
Restricted for endowment purposes (note 7)	-	-	-	3,164,601	3,164,601	3,164,601
	103,374	453,588	16,066,100	3,164,601	19,787,663	19,026,123

The accompanying notes are an integral part of these financial statements.

Approved by the Islands Trust Conservancy Board:



Board member



Board member

# THE ISLANDS TRUST CONSERVANCY

Statement of Operations

Year ended March 31, 2024, with comparative information for 2023

	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	2024 Total	2023 Total
(Schedule 2)						
<b>Revenue:</b>						
Donations:						
Cash	\$ 26,412	\$ -	\$ -	\$ -	\$ 26,412	\$ 100,406
Land	-	-	721,000	-	721,000	1,208,000
Grants	-	220,007	-	-	220,007	245,529
Rental income	-	10,760	-	-	10,760	10,507
Investment income (loss)	8,990	36,632	-	-	45,622	10,205
	35,402	267,399	721,000	-	1,023,801	1,574,647
<b>Expenses:</b>						
Repairs and maintenance - Alton property	-	19,656	-	-	19,656	16,482
Property management	-	3,359	-	-	3,359	1,260
Asset retirement cost (note 4)	-	-	-	-	-	79,483
Accretion expense	-	2,146	-	-	2,146	1,226
Bank charges	-	190	-	-	190	143
Grants to external parties	-	-	-	-	-	101,001
Screech Owl management	16,910	-	-	-	16,910	-
Species at Risk	-	220,000	-	-	220,000	238,500
	16,910	245,351	-	-	262,261	438,095
<b>Excess (deficiency) of revenue over expenses</b>	<b>\$ 18,492</b>	<b>\$ 22,048</b>	<b>\$ 721,000</b>	<b>\$ -</b>	<b>\$ 761,540</b>	<b>\$ 1,136,552</b>

The accompanying notes are an integral part of these financial statements.

# THE ISLANDS TRUST CONSERVANCY

## Statement of Changes in Fund Balances

Year ended March 31, 2024, with comparative information for 2023

	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	Total
Fund balances, March 31, 2022	\$ 114,230	\$ 473,640	\$ 14,137,100	\$ 3,164,601	\$ 17,889,571
Excess (deficiency) of revenue over expenses	(29,348)	(42,100)	1,208,000	-	1,136,552
Fund balances, March 31, 2023	84,882	431,540	15,345,100	3,164,601	19,026,123
Excess (deficiency) of revenue over expenses	18,492	22,048	721,000	-	761,540
<b>Fund balances, March 31, 2024</b>	<b>\$ 103,374</b>	<b>\$ 453,588</b>	<b>\$ 16,066,100</b>	<b>\$ 3,164,601</b>	<b>\$ 19,787,663</b>

The accompanying notes are an integral part of these financial statements.

# THE ISLANDS TRUST CONSERVANCY

## Statement of Cash Flows

Year ended March 31, 2024, with comparative information for 2023

	2024	2023
<b>Cash provided by (used in):</b>		
<b>Operating activities:</b>		
Excess of revenue over expenses	\$ 761,540	\$ 1,136,552
Item not involving cash:		
Donation of land	(721,000)	(1,208,000)
Accretion	2,146	1,226
Asset retirement obligation	-	42,774
Changes in non-cash operating working capital:		
Grants payable	(17,565)	18,965
Grants receivable	1,850	8,100
Due to Islands Trust	29,821	(17,113)
Deferred contributions	(16,911)	45,049
	<u>39,881</u>	<u>27,553</u>
<b>Capital activities:</b>		
Cash received for settlement of asset retirement obligation	-	36,708
<b>Investing activities:</b>		
Decrease in short-term investments	(22,013)	2,683
Decrease in long-term investments	(8,976)	162,501
Purchase of investments	(191,709)	(167,000)
	<u>(222,698)</u>	<u>(1,816)</u>
<b>Increase (decrease) in cash</b>	<b>(182,817)</b>	<b>62,445</b>
Cash, beginning of year	357,156	294,711
<b>Cash, end of year</b>	<b>\$ 174,339</b>	<b>\$ 357,156</b>

The accompanying notes are an integral part of these financial statements.

# THE ISLANDS TRUST CONSERVANCY

Notes to Financial Statements

Year ended March 31, 2024

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The Islands Trust Conservancy (the “Trust Conservancy”) is incorporated under The Islands Trust Act of British Columbia and is empowered to accept donations, grants and bequests on behalf of The Islands Trust and to hold land and other property in compliance with a Trust Conservancy plan approved by the Ministry of Municipal Affairs.

The Islands Trust Council (the “Trust”) is also incorporated under The Islands Trust Act of British Columbia. The objectives of the Trust are 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 the Province generally.

The Trust Conservancy is administered by the Trust and for financial reporting purposes, the Trust and the Trust Conservancy are reported on separately. The Trust Conservancy’s annual expenses are funded by and reported as part of the Trust in accordance with The Islands Trust Act. These financial statements present the financial position and changes in fund balances of the Trust Conservancy.

## 1. Significant accounting policies:

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards including the 4200 standards for government not-for-profit organizations:

### (a) Fund accounting:

The Trust Conservancy follows the restricted fund method of accounting for contributions.

The Opportunity Fund reports unrestricted resources.

The Restricted Fund reports the assets, liabilities, revenue and expenses related to internally and externally restricted assets.

The Capital Fund reports the assets, liabilities, revenue and expenses related to the Trust Conservancy’s capital assets.

The Endowment Fund reports resources that are contributed for endowment purposes.

### (b) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Derivative instruments and equity instruments that are quoted in an active market are reported at fair value. All other financial instruments are subsequently recorded at cost or amortized cost unless management has elected to carry the instruments at fair value. Management has elected to record short-term investments at fair value as they are managed and evaluated on a fair value basis. Investments in guaranteed investment certificates are recorded at amortized cost.

Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses until they are realized, when they are transferred to the statement of operations.

# THE ISLANDS TRUST CONSERVANCY

Notes to Financial Statements

Year ended March 31, 2024

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## 1. Significant accounting policies (continued):

### (b) Financial instruments (continued):

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations and any unrealized gain is adjusted through the statement of remeasurement gains and losses. When the asset is sold, the unrealized gains and losses previously recognized in the statement of remeasurement gains and losses are reversed and recognized in the statement of operations. During the years presented, there are no unrealized gains and losses, and as a result, no statement of remeasurement gains and losses has been included in these financial statements. Short-term investments held by the Trust Conservancy are classified as Level 2 investments for fair value measurement and there were no changes in classification in the years presented.

### (c) Land:

Purchased land is recorded at cost. Contributed land is recorded at estimated fair value at the date of contribution.

### (d) Revenue recognition:

Restricted contributions are recorded as revenue of the appropriate restricted fund when received or receivable, if the amount can be reasonably estimated and collection is reasonably assured.

Unrestricted contributions are recorded as revenue of the Opportunity Fund in the year received or receivable if the amount can be reasonably estimated and collection is reasonably assured. Restricted contributions for which there is no restricted fund are recognized as revenue of the Opportunity Fund in the period in which related expenses are incurred.

Contributions for endowment are recorded as revenue in the Endowment Fund balance.

Interest income earned on Endowment Fund resources is restricted for the purpose of maintaining certain specified property and is recorded in the Restricted Fund. Interest income of internally restricted funds is recorded as revenue of the Restricted Fund. Other interest income is recorded as revenue of the Opportunity Fund when earned.

All other forms of income are recorded as revenue of the Opportunity Fund when received or receivable.

# THE ISLANDS TRUST CONSERVANCY

Notes to Financial Statements

Year ended March 31, 2024

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## 1. Significant accounting policies (continued):

### (e) Liability for contaminated sites:

A liability for contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) an environmental standard exists;
- (ii) contamination exceeds the environmental standard;
- (iii) the Trust Conservancy is directly responsible or accepts responsibility;
- (iv) it is expected that future economic benefits will be given up; and
- (v) a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

### (f) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- (i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- (ii) The past transaction or event giving rise to the liability has occurred;
- (iii) It is expected that future economic benefits will be given up; and
- (iv) A reasonable estimate of the amount can be made.

The liability for the removal of asbestos and other hazardous materials in the Ruby Alton house owned by the Trust Conservancy has been recognized based on estimated expenses on remediation or demolition of the structure. The liability for costs to remove rustic structures on Link Island has been recognized based on contributed funds received for the purposes of future removal of the structures.

# THE ISLANDS TRUST CONSERVANCY

Notes to Financial Statements

Year ended March 31, 2024

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## 1. Significant accounting policies (continued):

### (g) Natural assets:

The Trust Conservancy is fortunate to have, and to be mandated to protect, many natural assets in the Island Trust Area that reduce the need for engineered infrastructure that might otherwise be required by other government agencies to provide various services to the islands. This includes island aquifers (water storage and filtration); streams, ditches and wetlands (rain water management); forests (carbon sequestration); and foreshore areas (natural seawalls). Canadian public sector accounting standards do not provide for the valuation and recording of such assets in the financial statements. As such, these natural assets are not reported in these financial statements. Nevertheless, the Conservancy acknowledges the importance of these assets and the need to manage them in conjunction with engineered infrastructure that is managed by other government agencies.

### (h) Use of estimates:

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions which affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the period. Estimates include assumptions used in estimating the fair value of contributed land at the date of contribution and asset retirement obligations. Actual results could differ from those estimates.

### (i) Change in accounting policy:

On April 1, 2023 the Trust Conservancy adopted Canadian public sector accounting standard PS 3400 *Revenue Recognition*. The new accounting standard differentiates between revenue arising from transactions with performance obligations (exchange transactions) and transactions that do not have performance obligations (non-exchange transactions). The standard was adopted on a prospective basis at the date of adoption resulting in no changes to accumulated surplus or annual surplus for comparative years presented.

On April 1, 2023 the Trust Conservancy adopted Canadian public sector accounting standard PS 3160 *Public Private Partnerships*. The new accounting standard establishes guidelines for the recognition, measurement, presentation, and disclosure of infrastructure procured through certain types of public private partnership arrangements. Given the nature of its work, the Trust Conservancy does not engage in these types of partnerships and as such, adoption of the standard has had no impact on the financial statements.

# THE ISLANDS TRUST CONSERVANCY

Notes to Financial Statements

Year ended March 31, 2024

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## 2. Short-term investments:

Short-term investments consist of an endowment fund with the Victoria Foundation and Municipal Finance Authority of British Columbia ("MFA") Short Term Bond and Money Market Funds. Investments in MFA Funds are recorded at market value.

## 3. Investments:

Investments consist of guaranteed investment certificate that matures on November 4, 2024. It has an interest rate of 5.6%.

## 4. Asset retirement obligations:

The Trust Conservancy owns one building located on the Ruby Alton Nature Reserve that is known to contain asbestos and other hazardous materials, which represents a health hazard upon demolition or remediation of the building and there is a legal obligation to remove it.

During the 2023 year, the Trust Conservancy received a contributed asset, Link Island Nature Reserve, which contains a rustic cabin structure that will require future removal as a result of an agreement with the donor family. This required removal represents an asset retirement obligation under PS 3280. Estimated costs have been based on the present value of funds received from the donor to remove the structures.

Asset retirement obligations by asset are as follows:

	Acquisition year	2024	2023
<b>Asset</b>			
Ruby Alton house	2002	\$ 45,320	\$ 44,000
Link Island structures	2023	37,534	36,708
		<b>\$ 82,854</b>	<b>\$ 80,708</b>

# THE ISLANDS TRUST CONSERVANCY

Notes to Financial Statements

Year ended March 31, 2024

## 5. Land:

	Acquisition year	2024	2023
Inner Island Nature Reserve, Denman Island	1992	\$ 70,000	\$ 70,000
Coats Millstone Reserve, Gabriola Island	1994	100,000	100,000
E,HO, (Medicine Beach) Nature Sanctuary, North Pender Island	1996	477,000	477,000
Cunningham Nature Reserve, Salt Spring Island	1994	265,000	265,000
Deep Ridge Nature Reserve, Salt Spring Island	1992	255,000	255,000
Lower Mt. Erskine Nature Reserve, Salt Spring Island	1996	284,000	284,000
Kwel Nature Sanctuary, Lasqueti Island	1997	195,497	195,497
Singing Woods Nature Reserve, Bowen Island	1999	157,000	157,000
Trincomali Nature Sanctuary, Galiano Island	2001	242,406	242,406
Horton Bayviary Nature Reserve, Mayne Island	2002	210,000	210,000
Morrison Marsh Nature Reserve, Denman Island	2006	438,000	438,000
Brigade Bay Bluffs Nature Reserve, Gambier Island	2006	150,000	150,000
Long Bay Wetland Nature Reserve, Gambier Island	2006	305,000	305,000
S'ul-hween X'pey (Elder Cedar) Nature Reserve, Gabriola Island	2007	658,000	658,000
Mount Artaban Nature Reserve, Gambier Island	2009	1,177,000	1,177,000
Fairy Fen Nature Reserve, Bowen Island	2011	1,817,000	1,817,000
Laughlin Lake Nature Reserve, Galiano Island	2013	56,000	56,000
Vanilla Leaf Land Nature Reserve, Galiano Island	2014	217,000	217,000
Fairyslipper Forest Nature Reserve, Thetis Island	2017	550,266	550,266
Sandy Beach Nature Reserve, Keats Island	2022	2,703,000	2,703,000
Link Island Nature Reserve, Link Island	2023	1,208,000	1,208,000
Larmour Nature Reserve, Salt Spring Island	2024	721,000	-
		12,256,169	11,535,169
Properties acquired under the Federal Government Ecological Gifts Program:			
Mt. Trematon Nature Reserve, Lasqueti Island	2006	320,000	320,000
David Otter Nature Reserve, Bowen Island	2007	620,000	620,000
John Osland Nature Reserve, Lasqueti Island	2012	890,000	890,000
Valens Brook Nature Reserve Lot A, Denman Island	2013	280,000	280,000
Burren's Acres Nature Reserve, Gabriola Island	2014	210,000	210,000
Moore Hill Nature Reserve, Thetis Island	2017	780,000	780,000
Valens Brook Nature Reserve Lot 1, Denman Island	2019	85,000	85,000
Salish View Nature Reserve, Lasqueti Island	2020	304,931	304,931
Lisa Baile Nature Reserve, North Pender Island	2023	320,000	320,000
		3,809,931	3,809,931
		\$ 16,066,100	\$ 15,345,100

The Conservancy has a 99-year lease with BC Parks Foundation to manage Lands owned by the Foundation as a Nature Reserve, known as Saturnina Island Nature Reserve.

# THE ISLANDS TRUST CONSERVANCY

Notes to Financial Statements

Year ended March 31, 2024

## 6. Restricted Fund balances:

	2024	2023
Internally restricted:		
McFadden Creek management fund	\$ 18,635	\$ 20,626
Property Management fund	11,506	10,936
	<u>30,141</u>	<u>31,562</u>
Externally restricted:		
Alton Nature Reserve - maintenance fund	121,761	111,384
Morrison Fund	10,838	10,467
Covenant Defense Fund	125,087	118,894
Lasqueti Acquisition Fund	31,934	30,465
Gambier Acquisition Fund	131,659	127,433
Thetis Island Acquisition Fund	1,403	1,335
Link Island Removal Fund	765	-
	<u>423,447</u>	<u>399,978</u>
	<u>\$ 453,588</u>	<u>\$ 431,540</u>

## 7. Restricted for endowment purposes:

	Acquisition year	2024	2023
Short-term investments			
Alton Nature Reserve - maintenance	2002	\$ 88,000	\$ 88,000
Land:			
Lindsay Dickson Nature Reserve, Denman Island	2001	2,200,000	2,200,000
Alton Nature Reserve, Salt Spring Island	2002	454,000	454,000
McFadden Creek Nature Sanctuary, Salt Spring Island	2015	422,601	422,601
		<u>3,076,601</u>	<u>3,076,601</u>
		<u>\$ 3,164,601</u>	<u>\$ 3,164,601</u>

# THE ISLANDS TRUST CONSERVANCY

Notes to Financial Statements

Year ended March 31, 2024

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## 7. Restricted for endowment purposes (continued):

Investment gains (losses) on endowment funds for the year of \$6,502 (2023 - (\$2,683)) have been recorded in the Restricted Fund.

Two properties owned by the Trust Conservancy, the Lindsay Dickson property on Denman Island, and the Alton property on Salt Spring Island, were donated on the condition that the properties be used and managed in certain ways. The Lindsay Dickson property was donated “for so long as the land is used as a nature reserve for the use, benefit and enjoyment of the residents of B.C.” The Alton property is to be held, managed and preserved for its ecological, environment and scenic features and not as a recreational park. The residence, gardens and driveway are to be preserved and managed for non-profit purposes.

In the event that these properties are not managed accordingly, the properties could revert to the Province of British Columbia in the case of the Lindsay Dickson Nature Reserve and to the Executors of the donor’s estate in the case of the Alton Nature Reserve.

In 2015, the McFadden Creek Nature Sanctuary on Salt Spring Island was donated to the Trust Conservancy on the condition that the property was to be protected, preserved and maintained in its natural state. Should a disposition of this property ever be triggered, there is a Right of First Refusal on the property in favor of the Wild Bird Trust of BC.

## 8. Interfund transfer:

There were no interfund transfers in the current year or in the prior year.

## 9. Related party:

The Trust is related to the Trust Conservancy through the composition of the Trust Conservancy’s Board. The Trust Conservancy’s Board is comprised of three members from the Trust’s Council and up to three members appointed by the Minister of Municipal Affairs.

The Trust Conservancy’s annual expenses are funded by and reported as part of the Trust in accordance with The Islands Trust Act. The expenses are summarized as follows:

	2024	2023
Operations and property management	\$ 963,375	\$ 884,981
Board	9,747	10,725
Administration	289,113	279,181
	<u>\$ 1,262,235</u>	<u>\$ 1,174,887</u>

At March 31, 2024, amounts owing to Islands Trust were \$100,987 (2023 - \$71,061).

# THE ISLANDS TRUST CONSERVANCY

Notes to Financial Statements

Year ended March 31, 2024

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## **10. Financial risks and concentration of risk:**

The Trust Conservancy's financial instruments consist of cash, short-term investments, investments, grants receivable, grants payable and amounts due to Islands Trust. It is management's opinion that the Trust Conservancy is not exposed to significant interest, currency or credit risk arising from these financial instruments. The maximum exposure to credit risk at March 31, 2024 is the carrying value of cash, short-term investments and investments and grants receivable. The Trust Conservancy deals with creditworthy counterparties to mitigate credit risk. The Trust Conservancy manages its liquidity risk by monitoring its operating requirements. Interest rate risk is not significant due to the short term nature of investments held. There have been no significant changes to risk exposure in the years presented.

# THE ISLANDS TRUST CONSERVANCY

Statement of Financial Position

Schedule 1

March 31, 2023

	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	2023 Total
<b>Assets:</b>					
Current assets:					
Cash	\$ 144,281	\$ 212,875	\$ -	\$ -	\$ 357,156
Short-term investments	-	178,950	-	88,000	266,950
Grants receivable	-	23,850	-	-	23,850
	144,281	415,675	-	88,000	647,956
Investments	-	172,249	-	-	172,249
Land	-	-	15,345,100	3,076,601	18,421,701
	\$ 144,281	\$ 587,924	\$ 15,345,100	\$ 3,164,601	\$ 19,241,906
<b>Liabilities:</b>					
Current liabilities:					
Deferred contributions	\$ 45,049	\$ -	\$ -	\$ -	\$ 45,049
Grants payable	14,350	4,615	-	-	18,965
Due to Islands Trust	-	71,061	-	-	71,061
	59,399	75,676	-	-	135,075
Asset retirement obligations (note 4)	-	80,708	-	-	80,708
<b>Fund Balances:</b>					
Unrestricted	84,882	-	-	-	84,882
Investment in land (note 5)	-	-	15,345,100	-	15,345,100
Internally restricted (note 6)	-	31,562	-	-	31,562
Externally restricted (note 6)	-	399,978	-	-	399,978
Restricted for endowment purposes (note 7)	-	-	-	3,164,601	3,164,601
	84,882	431,540	15,345,100	3,164,601	19,026,123
	\$ 144,281	\$ 587,924	\$ 15,345,100	\$ 3,164,601	\$ 19,241,906

# THE ISLANDS TRUST CONSERVANCY

Statement of Operations

Schedule 2

Year ended March 31, 2023

	Opportunity Fund	Restricted Fund	Capital Fund	Endowment Fund	2023 Total
<b>Revenue:</b>					
Donations:					
Cash	\$ 61,258	\$ 39,148	\$ -	\$ -	\$ 100,406
Land	-	-	1,208,000	-	1,208,000
Grants	-	245,529	-	-	245,529
Rental income	-	10,507	-	-	10,507
Investment income (loss)	5,895	4,310	-	-	10,205
	67,153	299,494	1,208,000	-	1,574,647
<b>Expenses:</b>					
Repairs and maintenance - Alton property	-	16,482	-	-	16,482
Property management	-	1,260	-	-	1,260
Asset retirement cost (note 4)	-	79,483	-	-	79,483
Accretion expense	-	1,226	-	-	1,226
Bank charges	115	28	-	-	143
Grants to external parties	96,386	4,615	-	-	101,001
Species at Risk	-	238,500	-	-	238,500
	96,501	341,594	-	-	438,095
<b>Excess (deficiency) of revenue over expenses</b>	\$ (29,348)	\$ (42,100)	\$ 1,208,000	\$ -	\$ 1,136,552



**Victoria Office**







200–1627 Fort Street  
Victoria BC V8R 1H8  
250-405-5151

**Salt Spring Office**

1–500 Lower Ganges Road  
Salt Spring Island BC V8K 2N8  
250-537-9144

**Northern Office**

700 North Road  
Gabriola Island BC V0R 1X3  
250-247-2063

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