



# Islands Trust Conservancy Board

## Regular Meeting Agenda

Date: Tuesday, November 19, 2024  
Time: 10:00 am  
Location: Electronic Meeting, and a physical location to view the livestream of the meeting:  
Islands Trust Victoria Office  
#200 - 1627 Fort Street  
Victoria, BC V8R 1H8

Pages

### 1. CALL TO ORDER

### 2. APPROVAL OF AGENDA

#### 2.1 Review of Agenda and Introduction of New Items

#### 2.2 Approval of Agenda

### 3. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING

Chair Smith to rise and report from the ITC Board October 1, 2024 closed meeting on the following:

The Islands Trust Conservancy Board granted the request of Sallas Forest Strata, Sidney Island, by issuing a temporary waiver of terms 3.2 (b), 3.2 (j), and 3.2 (k) of covenants ES065747 (Dragonfly Pond), ES65743 (Woodpecker Pond), and ES065749 (Kingfisher Pond) for the purposes of using an excavator to extract invasive *Crataegus monogyna* (hawthorn) trees and dispose of the biomass on site by burning, subject to the following terms, as amended:

1. Every effort is made to minimize the area of soil impacted by excavator;
2. No other motorized vehicles are permitted in the covenant areas;
3. Preference is given to disposal of hawthorn in brush piles as close to treatment sites as possible and large enough to reduce the risk of regenerating cuttings;
4. The number of burn piles is minimized;
5. Burn pile locations must be pre-selected in consultation with Islands Trust Conservancy staff to avoid impacts to native plants, wildlife, and habitat structures;
6. The work must occur during the months of September–February to minimize impacts on natural values, and must be completed by the end of February 2026;
7. The coordinates of excavated trees, brush piles, and burn piles are documented and provided to the Islands Trust Conservancy Board; and
8. Every effort is made to work with Parks Canada to have experts in heritage management attend during the excavations.

<b>4.</b>	<b>ADOPTION OF MINUTES</b>	
4.1	Draft Islands Trust Conservancy Board Meeting Minutes of October 1, 2024	5 - 13
<b>5.</b>	<b>FOLLOW UP ACTION LIST</b>	14 - 17
<b>6.</b>	<b>BUSINESS</b>	
6.1	Items for Approval	
6.1.1	<b>Proposed ITC Board Meeting Schedule from January 2025 until March 31, 2026 - Request for Decision</b>	18 - 20
	1. THAT the Islands Trust Conservancy Board adopt the proposed meeting dates from January 2025 until March 31, 2026 as presented.	
	2. THAT the Islands Trust Conservancy Board direct staff to schedule the 2025-26 Islands Trust Conservancy Board meeting dates of January 21, May 27, October 7, and November 18, 2025, and January 20, 2026 as electronic meetings, and list the Victoria office board room as the public meeting location.	
	3. THAT the Islands Trust Conservancy Board direct staff to schedule three in-person meeting on March 18 and July 22, 2025, and March 17, 2026.	
6.1.2	<b>Islands Trust Conservancy NAPTEP Covenant Monitoring Report 2024 – Request for Decision</b>	21 - 37
	THAT the Islands Trust Conservancy Board accept the <i>Islands Trust Conservancy NAPTEP Covenant Monitoring Report 2024</i> and direct staff to address compliance and ecological concerns as identified in the report.	
6.1.3	<b>Five Year Plan/First Nations Engagement Update – Request for Decision</b>	38 - 48
	1. THAT the Islands Trust Conservancy (ITC) Board direct staff to prepare and submit a letter from the ITC Board to the Minister of Municipal Affairs that:	
	<ul style="list-style-type: none"> <li>• reiterates the ITC’s desire to undertake meaningful First Nations engagement</li> <li>• explains the ITC’s staff capacity challenges</li> <li>• provides the Board’s proposed ITC Plan engagement outline (November 2024), and</li> <li>• seeks the Minister’s support for the updated timeframe for development and submission of the next ITC Plan.</li> </ul>	
	2. THAT the ITC Board requests that Director Frater consider if a portion of the new Trust Area Services Policy Advisor position, supported by Trust Council in September 2024, can be targeted to assist ITC staff with the Five Year Plan/First Nations Engagement project or if ITC can seek similar funding for an ITC policy advisor position for this and other policy requirements.	

<b>6.1.4</b>	<b>Martin NAPTEP Covenant Application, Salt Spring Island - Request for Decision</b>	49 - 76
	<p>THAT the Islands Trust Conservancy Board approve the conservation proposal submitted by Tara Martin, to place a NAPTEP covenant on approximately 1 ha of Salt Spring Island, PID: 000-363-740, Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768, subject to review of First Nations responses and to Ministerial approval, to protect woodlands and herbaceous habitats, maturing dry Douglas-fir forest, and connectivity with adjacent protected areas.</p>	
<b>6.1.5</b>	<b>Soil Moisture Research at Link Island Nature Reserve, Gabriola Trust Area - Request for Decision</b>	77 - 87
	<p>THAT the Islands Trust Conservancy Board approve soil moisture research at Link Island Nature Reserve by the Swift family subject to First Nations consultation and the covenant holders approval.</p>	
<b>6.1.6</b>	<b>Islands Trust Conservancy Nature Reserve Monitoring Report 2024 - Request for Decision</b>	88 - 101
	<p>THAT the Islands Trust Conservancy Board accept the “Islands Trust Conservancy Nature Reserve Monitoring Report 2024” and direct staff to address compliance and ecological concerns as identified in the report.</p>	
<b>6.2</b>	<b>Items for Discussion/Direction</b>	
<b>6.2.1</b>	<b>35th Anniversary of ITC Communications &amp; Engagement Strategy – Briefing</b>	102 - 105
<b>6.2.2</b>	<b>Gambier Island Local Trust Committee Request regarding Use of Squamish Language on ITC Nature Reserve Signage on Gambier Island – Briefing</b>	106 - 114
<b>6.2.3</b>	<b>Annual Holiday Campaign (verbal)</b>	
<b>6.3</b>	<b>Correspondence</b>	
<b>6.3.1</b>	<b>N. Maddocks - Weather Modification Manipulation Not Climate Change Email, dated 20204-09-22</b>	115 - 122
	<p>The writer emailed a 500-page PDF package “for information” to Trustee Kahn, and copied all ITC Board members, Executive, Communications, and Planning staff. The supporting documents are on file. The Board can receive this for information or request action.</p>	
<b>6.3.2</b>	<b>Trust Council Letter to Minister Kang - Request for Provincial Review of Islands Trust, dated 2024-10-16</b>	123 - 127
<b>6.3.3</b>	<b>S. Brands Emails to Executive Committee, dated 2024-10-25 and 2024-11-05</b>	128 - 132
<b>6.4</b>	<b>Updates for Information</b>	
<b>6.4.1</b>	<b>Public Acquisitions Report</b>	133 - 134
<b>6.4.2</b>	<b>Public Covenants Report</b>	135 - 141
<b>6.4.3</b>	<b>Budget Report</b>	142 - 142
<b>6.4.4</b>	<b>ITC Briefing to Financial Planning Committee</b>	143 - 144
<b>6.4.5</b>	<b>ITC Quarterly Report to Trust Council - 3rd Quarter Update 2024-2025</b>	145 - 148

- 6.4.6 Salt Spring Island LTC Planning Referral Notice: PLDVP20240185 and Staff Response (Verbal)
- 6.4.7 Executive Committee Update (verbal)
- 6.4.8 Financial Planning Committee Update (verbal)
- 6.4.9 Trust Council Update (verbal)
- 6.4.10 Governance Committee Update (verbal)
- 6.4.11 Salish Sea Conservation Forum, Galiano Island, October 18, 2024 (verbal)
- 6.4.12 Reconciliation and Organization Change Report (verbal)

## 7. PUBLIC COMMENTS AND DELGATIONS

## 8. NEW BUSINESS

- 8.1 ITC Board Chair Update (verbal)

## 9. NEXT MEETING

The next meeting will be held electronically on January 21, 2025 at 10:00 a.m. (pending adoption of meeting dates)

## 10. CLOSED MEETING

### 10.1 Motion to Close the Meeting

THAT the meeting be closed to the public in accordance with the Community Charter, Part 4 Division 3, section: 90 (1)

- (d) the security of the property of the Islands Trust Conservancy board;
- (e) the acquisition, disposition or expropriation of land or improvements, if the board considers that disclosure could reasonably be expected to harm the interests of the Islands Trust Conservancy board;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (k) negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages and that, in the view of the Board, could reasonably be expected to harm the interests of the Islands Trust Conservancy if they were held in public; and that staff be invited to remain in the meeting.

## 11. ADJOURNMENT



# Islands Trust Conservancy Board

## Minutes of a Regular Meeting

**Date:** Tuesday, October 1, 2024  
**Time:** 10:00 a.m.  
**Location:** Electronic Meeting, and a physical location to view the livestream of the meeting:  
Islands Trust Victoria Office  
#200 - 1627 Fort Street  
Victoria, BC V8R 1H8

**Members Present:** Risa Smith, Chair  
Lisa Gauvreau, Vice Chair  
Charles Kahn, Trustee  
Susan Yates, Trustee  
Tanner Timothy, Trustee  
Tobi Elliott, Trustee

**Staff Present:** Clare Frater, Director, Trust Area Services  
Carolyn Stewart, Acting ITC Manager  
Corlynn Strachan, Administrative Assistant/Recorder  
Kathryn Martell, Ecosystem Protection Specialist  
Micaela Yawney, Communications Specialist  
Mike Richards, Strategic Fund Development Specialist

**Staff Regrets:** Nuala Murphy, Property Management Specialist  
Erica Wheeler, Species at Risk Program Coordinator  
Jemma Green, Covenant Management and Outreach Specialist

**Members of the Public Present:** No members of the public were in attendance

### 1. CALL TO ORDER

Chair Smith called the meeting to order at 10:00 a.m. and welcomed Trustee Timothy to the meeting. Trustee Timothy and Board members provided introductions.

Trustee Timothy provided a land acknowledgement.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Welcome to Trustee Timothy and Board Introductions
- Land Acknowledgement

- Code of Conduct – Chair Smith reminded Board members and staff of the Standards of Conduct including respect, listening to each other, integrity, and ensuring confidential information remains confidential.

**By general consent** the agenda was approved as amended.

### 3. RISE AND REPORT (from the July 23, 2024 in-camera meeting)

The Islands Trust Conservancy Board reported on the following items:

- The Islands Trust Conservancy Board agreed to spend up to \$6,000 from existing budgets towards the cost of a land survey and an Ecological Gifts Program appraisal, and the costs of covenant registration for a NAPTEP covenant on Salt Spring Island.
- The Islands Trust Conservancy Board directed staff to continue work on the management plan for the Ruby Alton Nature Reserve.
- The Islands Trust Conservancy Board directed staff to prioritize the Ruby Alton Management Plan over the Risk Management Policy development.

### 4. MINUTES/COORDINATION

#### 4.1 Minutes of Meetings/Resolutions without Meetings

##### 4.1.1 Islands Trust Conservancy Board Regular Minutes from July 23, 2024

**ITC-2024-046**

**It was MOVED and SECONDED,**

that the Islands Trust Conservancy Board regular meeting minutes of July 23, 2024 were adopted.

**CARRIED**

#### 4.2 Follow-up Action List

Discussion ensued on:

- Communications on the ITC Work Plan will be reported through the Heron Newsletter and eNews.
- Prioritizing the Ruby Alton Management Plan over the Risk Management Plan needs to be added to the regular Follow up Action List, as it was reported on the Rise and Report at this October 1, 2024 regular meeting.
- The follow up action item from the regular ITC Board meeting held July 23, 2024 “staff to provide a briefing on the disposition of lands to Indigenous governing bodies” needs to be added to the regular Follow up Action List report.
- ITC Manager Stewart advised she requested Information Services staff to place the progress bar onto the in camera Follow up Action Report, and this change has been scheduled for initiation in January 2025.

5. BUSINESS

5.1 Items for Approval

5.1.1 Islands Trust Conservancy Freedom of Information and Protection of Privacy Bylaw No. 4 – Request for Decision

Islands Trust Conservancy Manager Stewart presented the request for decision.

**ITC-2024-047**

**It was MOVED and SECONDED,**

that Islands Trust Conservancy Bylaw No. 4, cited as “Islands Trust Conservancy Freedom of Information and Protection of Privacy Bylaw No. 4, 2024”, be adopted.

**CARRIED**

5.1.2 Yarrow Koontz Natural Area Protection Tax Exemption Program (NAPTEP) Covenant Approval, Gabriola Island - Request for Decision

Ecosystem Protection Specialist Martell presented the request for decision.

Discussion ensued on:

- Firewood removal and use on covenants, work required for letters of permissions, and removal of debris from ground for fire safety.
- Ecological Gifts Program implications, and bringing David Cunnington to talk to ITC Board members at the November 19, 2024 ITC Board meeting.
- Priority agreements and accepting properties when covenant holder have a mortgage on the property.
- How and when to communicate First Nation referral responses to Board members, considering confidentiality.

**ITC-2024-048**

**It was MOVED and SECONDED,**

that the Islands Trust Conservancy Board authorizes the Chair to sign a covenant with Yarrow Koontz, over a portion of the Land described as That Part of Lot 3, Section 5, Gabriola Island, Nanaimo District, Plan 6986, Lying to the North West of a Road Dedication by Plan 17829, Except those parts in Plans 21783 and 26145, PID: 005-788-447, and directs staff to register the covenant through the Natural Area Protection Tax Exemption Program (NAPTEP).

**CARRIED**

5.1.3 Skye Larmour Natural Area Protection Tax Exemption Program (NAPTEP) Covenant Approval, Salt Spring Island - Request for Decision

Ecosystem Protection Specialist Martell presented the request for decision and advised that covenant co-holder, Salt Spring Island Conservancy, noticed minor typo errors in the baseline inventory report.

**ITC-2024-049**

**It was MOVED and SECONDED,**

that the Islands Trust Conservancy Board authorizes the Chair to sign a covenant with Skye Larmour, over a portion of the Land described as Lot 1, Section 87, South Salt Spring Island, Cowichan District, Plan VIP 27894, PID: 000-138-452, and directs staff to register the covenant through the Natural Area Protection Tax Exemption Program (NAPTEP), subject to minor edits as discussed by staff.

**CARRIED**

**5.2 Items for Discussion/Direction**

**5.2.1 Natural Area Tax Exemption Program (NAPTEP) Covenant Requirements - Discussion**

Discussion ensued on:

- What incentives are available from Islands Trust Conservancy (ITC) to property owners for work, legal, and other parts of covenanting a property?
- ITC Board members creating a list of questions for staff to answer at a future meeting including the following topics:
  - firewood harvesting
  - process for ecological gifts program registration
  - repatriation (Indigenous led work to restore sacred relationships between Indigenous people and ancestral land, co-management or returning land), and what “forms” repatriation could take
  - communicating First Nation referral responses to Board members, respecting confidentiality
- Having a discussion on size of NAPTEP properties allowed, and possibly not have a size requirement, and work required from staff to process applications for smaller properties
- Accepting properties that have a mortgage on them, and that many property owners have mortgages now due to the current cost of land
- The scope of ask of for this briefing, and aligning with First Nations engagement on the ITC five-year plan.
- That this is not just about NAPTEPs but includes other non-NAPTEP covenants and ITC nature reserves and how we accept land on the ITC Action List.

Ecosystem Protection Specialist Martell advised she will review possible changes to NAPTEP policies, and provided an explanation on the difference between the Opportunity Fund, and other types of support that Islands Trust is able to provide applicants.

**ITC-2024-050**

**It was MOVED and SECONDED,**

that the Islands Trust Conservancy Board direct staff to review policies related to the acquisition of lands and covenants, to review topics including firewood, priority of mortgages, minimum size, and landholder support, this fiscal term.

The meeting recessed for a break from 11:32 a.m. until 11:42 a.m.

5.2.2 Island Trust Conservancy Meetings with Executive - Briefing

Discussion ensued on how often the Island Trust Conservancy Board wants to meet jointly with Executive Committee to discuss topics of mutual interest.

**ITC-2024-051**

**It was MOVED and SECONDED,**

that the Island Trust Conservancy Board direct staff to request meetings with the Executive Committee three times per year for focused discussion on topics of mutual interest, with the option of maintaining the joint liaison meeting in July, if needed.

CARRIED

Further discussion clarified the next meeting with the Executive Committee will take place electronically on October 9, 2024 from 1:00 p.m. until 2:00 p.m. The meeting invite will be sent out by the Executive Coordinator.

**5.3 Correspondence**

5.3.1 Minister Kang response to Chair Smith regarding fund investment and land management in absence of approved Islands Trust Conservancy Plan, dated 2024-08-01

Chair Smith advised that Islands Trust Conservancy (ITC) has funds requiring investment, clarifying that the ITC Board had asked Minister Kang if ITC could invest its money. The Minister responded yes.

Trustee Elliott commented that turn around time on referrals sent to the Ministry of Municipal Affairs regarding First Nations referrals has been amazing, within a month or six weeks, and wanted to express appreciation to Ministry of Municipal Affairs staff for responding in short order, so it does not restrict ITC's ability to put covenant on lands.

5.3.2 Stewart Brands Email Correspondence with Staff Regarding Protective Covenants

Islands Trust Conservancy Board members commented that Stewart Brands is a long term and passionate resident of Galiano, and they appreciate his correspondence and questions.

Discussion ensued on:

- Adding easy to follow communication for property and land owners on protective covenants to the Islands Trust website.

- Holding educational webinars to help public understanding that the Islands Trust Conservancy supports protection.
- Updating Islands Trust Conservancy application information.
- The Islands Trust Conservancy Board providing a response to Stewart Brands.

Director Frater commented that there are many upcoming Islands Trust webinars scheduled between now and the end of March, and advised if a webinar is desired, to consider the existing work program, where it fits with the priorities of the Communications Specialist, and to consider the appropriate deliverer of the message as the Islands Trust or Islands Trust Conservancy.

**By general consent** the Islands Trust Conservancy Board agreed that Chair Smith would draft a response to Stewart Brands and provide the draft to the Ecosystem Protection Specialist for review.

#### 5.4 Updates for Information

##### 5.4.1 Public Acquisitions Report

Received for information.

##### 5.4.2 Public Covenants Report

Trustee Kahn commented that the mention of GALTT in the Larmour Covenant on the report is incorrect as Larmour is on Salt Spring Island. The Ecosystem Protection Specialist note this is a typo and will correct it.

##### 5.4.3 Budget Report

Discussion ensued on:

- Travel is at 85% spent as the majority of travel costs are done early in the year, with monitoring.
- Administrative support is the contribution that ITC makes to the overall operations of the Islands Trust.
- First Nations Engagement five-year plan funding is intended as capacity funding, the engagement letters have not yet been sent so there is no offer of capacity funding at this time, and the funding would be put out ideally by March 31<sup>st</sup>.
- The standard addition of \$1,160 per newly registered covenant to the property management budget for the following year.

Director Frater recommended an amendment to the Islands Trust Conservancy's 2025-26 budget request to Trust Council, requesting an addition of \$4,000 for bookkeeping services, as it is too hard for the ITC Manager to undertake bookkeeping as part of their duties.

**ITC-2024-052**

**It was MOVED and SECONDED,**

that the Islands Trust Conservancy Board direct staff to add \$4,000 to the 2025-26 budget request for bookkeeping services, and add \$1,160 per covenant to property management funds to reflect new covenants taken on in the 2024-25 fiscal year.

**CARRIED**

5.4.4 2024 Islands Trust Conservancy Annual Work Plan - Mid-Year Update

Trustee Gauvreau acknowledged the incredible amount of work accomplished and the multidimensional team effort.

Trustee Elliott advised that Trust Council approved funding of \$40,000 to support Trust Area Services, since that area has been overtaxed and focus on the Policy Statement has taken up the Senior Policy Advisor and Director Frater's work. This funding is intended to be used to increase capacity for work in other areas including engagement with First Nations on the ITC five-year plan.

Discussion ensued on timing when First Nations referral letters would be sent out, and if requesting an extension on the ITC five-year plan is needed.

ITC Manager Stewart advised she has worked on drafting letters a few times since mid-June but the work has been interrupted by other priorities. She also noted a report has been started for the November meeting to provide an updated process and timing for the ITC five-year plan/First Nations engagement project, based on what was provided in July.

Manager Stewart noted the need to consider timing of the new Acting Manager beginning to ensure there is no significant gap in time between sending letters out and follow up as this does not help relationship building. Manager Stewart and Director Frater will be discussing what is realistic in terms of the project timeframe given new Manager timing and other on-going Manager-led projects and will provide a recommendation on follow up with the Minister in the November report.

Director Frater advised she spoke with Ministry staff regarding an extension, they are putting it in the initial briefing materials to the new Minister, they expect such a request to come forward, and there was no concern expressed. They are looking for us to build good relationships and the current arrangement can continue. Director Frater also noted that there is currently no Minister to write to, so she recommends waiting until the new Minister is settled in, and has been briefed on what the Conservancy is, and then the latter can land in a good way.

Chair Smith suggested consideration be given to using the \$20,000 in funds received from the reconciliation grant to support hiring an Indigenous

Engagement Coordinator, preferably someone with First Nations knowledge, specifically for this project work.

Director Frater noted that ITC seeks to build relationships with the various First Nations and therefore staff undertaking the project is key. If a financial request is required for this project a Resolution Without Meeting (RWM) might be needed due to timing of Financial Planning Committee meeting in advance of the next ITC Board meeting.

5.4.5 Islands Trust Conservancy Quarterly Report to Trust Council

Trustee Yates thanked Chair Smith for the Islands Trust Conservancy presentation she gave at Trust Council.

5.4.6 Executive Committee Update (verbal)

Trustee Elliott reported on the following:

- Executive Committee's recommendation to support Trust Area Services capacity building was endorsed by Trust Council.
- The Chief Administrative Officer (CAO) Hiring Committee is close to completing its process and is meeting again October 4<sup>th</sup>.
- September Trust Council meeting.
- Executive Committee met with Ministry of Municipal Affairs on First Nations engagement.

5.4.7 Financial Planning Committee Update (verbal)

Trustee Yates advised there was no update.

5.4.8 Trust Council Update (verbal)

Update items were covered under item 5.4.6 Executive Committee Update.

5.4.9 Governance Committee Update

Trustee Gauvreau advised the Governance Committee's request for a comprehensive Provincial review of the *Islands Trust Act* was approved at Trust Council.

Chair Smith suggested raising this with Executive Committee at the October 9, 2024 Executive Committee meeting, to ensure Island Trust Conservancy (ITC) is involved with decisions that affect ITC.

Discussion ensued on collaborative decision making structures, engagement with First Nations, and consequences of changes to legislation.

## 6. PUBLIC COMMENTS AND DELGATIONS

There were no members of the public in attendance.

**7. NEW BUSINESS**

There was no new business.

**8. NEXT MEETING**

The next meeting will be held electronically on November 19, 2024 at 10:00 a.m.

**9. CLOSED MEETING**

**9.1 Motion to Close the Meeting**

**ITC-2024-053**

**It was MOVED and SECONDED,**

that the meeting be closed to the public in accordance with the Community Charter, Part 4 Division 3, section: 90 (1) (e) the acquisition, disposition or expropriation of land or improvements, if the board considers that disclosure could reasonably be expected to harm the interests of the Islands Trust Conservancy board; (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; (k) negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages and that, in the view of the Board, could reasonably be expected to harm the interests of the Islands Trust Conservancy if they were held in public; and that staff be invited to remain in the meeting.

**CARRIED**

**10. ADJOURNMENT**

**By general consent** the meeting adjourned at 12:52 p.m.

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Risa Smith, Chair

Certified Correct:

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Corlynn Strachan, Administrative Assistant/Recorder

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



## Follow Up Action Report

### Trust Conservancy Board

#### 25-May-2021

Progress	Activity	Responsibility	Dates	Status
20%	1 Staff to move forward with the Crystal Mountain Society proposal to register a Statutory Right of Way across Lot A on the upper ridge, in favour of Islands Trust Conservancy, to provide legal access to the eastern part of Lot A via the legal easement across neighbouring Lots B and C.	Kathryn Martell	Target: 31-Dec-2024	In Progress

#### 23-Jan-2024

Progress	Activity	Responsibility	Dates	Status
40%	1 Staff to proceed with the development of a Risk Management Policy for all nature reserves, which includes warning users of the risk of danger trees.	Carolyn Stewart Nuala Murphy	Target: 31-Mar-2025	In Progress

#### 28-May-2024

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to develop communication materials for stakeholders and the public with regards to the updated ITC work plan and rationale for prioritization of elements of the Regional Conservation Plan (2017-2029).	Micaela Yawney	Target: 05-Jul-2024	Completed
40%	2 Staff to continue work on Risk Assessment Policy through a phased approach as follows: Phase 1: Public safety approach as a priority which would include the role of signage as well as tree removal and live tree management with reference to the BC Occupier Liabilities Act. Phase 2: Identification of properties that would benefit from a core policy of conservation and an environmental management approach.	Carolyn Stewart	Target: 31-Mar-2025	In Progress



## Follow Up Action Report

### Trust Conservancy Board

23-Jul-2024

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to rescind Islands Trust Conservancy Policies 3.8 and 3.9, as they are now redundant, once the Islands Trust Conservancy Freedom of Information and Protection of Privacy Bylaw No. 4 is approved.	Corlynn Strachan	Target: 01-Oct-2024	Completed
10%	2 Staff to provide a briefing to the Islands Trust Conservancy Board on disposition of land to Indigenous governing bodies.	Carolyn Stewart Clare Frater	Target: 31-Dec-2024	In Progress



## Follow Up Action Report

### Trust Conservancy Board

01-Oct-2024

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to finalize the Bylaw No. 4, cited as "Islands Trust Conservancy Freedom of Information and Protection of Privacy Bylaw No. 4, 2024", document that was adopted by the Islands Trust Conservancy Board at the October 1, 2024 ITC Board meeting.	Carolyn Stewart Corlynn Strachan	Target: 19-Nov-2024	Completed
95%	2 The ITC Board Chair to sign the Yarrow Koontz Covenant, and staff to register the covenant through the Natural Area Protection Tax Exemption Program (NAPTEP).	Corlynn Strachan Kathryn Martell Risa Smith	Target: 19-Nov-2024	In Progress
95%	3 The ITC Board Chair to sign the Skye Larmour NAPTEP Covenant, Salt Spring Island and staff to register the covenant through the Natural Area Protection Tax Exemption Program (NAPTEP), subject to minor edits as discussed by staff.	Corlynn Strachan Kathryn Martell Risa Smith	Target: 19-Nov-2024	In Progress
0%	4 Staff to review policies related to the acquisition of lands and covenants, to review topics including firewood, priority of mortgages, minimum size, and landholder support, this fiscal term.	Kathryn Martell	Target: 31-Mar-2025	In Progress
90%	5 Staff to request meetings with the Executive Committee three times per year for focused discussion on topics of mutual interest, with the option of maintaining the joint liaison meeting in July, if needed.	Carolyn Stewart Corlynn Strachan	Target: 19-Nov-2024	In Progress
0%	6 Chair Smith to draft a response to Stewart Brands regarding protective covenants, and provide the draft to the Ecosystem Protection Specialist for review.	Kathryn Martell Risa Smith	Target: 19-Nov-2024	In Progress
100%	7 Staff to correct the mention of GALTT in the Larmour NAPTEP Covenant on the Public Covenants report as Larmour is on Salt Spring Island.	Kathryn Martell	Target: 19-Nov-2024	Completed



## Follow Up Action Report

### Trust Conservancy Board

01-Oct-2024

Progress	Activity	Responsibility	Dates	Status
100%	8 Staff to add \$4,000 to the 2025-26 budget request for bookkeeping services, and add \$1,160 per covenant to property management funds, to reflect new covenants taken on in the 2024-25 fiscal year.	Carolyn Stewart Clare Frater	Target: 19-Nov-2024	Completed
40%	9 The ITC Board rose and reported, that at the July 23, 2024 in-camera meeting, the ITC Board directed staff to prioritize the Ruby Alton Management Plan over the Risk Management Policy development.	Carolyn Stewart	Target: 31-Mar-2025	In Progress



## REQUEST FOR DECISION

**To:** Islands Trust Conservancy Board      **For the Meeting of:** November 19, 2024

**From:** Staff      **Date Prepared:** November 5, 2024

**SUBJECT: Islands Trust Conservancy Board - Proposed Meeting Schedule from January 2025 until March 31, 2026**

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### RECOMENDATION:

- 1) That the Islands Trust Conservancy Board adopt the proposed meeting dates from January 2025 until March 31, 2026 as presented.
- 2) That the Islands Trust Conservancy Board direct staff to schedule the 2025-26 Islands Trust Conservancy Board meeting dates of January 21, May 27, October 7, and November 18, 2025, and January 20, 2026 as electronic meetings, and list the Victoria office board room as the public meeting location.
- 3) That the Islands Trust Conservancy Board direct staff to schedule three in-person meeting on March 18 and July 22, 2025, and March 17, 2026.

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### 1 PURPOSE:

1. To determine the Islands Trust Conservancy Board (ITCB) meeting dates from January 2025 until March 31, 2026.
2. To determine which ITCB meeting will be held in person; and
3. To advise ITC Board members of the meeting dates selected by the Executive Committee for ITC Board members to attend three regularly scheduled EC meetings.

### 2 BACKGROUND:

At the October 1, 2024 meeting, the Islands Trust Conservancy Board passed the following resolution:

**ITC-2024-051, It was MOVED and SECONDED** that the Island Trust Conservancy Board direct staff to request meetings with the Executive Committee three times per year for focused discussion on topics of mutual interest, with the option of maintaining the joint liaison meeting in July, if needed.

At the October 9, 2024 Executive Committee meeting, Executive Committee and ITC Board members agreed to meet three times per year, including one face to face meeting.

Near the end of each calendar year, the ITC Board determines the meeting dates for the next calendar year by way of resolution. Executive Committee and Financial Planning Committee have requested that meeting dates now be scheduled fiscally, rather than annually. The ITC Meeting Procedure Bylaw states that six meetings should be held each year spread evenly through the calendar year, and that the first meeting of the year shall be held in January or February.

The Executive Committee Coordinator has drafted 2025-26 EC meeting schedule. Staff propose that ITC Board members join the following two Executive Committee meetings:

- April 23, 2025 (ITC/EC Joint Session from 1-2 pm)
- October 29, 2025 (ITC/EC Joint Session from 1-2 pm)

Staff suggest that the third meeting be hosted by the ITC Board on July 22, 2025 in person.

#### Meeting Dates

The proposed meetings dates from January 2025 until March 31, 2026 are as follows:

- Tuesday, January 21, 2025 (ITC Board - electronic)
- Tuesday, March 18, 2025 (ITC Board - in-person)
- Wednesday afternoon, , April 23, 2025 (ITC/EC joint session only - electronic)
- Tuesday, May 27, 2025 *\*audit review* (ITC Board - electronic)
- Tuesday, July 22, 2025 (ITC Board in morning/ITC-EC liaison session in afternoon - in-person)
- Tuesday, October 7, 2025 (ITC Board - electronic)
- Wednesday afternoon, October 29, 2025 (ITC/EC joint session only - electronic)
- Tuesday, November 18, 2025 (ITC Board - electronic)
- Tuesday, January 20, 2026 (ITC Board - electronic)
- Tuesday, March 17, 2026 (ITC Board - in-person)

### **3 IMPLICATIONS OF RECOMMENDATION**

**ORGANIZATIONAL:** Staff support is required to coordinate, administer, and post recordings of meetings online. Staff need to clarify the length of the meetings desired by the Board.

**FINANCIAL:** In-person meetings result in an impact to the ITC budget request provided to Trust Council. In person meetings have costs associated with travel, food, and accommodation.

**POLICY:** None.

**IMPLEMENTATION/COMMUNICATIONS:** Approved meeting schedule will be posted to the Islands Trust website and added to relevant electronic calendars.

**FIRST NATIONS:** Holding meetings electronically and posting meeting recordings to the website may provide greater transparency and access to First Nations.

### **4 RELEVANT POLICY:**

[Bylaw 2 - A Bylaw to Regulate the Meetings of the Islands Trust Conservancy Board and Committees of the ITC Board](#)

[Bylaw 3 - A Bylaw to Amend the Islands Trust Conservancy Bylaw to Regulate the Meetings of the Islands Trust Conservancy Board and Committees of the ITC Board](#)

### **5 ATTACHMENTS:**

None.

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### **RESPONSE OPTIONS**

**Recommendations:**

- 1) That the Islands Trust Conservancy Board adopt the proposed meeting dates from January 2025 until March 31, 2026 as presented.
- 2) That the Islands Trust Conservancy Board direct staff to schedule the 2025-26 Islands Trust Conservancy Board meeting dates of January 21, May 27, October 7, and November 18, 2025, and January 20, 2026 as electronic meetings, and list the Victoria office board room as the public meeting location.
- 3) That the Islands Trust Conservancy Board direct staff to schedule three in-person meeting on March 18 and July 22, 2025, and March 17, 2026.

**Alternative:**

1. That the Islands Trust Conservancy Board adopt the proposed meeting dates for the 2025-26 calendar/fiscal years with amendments [as directed].

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**Prepared By:** ITC Administrative Assistant

**Reviewed By/Date:** Carolyn Stewart / October 28, 2024



## REQUEST FOR DECISION

**To:** ITC Board **For the Meeting of:** November 19, 2024  
**From:** Jemma Green, Covenant Management and Outreach Specialist **Date Prepared:** October 28, 2024

**SUBJECT:** Islands Trust Conservancy NAPTEP Covenant Monitoring Report 2024

**RECOMMENDATION:** That the Islands Trust Conservancy Board accept the *Islands Trust Conservancy NAPTEP Covenant Monitoring Report 2024* and direct staff to address compliance and ecological concerns as identified in the report.

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- 1 PURPOSE:** To review the Islands Trust Conservancy Natural Area Protection Tax Exemption Program (NAPTEP) covenant monitoring report for 2024.
  - 2 BACKGROUND:** Islands Trust Conservancy (ITC) NAPTEP covenants are monitored annually to ensure compliance with the Natural Area Protection Tax Exemption Program, assess the overall ecological health of the sites, identify any new management issues that should be addressed by the covenant holder(s) or landholder, and identify and respond to any violations of the terms of the covenant agreement. The *Islands Trust Conservancy NAPTEP Covenant Monitoring Report 2024* provides the monitoring results for 26 of 27 Islands Trust Conservancy NAPTEP covenants. The results summary for each NAPTEP covenant includes a statement of good standing or non-compliance; a brief description of any violations (breach or trespass), if any; a summary of management concerns; and any updates on ITC's ecological stewardship activities. Management recommendations for responding to compliance and ecological concerns are provided as applicable.

All 26 NAPTEP covenants monitored were in compliance with the Program, with no landholder violations observed in 2024. However, long-standing trespass issues involving neighbours and/or the public persisted in four NAPTEP covenants: McRae on Gabriola, and Frog Haven, Polden, and My Whim on Salt Spring. With the exception of McRae, the ecological impacts of these violations are currently minor, and in all cases trespass damage did not intensify in 2024. The Covenant Management & Outreach Specialist will work with the landholders and covenant co-holders to discourage trespass.

An additional case of trespass occurred after monitoring was completed at Richardson NAPTEP Covenant. The issue was reported by the landholder, inspected by the covenant co-holder, and staff consider the matter to have been addressed satisfactorily by the landholder. The covenant co-holder's report and follow-up correspondence by staff are included in Appendix 1.

New and ongoing management concerns summarized in this report will be assessed, prioritized, and addressed as the property management budget permits. In most NAPTEP covenants, invasive species are a major or minor ecological concern. Other less common concerns relate to beach debris, signage needs, wildfire risk, and the need for forest understorey or wetland restoration or enhancement. A covenant agreement under NAPTEP authorizes ITC to "protect, preserve, and conserve" as well as to "maintain, enhance, rehabilitate, and restore" the land and amenities, and this is reflected in the recommendations provided in this report.

### 3 IMPLICATIONS OF RECOMMENDATION

**ORGANIZATIONAL:** The annual monitoring report helps set priorities for NAPTEP covenant management and landholder stewardship, and identifies the actions needed to resolve compliance and ecological concerns.

This report also illustrates current and future organizational capacity challenges. At present, there is one full-time permanent staff responsible for not only monitoring all (now) 80 NAPTEP and non-NAPTEP covenants annually, but also corresponding with landholders and conservation partners; planning, coordinating and implementing management activities, including invasive species removal and habitat enhancement; undertaking outreach to neighbouring landholders to reduce potential for trespass and to promote additional conservation covenants; and completing administrative tasks. The Covenant Management & Outreach Specialist must try to resolve enforcement issues and address as many management priorities as possible between monitoring seasons, when fieldwork pauses many other activities. Consequently, many of the recommendations provided in the report are carried over from year to year and conservation covenant areas do not receive the stewardship attention they need to maintain good ecological condition. These capacity concerns will only increase as more covenants are registered.

**FINANCIAL:** The property management budget is allocated each year depending on available funds and the work that is most needed, balanced between all ITC protected areas.

**POLICY:** None.

**IMPLEMENTATION/COMMUNICATIONS:** Staff will continue to address the recommendations in the report as part of the regular work plan.

**FIRST NATIONS:** Where ITC undertakes any restoration work, it will check the archaeological sites database for archaeological sites prior to soil disturbance. ITC will also request that landholders have known archaeological sites assessed prior to disturbing soil for restoration, trail building or other activities. More generally, the monitoring report can be used to help identify local or regional land stewardship issues that may be of mutual interest when working with First Nations. Staff will follow the draft *Islands Trust Cultural Protocol for Chance Finds and Ancestral Remains* as required and will request that landholders and other conservation partners do the same when working in covenant areas.

**CLIMATE CHANGE:** This report provides staff with the most current information on the state of the land, which helps to contextualize information about climate change, allows for site-specific predictions of changes to the land, and supports development of mitigation and adaptation strategies.

**OTHER:** None.

### 4 RELEVANT POLICY(S):

[ITC Policy 2.4 Conservation Covenants](#)

[ITC Policy 2.5 Natural Area Protection Tax Exemption Covenants](#)

[ITC Policy 2.8 Covenant Enforcement](#)

### 5 ATTACHMENT(S):

1) Islands Trust Conservancy NAPTEP Covenant Monitoring Report 2024

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### RESPONSE OPTIONS

**Recommendation:** That the Islands Trust Conservancy Board accept the *Islands Trust Conservancy NAPTEP Covenant Monitoring Report 2024* and direct staff to address compliance and ecological concerns as identified in the report.

**Alternative:** That the Islands Trust Conservancy Board accept the *Islands Trust Conservancy NAPTEP Covenant Monitoring Report 2024* as amended and direct staff to address compliance and ecological concerns as identified in the report.

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**Prepared By:** Jemma Green, Covenant Management & Outreach Specialist

**Reviewed By/Date:** Carolyn Stewart, A/Manager, ITC/November 4, 2024

# Islands Trust Conservancy NAPTEP Covenant Monitoring Report 2024



Brittle prickly pear cactus (*Opuntia fragilis*) at Wallace Point NAPTEP Covenant, North Pender Island

Prepared by:  
Jemma Green, Covenant Management & Outreach Specialist  
Islands Trust Conservancy

## Executive Summary

The Islands Trust Conservancy (ITC) is responsible for annually monitoring the Natural Area Protection Tax Exemption Program (NAPTEP) covenants on which it holds an interest. This ensures that the natural values on which the covenant is based continue to be protected and that any breaches of the covenant agreement are remedied as soon as possible. Annual compliance monitoring involves contacting the landholder and the covenant co-holder to advise of and coordinate the monitoring visit; walking the land along established monitoring routes, including along accessible property boundaries and any trails; completing a site monitoring form that takes into account the standard land use restrictions under a conservation covenant; taking repeat photos at established photopoint monitoring stations; documenting ecological observations and any compliance or trespass concerns; and providing a final report with management recommendations, which can be followed up on by ITC staff, covenant co-holders, and landholders as resources permit.

This document contains a summary of the final reports from monitoring inspections of 26 of Islands Trust Conservancy's 27 NAPTEP covenants. All monitoring was completed by Islands Trust Conservancy staff between April and September, with two exceptions.<sup>1</sup>

All 26 NAPTEP covenants monitored were in compliance with the Program, with no landholder violations observed in 2024. However, long-standing trespass issues involving neighbours and/or the public persisted in four NAPTEP covenants: McRae on Gabriola Island, and Frog Haven, Polden, and My Whim on Salt Spring Island. With the exception of McRae, the ecological impacts of these violations are currently minor, and in all cases trespass damage did not intensify in 2024. The Covenant Management & Outreach Specialist will continue to work with the landholders and covenant co-holders to discourage trespass.

During annual monitoring visits ITC staff contributed to the ecological stewardship of NAPTEP covenant lands whenever possible: staff filled five 140-L bags with beach litter on Little D'Arcy Island; oriented contractors to invasive species infestations for removal at the King lots, Steil's Wood, Wallace Point, Westbourne, and Woodwinds NAPTEP covenants; and dedicated hours to bull thistle removal at Wallace Point and to daphne removal at Woodwinds. For all NAPTEP covenants, invasive species removal and litter collection were carried out opportunistically and as time permitted, and all wildlife and species at risk observations were documented.

New and ongoing ecological and other management concerns identified in this report will be assessed, prioritized, and addressed as the property management budget permits.

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<sup>1</sup>Bachmann NAPTEP Covenant on Gabriola Island was monitored by the covenant co-holder, Gabriola Land and Trails Trust this year. Their report is summarized within this document. Owl's Call NAPTEP Covenant on Salt Spring Island is monitored each year by a registered professional biologist contracted by the landholder, in compliance with the annual monitoring requirements of that covenant agreement. Their monitoring report for 2024 has not yet been submitted.

## Gabriola Island

**Bachmann NAPTEP Covenant** was monitored by Rob Brockley and Peter Danenhower of Gabriola Land & Trails Trust (GaLTT; the covenant co-holder) along with the landholder on July 22, 2024. ITC staff were not able to attend due to travel delays, but a thorough report illustrating that monitoring met and exceeded ITC standards was provided by GaLTT (satisfying ITC Policy 2.4 (B)(6)). The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Invasive species are an ongoing management concern for this covenant, which is surrounded on two sides by busy roads. Infestations of Himalayan blackberry, Scotch broom, tansy ragwort, and thistles encroach into the covenant area from bordering road allowances. English holly, Daphne, and English ivy are also present but infestations are currently minor and under control.

**Recommendation:** Support the landholders and/or the covenant co-holder to manage invasive species—particularly Himalayan blackberry—and replant treated areas with suitable native species, budget permitting.

**McRae NAPTEP Covenant** was monitored by Islands Trust Conservancy staff, Jemma Green and Emily McLean, following a brief meeting with the landholder and their contractor, on July 22, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program; however, trespass damage by the public is an ongoing concern.

To help address damage to the covenant area from vehicle parking beyond the shoulder along South Road, ITC provided five signs to be placed at 50-m intervals along South Road, three of which were installed during the monitoring visit. Towards deterring dangerous goods truck drivers from using the edge of the covenant area as a pullout while waiting for their ferry, ITC staff advised the landholder and their contractor on placement of concrete curbs and the remaining two signs.

The unauthorized trails through the fragile, shallow-soil ecosystem in the “mossy meadow” are prevented from being restored by ongoing use by pedestrians and cyclists, despite the new interpretive signage that educates visitors about the authorized trail route and sensitive nature of the covenant area (Figure 1). The monitors also found several cases of dog droppings and litter in the vicinity of the authorized trail and along South Road, indicating more widespread trespass and the presence of off-leash dogs.

Of secondary management concern are low-density infestations of Daphne and English holly in forested areas and thistle in clearings.

**Recommendations:** (1) To confine impacts and allow for recovery of sensitive vegetation in the meadow, suggest additional measures to better delineate the authorized trail and close off unauthorized trails, such as low-impact rope barriers or markers. (2) Request that the landholder add signage about dogs being leashed and picked up after. (3) Encourage the



Figure 1. Unauthorized trail through fragile mossy meadow in McRae NAPTEP Covenant.

landholder to work with their management partner to monitor and control invasive species. (4) Monitor efficacy of signs and concrete barriers along South Road.

## **Galiano Island**

**Barrineau NAPTEP Covenant** was monitored by Jemma Green and Emily McLean on July 30, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Invasive species in the early stages of infestation are of ecological concern. The monitors detected cutleaf blackberry beginning to encroach into the covenant area from the residential area. The monitors also detected two small patches of English holly, which should be addressed while the plants are small enough to be extracted manually.

**Recommendation:** Alert the landholder to the problem of Cutleaf blackberry and holly and encourage them to remove it or keep it under control.

**Westbourne NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with Galiano Conservancy Association (GCA) staff on July 31, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

The monitors removed small quantities of invasive species and litter that were encountered, most notable of these was a large English ivy vine. It was also noted that there are number of hanging trees that could be brought down to make contact with the ground, primarily for fire safety.

Since spring 2023 the covenant holders have been working together to manage English holly, which is in the early stages of invasion in this covenant area. During the monitoring survey, the covenant holders revisited past treatment sites to determine whether follow-up work would be needed, and documented any holly plants that were previously overlooked. A number of new patches of immature trees were detected. It is estimated that another half-day of work by the GCA this fiscal would keep the holly under control.

**Recommendations:** (1) Continue working with GCA to manage English holly. (2) Explore landholder and co-covenant holder interest in bringing down hanging trees.

## **Hornby Island**

**Myra Powers NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with the landholder on July 25, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program. The covenant area is carefully stewarded by the landholder and no management concerns were identified.

## Lasqueti Island

**Livingstone Forest NAPTEP Covenant** was monitored by Jemma Green and Emily McLean on July 24, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program. The covenant area is carefully stewarded by the landholder; however, invasive American bullfrogs, scattered English holly trees, and a spatially discrete infestation of Cherry laurel are of ecological concern.

**Recommendation:** Explore landholder interest in managing, or allowing ITC to manage, invasive species (this covenant is unique in that it explicitly states, “Nothing in this Agreement obligates the Owner to...take active measures to eradicate or exclude non-native species from the Covenant Area”).

## Little D’Arcy Island

**Little D’Arcy NAPTEP Covenant** was monitored by Jemma Green and Emily McLean on July 15, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Significant alterations over last year include restoration of the overgrown trail network, using an ATV to clear a double track approaching the maximum trail width of 6 feet, and the creation of a new track leading to a dock ramp within the “future driveway corridor” delineated in the covenant baseline report. Both activities are owner’s reserved rights. Nevertheless, the monitors noted discrepancies between the trail network on the ground and on the baseline map and have begun an investigation, including discussion with the owner, to resolve this discrepancy.

There are a number of ongoing management concerns for this covenant. The first is deterioration of the fine netting that once fenced the boundaries of the excluded areas and protected the gardens and wildflowers from deer. In most areas, this netting has slackened or dropped to the ground completely, becoming overgrown with vegetation and posing a threat of entanglement to the island’s wildlife and even people. The landholders have already removed some of the netting, and have committed to removing the rest over time.

A second concern has been Canada thistle invading coastal areas, however the major infestations on the tombolo and southeast beach have been brought under control by recent work parties led at different times by the landholder and Islands Trust Conservancy. During the monitoring visit, Islands Trust Conservancy was joined by the Habitat Acquisition Trust’s (HAT) Restoration Crew, who removed 14 140-litre bags of thistle and cut a small infestation of Scotch broom (Figure 2).

Finally, a considerable amount of Styrofoam, plastic and other ocean debris accumulates on the beaches around the island every year. As in previous years, the monitors collected any debris that could be carried out (five 140-L bags), this year with assistance from the HAT crew (Figure 2).



*Figure 2 Thistle (left) and beach debris (right) removed from Little D'Arcy Island by the Habitat Acquisition Trust Restoration Crew and Islands Trust Conservancy monitors.*

**Recommendations:** Continue to work with the landholders to coordinate (1) thistle removal (timed to coincide with bud or bloom) and (2) beach cleanup work parties. (3) Investigate any discrepancies between the actual trail network on the ground and the mapped trail network in the baseline report and, working with the landowner, determine whether corrections are needed for either. (4) Assist the landholder with netting removal, time and resources permitting.

## North Pender Island

**Garry Oaks NAPTEP Covenant** was monitored by Jemma Green and Emily McLean on June 25, 2024, after a brief meeting with the landholder and Pender Island Conservancy's (PICA) biologist, Erin O'Brien. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

The primary management concern for this covenant is the persistent Scotch broom seedbank and the dense infestation of mature Scotch broom on the neighbouring property. Scotch broom was diligently managed within the covenant by the late landholder but risks re-establishing. As in previous years, the monitors pulled or cut any invasive plants they came across. The landholder has advised that they have hired someone to assist them with Scotch broom management.

**Recommendations:** (1) Continue to monitor for invasive species and, if needed, coordinate staff work parties with PICA. Care should be taken when undertaking work in this covenant due to sensitive species-

at-risk habitat. (2) Consider options for outreach to the neighbour to encourage Scotch broom management on their property.

**King Lot A NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with the landholder's new land management contractor on June 27, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Invasive species like foxglove, Daphne, and Scotch broom are present but there are no significant infestations at this time. However, significant patches of Himalayan and cutleaf blackberry and Scotch broom are present on neighbouring lots, and present a risk of invasion for this red-listed Douglas-fir/Arbutus woodland. The monitors oriented the landholder's contractor to the property boundaries and locations of invasive species infestations for follow-up.

**King Lot 16 NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with the landholder's new land management contractor on June 27, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Scotch broom is the primary management concern in this red-listed Douglas-fir/Arbutus woodland. In recent years the covenant holders have worked to greatly reduce the number of mature Scotch broom, but new plants are growing from the seedbank. Of secondary management concern is Himalayan blackberry encroachment from the road allowance. The monitors oriented the landholder's contractor to the property boundaries and locations of invasive species infestations for follow-up.

**Nighthawk Hill NAPTEP Covenant** was monitored by Jemma Green and Emily McLean on June 26, 2024. This newly expanded covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program and no management concerns were identified.

**Oscar's Landing (King Lot 12) NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with the landholder's new land management contractor on June 26, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

However, yard waste dumping by the neighbour continues to be a problem along the southern boundary: the original dump pile had been added to since last year, and a second, well-established dump pile was discovered along the same property line. The monitors installed a sign along this boundary in front of the dump pile in hopes of deterring further dumping (Figure 3).



Figure 3. Sign installed along south boundary of King Lot 12 NAPTEP Covenant to deter further yard waste dumping by neighbours (unauthorized trail to dump pile visible behind sign).

**Steil's Woods NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with PICA staff on June 25, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

The primary management concern for this covenant is fire risk from an extraordinarily large volume of fine and ladder fuels (e.g., twigs and small branches, leaning trees), likely due to a combination of factors, including decades of fire suppression, windfall from recent severe storms, tree dieback due to climate change, and the more normal, background impacts of pests, disease, and competition for light.

Another serious management concern is the proliferation of invasive species following the decommissioning of the dam by the Capital Regional District (CRD) in 2019, specifically reed canary grass in the exposed pond margins and burdock in the spillway. (Burdock poses a lethal threat to bats, whose wings can become stuck on the plant's Velcro-like burs.) CRD contractors completed a restoration plan in early 2023, with implementation to begin in fall 2023, however the work is reportedly stalled due to lack of funding. ITC recruited the HAT Restoration Crew to work on the burdock infestation during the week of the monitoring visit, and all flowers and seed heads were removed and disposed of off-island.

Another ongoing management concern is the near-complete absence of understory vegetation in the forested areas of this covenant.

**Recommendations:** (1) Remind the landholders that they are encouraged consult with Pender Island Fire Rescue for expert advice on wildfire risk mitigation. Once the land is assessed by a qualified professional, work together with the landholders and PICA to develop a plan that both addresses recommendations and enhances ecosystem health. (2) Continue to encourage and support the Capital Regional District in

following their Gardom Pond Dam Decommissioning Environmental Management Plan by controlling reed canary grass and burdock and revegetating with native species. (3) Resources permitting, in tandem with wildfire risk management, work with the landholders and PICA to restore the forest understory by planting shade-tolerant trees, native shrubs and herbs in deer exclosures.

**Wallace Point NAPTEP Covenant** was monitored by Jemma Green and Emily McLean on June 26, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Invasive species are the primary management concern for this covenant, including Scotch broom, rose campion, and bull thistle in the rocky, shallow-soil areas on Wallace Point, and patches of Aaron's beard/St John's wort in the residential area but creeping closer to the covenant boundary. The monitors dedicated an hour to pulling bull thistle following their survey. The Habitat Acquisition Trust Restoration Crew, who joined the monitors on site, spent the day cutting Scotch broom and removed 2.5 cubic metres of biomass for disposal (Figure 4).



*Figure 4. Habitat Acquisition Trust's Restoration Crew cutting broom at Wallace Point.*

A secondary management concern is marine debris (e.g., Styrofoam, rope, plastics) that washes onto the shoreline of Wallace Point.

**Recommendations:** Support the landholder with (1) ongoing invasive species management and (2) shoreline cleanups.

**Woodpecker Forest NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with the landholder and PICA board member on June 24, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

However, the landholder pointed out extensive tree trimming by BC Hydro along the Clam Bay Road boundary with the covenant area, of which the covenant holders were not notified or consulted beforehand.

Various terrestrial and aquatic invasive species are present in low densities. Fortunately, the covenant area is carefully stewarded by the landholders and no management interventions are required by the covenant holders at this time.

**Recommendations:** Inform BC Hydro of this new covenant and request that they consult the covenant holders when planning maintenance activities that may impact covenant area.

**Woodwinds NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with on June 27, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

An ongoing management concern is the abundance of invasive species, such as Daphne in forested areas, Himalayan blackberry around the exclusion boundary, and Scotch broom on rocky bluffs—an infestation that extends from the neighbour’s property. The monitors pulled any Daphne that were encountered, and recruited the HAT Restoration Crew to manage Scotch Broom and Himalayan Blackberry during the monitoring visit. A significant volume of biomass was removed by the crew; however, further work is needed.

A secondary management concern has been the piles of woody debris around the septic field, which the current landholders inherited (intruding trees were cleared by the previous landholders during an emergency replacement of the septic field in 2019). These woodpiles are starting to grow in with native and invasive plants, becoming habitat. Rather than continuing to encourage the landholders to disperse this wood to address wildfire risk, these sites could be enhanced as assembled nurse logs.

**Recommendations:** (1) Continue to support the landholders with invasive species removal work parties, prioritizing removal of Scotch broom and Daphne, and control of Himalayan blackberry. (2) Encourage the neighbour to control broom control near the covenant boundary. (3) Propose conversion of woodpiles to assembled nurse logs.

## **Salt Spring Island**

**Arthur Lineham NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with Salt Spring Island Conservancy’s (SSIC) Conservation Director on June 5, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Minor infestations of foxglove and thistle are present, which could be controlled opportunistically by the covenant holders, time permitting, during annual monitoring, if scheduled for the right time of year (June).

**Frog Haven NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with a SSIC board member and the landholders on June 6, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

The landholders remain concerned about pond shrinkage and habitat loss. A related management concern is the dense infestation of exotic water violet (*Hottonia palustris*) in the pond, which appears to be negatively impacting habitat quality. In September 2021, the landholders and covenant holders trialled two removal methods to inform further management of this plant. While the treatment areas remained partly or completely clear through the 2022 growing season, this plant had begun to re-establish in 2023. During this year's survey, the monitors noted that water violet had re-established in shallow-water margins where it had been dug out, but the deeper, open-water areas where it had been pulled remained mostly clear.

Another management concern is the need to reassess and address a trespass issue with neighbours to the east, which has been ongoing and unresolved since before the covenant was first monitored in 2009. The trespass began with trash dumping prior to 2009, and in 2013, a dirt driveway was established with a switchback extending over the covenant boundary. In 2015, ITC attempted to support the landholder in resolving these violations by contacting the neighbours by mail, but never received a reply. During this visit, the monitors confirmed the landholders' willingness to have this boundary professionally resurveyed to confirm the current extent of the trespass/damage, to inform subsequent outreach and remediation.

**Recommendations:** Work with the covenant owners and co-covenant holder to (1) resume careful control of water violet, with in-pond activities confined to late summer/early fall (after amphibians have completed metamorphosis but before the plants die back), and (2) explore long-term solutions for mitigating the loss of aquatic habitat in the covenant area, including research into wetland restoration grants. (3) Work with the landholders to have the east boundary professionally resurveyed to confirm the extent of the trespass, information with which the parties can approach the neighbour, along with options for a resolution (e.g. remove trash and fence off area to restore/formally establish an easement/etc.).

**Leader NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with SSIC's Conservation Director, Wendy Tyrrell, on June 7, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Ongoing management concerns include well-established wood piles near the driveway, which pose a fire hazard, and infestations of mature English holly below the driveway and Scotch broom on the bluffs. This year the monitors also noted that a garden in one of the exclusion areas is being overtaken by Canada thistle and lemon balm, which are starting to encroach into the surrounding covenant area.

Wendy Tyrrell worked on Scotch broom control for part of the monitoring visit, and noted extensive moss disturbance on the bluffs, which she suspected was from past broom management activities, such as work parties involving inexperienced volunteers.

**Recommendations:** (1) Ask the landholders to (a) remove the upper layer of material (lumber and Christmas trees) from the woodpiles as this material has not rotted yet, (b) discontinue adding windfall to the existing wood piles close to the driveway, and (c) not store lumber (or any foreign materials) in the

covenant area. (2) Collaborate with the landholders and covenant co-holder to develop an English holly management strategy, resources permitting. (3) Encourage the landholders to control thistle and lemon balm encroachment by mowing in late spring or early summer before the plants flower. (4) Remind the landholders of best management practices for Scotch broom removal, which should limit further moss disturbance.

**Moss Mountain NAPTEP Covenant** was monitored by Jemma Green and Emily McLean on August 15, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Due to the large size, difficult terrain, and remoteness of this property, not all areas can be monitored in one visit. This year, the monitors focussed on the western third of the covenant area (sea level to 260 m in elevation), including the excluded area boundaries and steepest terrain.

The only management concern noted for the area visited is invasive species, particularly isolated holly trees and diffuse but widespread infestations of foxglove and St Johns wort.

**Recommendation:** Support the landholder with invasive species management, time and resources permitting.

**My Whim NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with TLC The Land Conservancy of BC staff on August 20, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

The primary management concern for this covenant area is the high abundance and diversity of invasive species, such as yellow flag iris, reed canary grass, and Himalayan and cutleaf blackberry on the pond margins, which may impede access by the red-listed Western Painted Turtle; Scotch broom throughout; and blackberry and broom encroachment from the boundary shared with North End Road.

A potential concern is organic waste dumping by a neighbour right up to the covenant area boundary at one corner. This area is being monitored, but so far there has been no encroachment. Another trespass concern has been the use of authorized and unauthorized trails as shortcuts by the public. Signs were installed at trail entrances in 2023, which remain in place; however, it is too soon to see vegetation recovery to indicate that the signs are being respected.

**Recommendation:** Seek permission from landholders to resume invasive species management.

**Old Divide NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with a SSIC board member and the landholder on June 5, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program. The covenant area is carefully stewarded by the landholder. No management concerns were identified.

**Polden NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with the landholder on June 6, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Invasive species concerns include persistent Scotch broom infestations in ridgetop clearings and English holly infestations in the forest at the south end, which continue to be diligently managed manually by the landholder. However, Scotch broom will be a perpetual problem as plants on cliffs are inaccessible, and the landholder is so defeated by holly in the lower forest that he would consider careful application of herbicide to finally eradicate it.

An ongoing management concern is trespass by neighbours using unauthorized trails through the south end of the property.

**Recommendation:** Support the landholder with invasive species management, as resources permit.

**Richardson NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with SSIC's Conservation Director, Wendy Tyrrell on June 4, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

The monitors noted that the neighbour to the east has been dumping yard waste and fallen branches along the property/covenant boundary.

Ongoing invasive species concerns for this covenant include a Himalayan blackberry infestation next to the dug pond, a thistle infestation encroaching out of the residential area, scattered English holly, and bamboo planted near the covenant boundary. In addition, the monitors detected shiny geranium and burdock for the first time at this site, the former growing along the boundary shared with King Road. The landholder has been managing broom and indicated an interest in managing blackberry. The monitors notified the landholder of the burdock and encouraged its management to protect wildlife. The monitors pulled invasive species opportunistically during their survey but much remains.

**Recommendation:** (1) Encourage the landholder to continue managing invasive species, and assist as resources permit. (2) Monitor east boundary for encroachment of dumped yard waste.

**Additional note:** On July 30, 2024, SSIC's Conservation Director was on site and noted minor alterations to understorey vegetation along the north boundary of the covenant area, where that neighbour was in the process of installing a fence along the property line. An impromptu meeting was held with the landholder and neighbour and the landholder advised the neighbour against any further alterations due to the covenant restrictions. Staff will reassess this area during the 2025 monitoring survey and advise the Board whether they recommend that the landholder seek damages and remediation from the third party, as directed by the ITC Breach Investigation and Covenant Enforcement Procedure; however, it should be

noted that under this covenant agreement the landholder is not liable for, or required to remedy, trespass damage that occurred without their actual or constructive knowledge.

**Walter Bay NAPTEP Covenant** was monitored by Jemma Green and Emily McLean on June 5, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program. The landholder and covenant donor, Nina Raginsky, passed away this year prior to the monitoring visit. The monitors met with Nina's daughter to orient her to the covenant agreement and monitoring processes.

In 2022, three mature bigleaf maples were cut along the southwest property/covenant boundary by a neighbour. The landholder subsequently spoke with their neighbour about exercising caution around the covenant area. This boundary was resurveyed and no evidence of further tree cutting was found for a second year in a row.

Ongoing invasive species concerns include English holly throughout, dense English ivy above the shore and along the riparian area, thistles and English hawthorn in the field area, and scattered mature daphne. Ivy and other invasive species in riparian and coastal areas cannot be treated until an archeological survey is completed for the midden.

Finally, the exclusion area boundaries are unclear due to missing and obscured survey posts and pins, and references to a "heritage buffer" in the covenant baseline report. A professional survey would re-establish boundaries in support of compliance monitoring.

**Recommendations:** With landholder consent, (1) commission an archeological survey before proceeding with invasive species control in riparian and coastal areas; (2) continue to manage English holly, English hawthorn, and other invasive species in inland areas; and (3) resurvey exclusion area.

**Wennanec NAPTEP Covenant** was monitored by Jemma Green and Emily McLean with one of the landholders on June 4, 2024. The covenant was found to be in compliance with the Natural Area Protection Tax Exemption Program.

Invasive species concerns include English holly scattered throughout the forest and persistent infestations of gorse, Scotch broom, and thistles in the northeast corner of the covenant area, all of which the landholder is attempting to manage. The monitors opportunistically removed gorse and Scotch broom during their survey.

**Recommendation:** Support the landholder with gorse, Scotch broom and English holly management, and encourage them to work with their neighbours to do the same on neighbouring properties.



## REQUEST FOR DECISION

**To:** ITC Board **For the Meeting of:** November 19, 2024  
**From:** Staff **Date Prepared:** October 29, 2024  
**SUBJECT:** Islands Trust Conservancy Five Year Plan

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### RECOMMENDATION:

1. That the Islands Trust Conservancy (ITC) Board direct staff to prepare and submit a letter from the ITC Board to the Minister of Municipal Affairs that:
    - reiterates the ITC's desire to undertake meaningful First Nations engagement
    - explains the ITC's staff capacity challenges
    - provides the Board's proposed ITC Plan engagement outline (November 2024), and
    - seeks the Minister's support for the updated timeframe for development and submission of the next ITC Plan.
  2. That the ITC Board requests that Director Frater consider if a portion of the new Trust Area Services Policy Advisor position, supported by Trust Council in September 2024, can be targeted to assist ITC staff with the Five Year Plan/First Nations Engagement project or if ITC can seek similar funding for an ITC policy advisor position for this and other policy requirements.
- 

### 1 PURPOSE:

Recognizing on-going staff capacity challenges, to provide an updated timeframe and process outline for the development of the next ITC Plan, including engagement with First Nations. Also, to request direction from the Board to seek support from the Minister of Municipal Affairs for the updated Five Year Plan/First Nations engagement timeline.

### 2 BACKGROUND:

The Islands Trust Act requires the ITC Board to submit a Plan to the Minister at least every five years. The Plan must outline policies relating to acquisition, management and disposition of land and management of the funds that the Islands Trust has. The first ITC Plan covered 1993-1997 and new plans have been provided in five year increments with the exception of the most recently proposed plan (2023-2025).

By letter, in December 2022, the ITC submitted an Islands Trust Conservancy Plan for 2023-2025 to the Minister of Municipal Affairs for approval (Attachment 1). In its submission, the ITC Chair noted that the Plan had been referred to 30 First Nations and 7 Treaty Groups and Leadership Councils. Further, that ITC noted it received 6 responses, and most of the feedback had been incorporated into the Plan. The submission letter stated that the ITC intended to start engagement with First Nations in 2023 and 2024 toward the development of the next Five Year Plan (2026-2030).

On January 29, 2024, the Minister responded to the request for approval of the 2023-2025 ITC Plan (Attachment 2). The Minister was pleased to hear that ITC was planning a 2 year outreach project and had received additional funding from Trust Council to facilitate the engagement. The Minister noted that the responses from several First Nations during the referral period [for the

2023-2025 Plan] detailed concerns about the Plan and with the function and purpose of the Conservancy generally. Instead of approving the 2022-2025 Plan, the Minister indicated she would like ITC to focus efforts on a new Five Year Plan to commence in 2026 and suggested ITC take more time to adequately engage with First Nations that have expressed interest in deeper conversation about the philosophy of the Conservancy and what approaches the Conservancy is taking to preserve the trust area.

Due to staffing situations and day to day workloads, the ITC Manager was unable to commence First Nations engagement in 2023 or to-date in 2024. In general, approximately 5 days/month are available for all ITC project work after day to day requirements are met.

To-date a Project Charter has been approved (March 2024), an initial engagement outline was prepared for the Board (May 2024), a more detailed process/engagement outline was provided (July 2024; Attachment 3), initial draft letters have been prepared (October 2024). Work still required before initiating the ITC Five Year Plan engagement process includes:

- ensuring an up to date First Nations mailing list
- the development of concordance tables that illustrate the comments received from each First Nation on the 2023-2025 proposed plan and ITC's responses/how comments were addressed
- finalizing letters
- concurrence from the Minister on a new timeframe.

In July 2024, the Board indicated the engagement with First Nations, toward the Five Year Plan, was its highest priority project, though many other projects and regular day to day work continue to be on-going and cannot be put on hold. From a planning perspective, this is a major project that requires dedicated time to be put to its implementation for meaningful engagement and successful outcomes to occur.

The hiring of a Team Lead will help some by taking supervision and support of three ITC staff positions out of the Manager's day to day activities, freeing up some additional time. It is hoped that the hiring process for this new position be completed before January 2025. A new Acting Manager is also expected to begin in January 2025 for the next 8 month temporary assignment. Both of these individuals will require some time for training and to become familiar with ITC and Islands Trust practices and procedures. This must be taken into account in considering updated project timing.

At this time, staff do not believe that it is feasible to facilitate meaningful discussions with up to 37 First Nations and related Leadership groups and prepare the ITC Plan for submission to the Minister in one calendar year (2025). The project timeline needs to provide realistic timeframe to accomplish each task, particularly if in-person meetings are desired by any First Nation. An updated timeline is provided in Attachment 4 for the Board's consideration.

Given that the Minister supported a two year engagement timeframe for engaging with First Nations when it was initially proposed and given the staffing situation at the Conservancy is and will remain somewhat complex until late September 2025, the Board may want to request an extension for final submission of the next ITC Plan. This is consistent with the requirement of Islands Trust Act to submit a new plan to the Minister at least every five years (before end 2027). The Board may also want to discuss the potential for the new Trust Area Services Policy Advisor to be partially dedicated to facilitating this project, working with the ITC Manager and other ITC staff.

### 3 IMPLICATIONS OF RECOMMENDATION:

**ORGANIZATIONAL:** Board and Ministerial support for the extended timeframe and possible policy advisor assistance for this project will ease organizational stress by providing more realistic amounts of time to accomplish the necessary tasks for this project in addition to other ITC Board and organizational project priorities.

**FINANCIAL:** The capacity funding provided for First Nations by Trust Council is for the 2024-25 fiscal year. These funds will need to be used before March 2026 or ITC will need to prepare a business case to receive funds in Fiscal 2025-26. Funding for an additional Policy Analyst under Director Frater's has been approved by Trust Council; if ITC requires a full time position for this project additional funding will be required from Trust Council.

**POLICY:** N/A

**IMPLEMENTATION/COMMUNICATIONS:** Acting Manager Stewart will prepare project handover notes for the new Acting Manager when they begin. Once finalized, the project timeframe could be noted in a Quarterly Report to Trust Council for information, if desired.

**FIRST NATIONS:** The project timeframe will be noted to First Nations through project correspondence and discussions.

**CLIMATE CHANGE:** N/A

**OTHER:**

### 4 RELEVANT POLICY(S): N/A

### 5 ATTACHMENT(S):

Attachment 1: ITC Submission Letter December 2022

Attachment 2: Minister's Response letter January 2024

Attachment 3: Engagement/Five Year Plan Development Process July 2024

Attachment 4: Updated Engagement/Five year Plan Development Process November 2024

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## RESPONSE OPTIONS

### Recommendation:

1. That the Islands Trust Conservancy (ITC) Board direct staff to prepare and submit a letter from the ITC Board to the Minister of Municipal Affairs that:
  - reiterates the ITC's desire to undertake meaningful First Nations engagement
  - explains the ITC's staff capacity challenges
  - provides the Board's proposed ITC Plan engagement outline (spanning 2025-2026), and
  - seeks the Minister's support for the updated timeframe for development and submission of the next ITC Plan.
2. That the ITC Board requests that Director Frater consider if a portion of the new Trust Area Services Policy Advisor position, supported by Trust Council in September 2024, can be targeted to

assist ITC staff with the Five Year Plan/First Nations Engagement project or if ITC can seek similar funding for an ITC policy advisor position for this and other policy requirements.

**Alternative:** That the Islands Trust Conservancy Board not request an extension for the development and submission of the next ITC Plan and submit a plan by December 2025 for approval by the Minister.

That the Islands Trust Conservancy Board not request staff assistance through the Trust Area Services Policy Analyst position or by requesting funding for an ITC Policy Analyst position.

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**Prepared By:** Carolyn Stewart, A/Manager, ITC



December 15, 2022

File No. 4790-20

The Honourable Anne Kang  
Minister of Municipal Affairs  
PO Box 9056  
STN PROV GOVT  
Victoria, BC V8W 9E2

Via Email: [MUNI.Minister@gov.bc.ca](mailto:MUNI.Minister@gov.bc.ca)

Dear Minister Kang:

**Re: Islands Trust Conservancy Three-Year Plan 2023-2025**

Congratulations on your appointment as the Minister of Municipal Affairs. I write on behalf of the Islands Trust Conservancy Board to seek your approval of the attached Islands Trust Conservancy Three-Year Plan.

**Islands Trust Conservancy**

The provincial government established Islands Trust Conservancy (formerly the Islands Trust Fund) in 1990 to assist in achieving the Islands Trust's provincial mandate to preserve and protect southern British Columbia's coastal islands. The Islands Trust Area features spectacular beauty, extensive archaeological and culturally important sites, and is home to more than three hundred rare ecosystems and species. A particular challenge for the preservation and protection of natural and cultural heritage of the Islands Trust Area is that most of the land on these islands, unlike most other rural regions of the Province, is privately held. This also offers opportunities to foster voluntary support for conservation initiatives.

Islands Trust Conservancy's work to permanently protect some of the most ecologically and culturally significant places in the Islands Trust Area supports provincial and national objectives. Since 1990, the Islands Trust Conservancy has protected 113 properties, directly conserving more than 1,375 hectares of ecologically and culturally significant island landscapes. This accomplishment relied on partnerships and donations from landholders, communities and conservation partners. The Conservancy monitors protected areas annually to ensure their ecological and cultural values continue to be protected.

**Islands Trust Conservancy Three-Year Plan 2023-2025**

Islands Trust Conservancy is required to submit a plan for ministerial approval at least every five years (Section 44 of the *Islands Trust Act*). The plan must outline policies on acquisition, management, disposition of property and investment of funds. It also outlines Islands Trust Conservancy's strategic direction for the next three years, including conservation and development goals.

A draft of the Islands Trust Conservancy Three-Year Plan 2023-2025 was referred to the Islands Trust Council, all local trust committees and the Bowen Island Municipality for comment. Feedback received included statements of appreciation of the work done by the Islands Trust Conservancy and no edits were requested.

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### First Nations Engagement

In 2019, Islands Trust Conservancy Board adopted a Reconciliation Declaration. As part of our commitment, Islands Trust Conservancy referred the Islands Trust Conservancy Plan to thirty First Nations and seven treaty groups/leadership councils with interests in the lands and waters of the Islands Trust Area (list attached). The Islands Trust Conservancy Board received and considered six responses.

The Islands Trust Conservancy Board incorporated most First Nations feedback into the Islands Trust Conservancy Plan. In addition to text edits:

- two First Nations and one tribal council requested that they be consulted and provide free, prior and informed consent prior to land acquisition and disposition of land;
- three First Nations stated that their interests are affected and urged that the approval of the Plan be paused until they are able to respond;
- one First Nation did not object to the Islands Trust Conservancy Plan; and,
- twenty-four First Nations and six treaty groups/leadership councils did not respond.

The Islands Trust Conservancy Board requested legal advice to determine if language requiring First Nations' consent prior to acquisition and disposition of land could be included in the Islands Trust Conservancy Plan. A summary of the legal advice received is attached for your consideration.

Given the lack of time available for extended, meaningful engagement on the Islands Trust Conservancy Plan due to the statutory deadline to submit a new Plan, the Islands Trust Conservancy Board has chosen to proceed with a Three-Year Interim Plan instead of a Five-Year Plan. Islands Trust Conservancy intends to undertake meaningful engagement with First Nations in 2023 and 2024 on the next iteration of the Islands Trust Conservancy Plan, which will be provided for ministerial approval in 2025.

### Next Steps

Islands Trust Conservancy intends to proceed with work as usual under our previous Islands Trust Conservancy Plan until the 2023-2025 Islands Trust Conservancy Plan is approved. Please advise us if it is necessary to pause our work until we receive approval of the 2023-2025 Islands Trust Conservancy Plan.

Thank you for considering approval of our Three-Year Plan, which illustrates how Islands Trust Conservancy will continue to advance its provincial mandate in the 2023 to 2025 period. I look forward to future opportunities to share more with you about the conservation achievements and goals of Islands Trust Conservancy.

Yours truly,



Linda Adams  
Chair, Islands Trust Conservancy Board

Enclosures: Islands Trust Conservancy Three-Year Plan 2023-2025  
List of First Nations for engagement purposes  
Young Anderson legal opinion, dated November 29, 2022

ec: Peter Luckham, Chair, Islands Trust Council



January 29, 2024

Ref: 271728

Dr. Risa Smith, Chair  
Islands Trust Conservancy Board  
200-1627 Fort St  
Victoria BC V8R 1H8

Dear Chair Smith:

I am writing to thank the Conservancy Board for the submission of the proposed the Islands Trust Conservancy Interim Three-Year Plan 2023-2025 (the Interim Plan), conveyed by the previous Board Chair Linda Adams and seeking its approval. I apologize for the delay in responding.

It is my understanding that while the Conservancy typically adopts five-year plans, the Conservancy has submitted a three-year interim plan while it undertakes meaningful engagement with First Nations on the next iteration of the five-year plan (2026-2030). That next full five-year plan is expected to be submitted for Ministerial approval in 2025.

I appreciate that the Conservancy has adopted a Reconciliation Declaration in July 2019 that commits them to the protection and preservation of the Trust Area through processes that respect and honour reconciliation and mutually respectful relationships with Indigenous peoples. I was pleased to hear that the Conservancy is currently planning a two-year outreach project to engage with First Nations on the next five-year plan, the Trust Council allocated a special budget item for this endeavour, and the Islands Trust Conservancy Board allocated a further amount for engagement.

While the Conservancy has indicated that the Interim Plan is largely an update of the previously approved 5-year plan (2018-2022), responses from several First Nations during the referral period detailed concerns about the Plan and with the function and purpose of the Conservancy generally. Some of these responses included:

- Lack of meaningful consultation and capacity for First Nations to adequately review and respond, with some Nations requesting additional time to review and comment on the plan.
- Questions around how the Conservancy intends to approach or achieve strengthened relationships with First Nations and incorporate them into decision-making processes.
- Potential for land acquisitions for conservation purposes to negatively impact and impede First Nations Section 35 rights under the Canadian Constitution and access to traditional territories.
- Suggestion that the Conservancy's mandate needs to evolve beyond colonial perspectives of conservation and involve more collaboration with First Nations.

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It also appears that the Qualicum First Nation did not have an opportunity to comment on the Interim Plan as they were inadvertently missed in the referral process.

Adopting this Interim Plan without further examination or resolution of concerns may undermine the development of the new five-year plan, potentially setting back the commitment to reconciliation that the Conservancy has signaled with its early engagement efforts. While we are already outside the applicable time frame of last approved plan, rather than approve the interim 3-year plan, I would like the Conservancy to focus its efforts on developing a new 5-year plan commencing in 2026, or sooner. Additionally, taking more time to adequately engage with the First Nations that have expressed interest in deeper conversation about the philosophy of the Conservancy and what approaches the Conservancy is taking to preserve and protect the trust area.

Under Section 44(2) of the *Islands Trust Act*, the Conservancy must not acquire, hold, or dispose of land, without the prior approval of the minister, except in accordance with an approved Plan. While I am declining to approve the proposed 3-year plan, by way of this letter, I am confirming that the Conservancy is authorized to continue holding and managing lands currently held at the conclusion of the last plan period, and any land transactions that initiated under the previously approved Conservancy Plan are permitted to conclude.

Any new land acquisitions or dispositions that were initiated after the conclusion of the past plan will need my further ministerial approval before the transaction is completed. Please let me know as soon as possible if there are any applicable transactions for which my approval may be sought.

Should your staff have any questions about how best to proceed on specific proposed transactions before a new plan has been considered and approved, please contact Kris Nichols, Manager, Land Use, Planning & Regional Impacts Branch, by email at: [Kris.Nichols@gov.bc.ca](mailto:Kris.Nichols@gov.bc.ca), or by telephone at: 778 698-3450.

I recognize that this represents a departure from previous Conservancy Plan approvals. Since the last Conservancy Plan was approved, the province has moved beyond the introduction of draft principles that guide British Columbia's relationship with Indigenous Peoples to enact a legal framework for reconciliation that embraces the United Nations Declaration on the Rights of Indigenous Peoples (UN Declaration). In that context, I would like the Islands Trust Conservancy to continue to lead the way, in cooperation with First Nations in the Trust Area, to develop a Conservancy Plan that aligns with the UN Declaration.

Sincerely,



Anne Kang  
Minister

pc: Kris Nichols, Manager, Land Use, Planning & Regional Impacts Branch  
Peter Luckham, Chair, Islands Trust

**Islands Trust Conservancy Five Year Plan  
Engagement Process Outline  
July 2024**

<b>Task</b>	<b>Target Initiation</b>	<b>Target Completion</b>
1. Prepare First Nations mail out list/draft letter(s)	August 2024	August 2024
2. Send customized initial letters to First Nations	September 2024	September 2024
3. Conduct initial follow up by email/phone	September 2024	September 2024
4. Set up initial meeting with interested First Nations*	September 2024	December 2024
5. Second follow up by email/phone with First Nations that have not responded	November 2024	November 2024
6. Set up initial meetings with any additional First Nations	November 2024	December 2024
7. Working together (as identified by each First Nation**)	January 2025	March 2025
8. Draft the 2026-2030 plan	April 2025	June 2025
9. Draft Plan to ITC Board for review (for referrals)	July 2025	July 2025
10. Refer draft plan to ITCs, Trust Council, Conservancy partners for comment	August 2025	October 2025
11. Provide draft plan to FN Leadership*** Presentation can be offered, if desired	September 2025	November 2025
12. Revise plan based on comments received	December 2025	January 2026
13. Proposed 5 year plan to ITC Board	March 2026	March 2026
14. Submit to Minister****	March 2026	March 2026

\*Information meeting – First Nations will have the opportunity provide info re: current ITC mission, vision, how to develop relationships and broaden our cooperative working opportunities, etc. First Nations will be able to provide us how engagement can take place, generally and for the development of the Five Year Plan. Determine initial level of interest in participating in plan development. Request key contact person be established.

\*\*We will take the lead from First Nations in terms of how they would like to engage. We will suggest working (zoom) meetings. Summaries of meeting will be provided after any meeting. Key sections of the plan will be provided as we are working together on them, for those working directly with us in this way.

\*\*\*This will include a record of engagement about how we’ve been working together, what/how we’ve incorporated input received from their reps.

\*\*\*\*Submit by end of 2025/26 Fiscal.

**Islands Trust Conservancy Five Year Plan - Engagement Process Outline with Extension to 2027  
November 2024**

<b>Task</b>	<b>Target Initiation</b>	<b>Target Completion</b>
<b>Project Preparation Stage</b>		
1. Update FN contact list/Prepare concordance tables for ITC 2022 First Nations engagement on ITC Plan	October 2024	December 2024
2. Prepare First Nations letters (and have approved by TAS Director)	October 2024	December 2024
3. Clarify process to provide capacity funding to First Nations	October 2024	January 2025
4. Develop engagement tracking tables and concordance table templates	January 2025	February 2025
<b>First Nations Engagement Stage</b>		
5. Send customized initial letters to First Nations	January 2025	January 2025
6. Conduct initial follow up by email & phone (Determine interest in participating, who to send capacity assistance funding to, set up introductory meetings for March/April, send capacity funding)	February 2025	February 2025
7. Second follow up by mail, email and/or phone with First Nations that have not responded	March 2025	March 2025
8. Set up and hold introductory meeting with interested First Nations Possible ITC info for introductory meeting: (a) desire to work more closely/better with First Nations in what we do and to expand ITC's reconciliation efforts. (b) Interested in hearing what First Nations would like us to know, to think about and to consider as we move forward (c) key things we do (acquisition of land, acquisition of covenants on privately held lands, management for ecological values on our lands/covenants, awareness/education, raising funds for conservation, helping others conserve lands) (d) working on a required ITC Plan over next 2 years would like their involvement	March 2025	May 2025  (completion month subject to number of First Nations that want to engage and staff capacity for meetings)
9. Prepare separate meeting notes and send to each First Nation following meeting	April 2025	June 2025
10. Follow up to set up Five Year Plan project meeting(s) with interested First Nations (Note: meetings should be seen as a placeholder or suggestion in this outline – First Nations may want something completely different)	July 2025	July 2025
11. Hold Five Year Plan project meeting(s) with interested First Nations Possible ITC Info for Project Meeting 1:	September 2025	December 2025

<ul style="list-style-type: none"> <li>(a) requirement for 5 Year Plan/what's typically included in a 5 Year Plan</li> <li>(b) highlight example Plan (2023-2025) – note input received from 7 First Nations/First Nations organizations</li> <li>(c) desire to work together</li> <li>(d) would like to know if additional policies are desired/needed (e.g. how they would like to work with us on various things we do, if they would like us to raise funds to help them acquire land, if they would like us to transfer lands to be managed by them)</li> </ul>		(completion month subject to number of First Nations that want to engage and staff capacity for meetings)
12. Prepare separate meeting notes and send to each First Nation following meeting	October 2025	January 2026
13. Set up Five Year Plan project meeting #2	January 2026	January 2026
14. Hold Meeting 2 with interested First Nations	February 2026	April 2026
15. Prepare engagement reports for each meeting and send to each First Nation engaged	March 2026	May 2026
16. Begin Drafting Plan	June 2026	August 2026
17. Provide draft information to First Nations based on their earlier input as Plan is being drafted	June 2026	September 2026
18. Edit/Finalize Draft ITC Plan	October 2026	December 2026
19. Send draft plan that will go to ITC Board to First Nations	January 2027*	January 2027
<b>Draft Plan Stage</b>		
20. Draft Plan to ITC Board for review (for referrals)	February 2027	March 2027
21. Prepare letters for referral of draft plan	March 2027	May 2027
22. Send draft plan to First Nations, TC, LTCs, Conservancy partners for review/comment. <ul style="list-style-type: none"> <li>(a) Offer presentation to Leadership/Chief &amp; Council if desired by First Nations</li> <li>(b) Include concordance tables to individual First Nations</li> </ul>	May 2027	July 2027
23. Revise plan based on comments received	June 2027	August 2027
<b>Final Plan Approval Stage</b>		
24. Final Proposed Plan to ITC Board for approval (to send to Minister)	September 2027	October 2027
25. Send Final Proposed Plan to Minister for approval	October 2027	October 2027
26. Send wrap up letter to First Nations & Conservancies indicating plan has been submitted to Minister	November 2027	November 2027
27. Send approved plan to First Nations for information	TBD	TBD

**Note: Some tasks may be completed sooner if Policy Analyst is available to take on/assist Manager with project requirements.**



# STAFF REPORT

File No.: SS-NAP-2024.1

DATE OF MEETING: November 19, 2024

TO: Islands Trust Conservancy Board

FROM: Kathryn Martell, Ecosystem Protection Specialist

SUBJECT: NAPTEP Application, Salt Spring Island

Applicant: Tara Martin

Location: 1261 Isabella Point Road, Salt Spring Island; PID: 000-363-740,  
Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768

## RECOMMENDATION

**That the Islands Trust Conservancy Board approve the conservation proposal submitted by Tara Martin, to place a NAPTEP covenant on approximately 1 ha of Salt Spring Island, PID: 000-363-740, Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768, subject to review of First Nations responses and to Ministerial approval, to protect woodlands and herbaceous habitats, maturing dry Douglas-fir forest, and connectivity with adjacent protected areas.**

## REPORT SUMMARY

This proposal is for a conservation covenant over approximately 1 ha of a Salt Spring Island property (1261 Isabella Point Road, PID: 000-363-740), submitted August 25<sup>th</sup>, 2024 for Islands Trust Conservancy Board consideration. On October 1<sup>st</sup>, 2024, the ITC Board directed staff to proceed with next steps for this NAPTEP application. This staff report presents an assessment of the Conservation Proposal, based on selection criteria outlined in Policy 2.2 [Assessing Conservation Proposals](#), Policy 2.4 [Conservation Covenants](#), Policy 2.5 [Natural Area Protection Tax Exemption Covenants](#), and the ITC [Land Securement Strategy](#).

The proposed NAPTEP covenant would protect approximately 1 ha of undeveloped steep, rocky, oak meadow ecosystem with scattered Douglas-fir, oak, and arbutus trees including some very large veteran trees. The landholder is a recognized expert in ecocultural restoration of oak meadows and has begun restoration and stewardship of this potential covenant area, including fencing to exclude deer, invasive species removal, and seeding native species. The property slopes steeply from the upper bluff with the house and infrastructure, down through rocky outcrops and meadow to the rocky shoreline. The proposed covenant area excludes the residential area and the shoreline (see map in attached conservation proposal).

There is a long tradition of public access through this property from the adjacent ones, along a small shoreline path, and the fencing includes gates to facilitate this; the landholder's intention is to continue to provide this access along the footpath, and to learn from and appreciate the oak meadow biodiversity and restoration.

Plant communities identified on the property are considered at-risk by the BC Conservation Data Centre. There are numerous species of cultural significance and confirmed species-at-risk include Common Sharp-tailed Snake<sup>1</sup>,

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<sup>1</sup> Note that in 2023, the BC Conservation Data Centre split Common Sharp-tailed Snake into two distinct populations, Pacific Coast and Coast Mountains. These have not yet been individually ranked.

Common Nighthawk, and Band-tailed Pigeon. The property is in close proximity to existing protected areas, further increasing its conservation value.

Staff recommends that the ITC Board accept this NAPTEP Conservation Proposal, and direct staff to pursue next steps in negotiating a covenant for this property, based upon:

- The potential to increase protection of sensitive and at-risk ecosystems and species at risk habitat;
- The opportunity to partner with an expert in ecocultural restoration to showcase oak ecosystem stewardship and to ensure continuity of those efforts; and,
- Alignment with ITC's Securement Strategy and Regional Conservation Plan conservation priorities.

Implications of the recommendation include ensuring staff capacity to negotiate a covenant. Considering timeframes for Ministerial approval and First Nations referral, staff considers it unlikely that this project would complete within the timeframe for NAPTEP benefits in 2026.

## 1 PROPERTY INFORMATION

### **Property Description:**

1261 Isabella Point Road, Salt Spring Island  
PID: 000-363-740,  
Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768

**Property size:** 1.35 ha (3.36 ac)

**Proposed protected area size:** ~1 ha

**Partners:** The landholder has not requested a co-holder for the covenant.

**Property notes:** The Ecosystem Protection Specialist visited the property on October 28<sup>th</sup>, 2024.

## 2 BACKGROUND

The property is on southeastern Salt Spring Island, just to the east of Mount Tuam Ecological Reserve. The property rises steeply from a rocky shoreline approximately 100m to a bluff and then a flat area approximately 50m wide, with the residential area and then Isabella Point Road. The proposed covenant area encompasses most of this southern-exposure slope, excluding the residential area and the last several metres before the shoreline.

Despite its small size, this proposed covenant area contains diverse habitat and species of conservation priority. It connects to largely undeveloped residential properties to the east and west, with a small, informal trails through the property, within the proposed covenant area near the shoreline. The current landholder is a renowned expert in the field of conservation, and particularly of restoration of the woodland and oak-associated meadow ecosystems present on this property. She has begun a long-term restoration and research project on the property that includes invasive species removal, herbivore exclusion, planting native plants, and collaboration and co-design with Indigenous neighbours and community members.

**Figure 1. Subject Property location**



### **3 ANALYSIS**

Values were determined by evaluating the application submitted by the property holder (Attachment 1), Islands Trust Conservancy and other mapping resources, and based on the site visit.

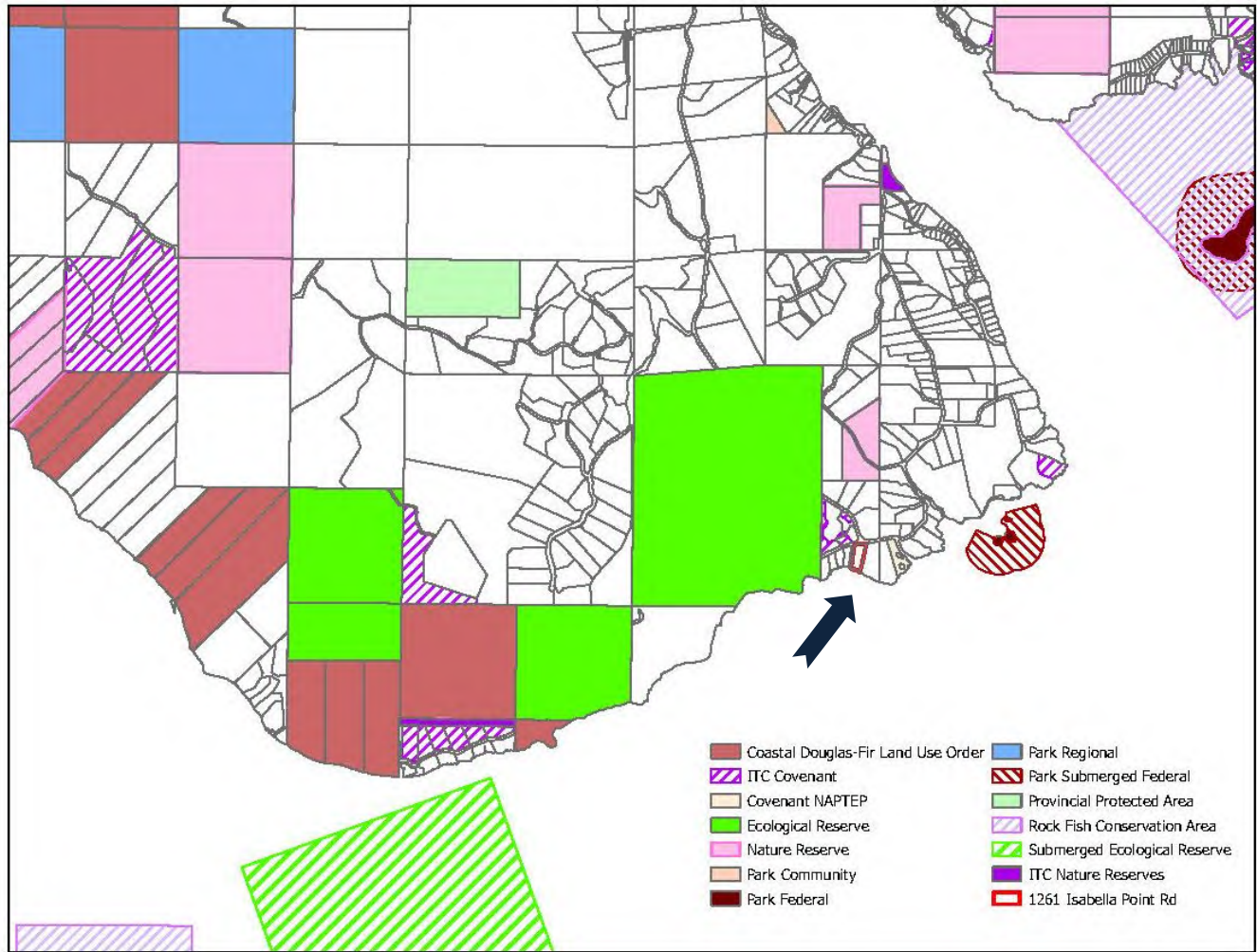
#### **Natural Values**

The entire proposed covenant area is mapped as sensitive ecosystems, and includes ecological communities Red-listed in BC (see details in next section). The steep, mossy slope has scattered veteran Douglas-fir trees (>250 years old), and the edges of the meadow are dry open forest with large arbutus and young Douglas-fir. There are excellent wildlife features including downed wood, scattered rock outcrops, and a tiny pond and seep, providing excellent habitat for diverse small animals, including reptiles and bats. The property is within 200m of existing ITC covenants, <300m from the Mount Tuam Ecological Reserve, and <400m from the newly-protected Lumley Road Nature Reserve (BC Parks Foundation).

There is a relatively large, dense bull kelp bed off shore along this coastline including this property. While the shoreline area is not included in the proposed covenant, protection for the slope and surrounding vegetation will prevent impacts to this critical off-shore habitat.

This property qualifies for the NAPTEP program based on having: areas relatively undisturbed by human activity that are good examples of target ecosystems (Regulation 2[a]); areas relatively undisturbed by human activity that are key habitat for rare native plant species or plant communities (Regulation 2[b]); and areas that are critical habitat for native animal species in relation to breeding, rearing, feeding, or staging (Regulation 2[c]).

Figure 2. Conservation context of proposed covenant area on southwestern Salt Spring Island.



**Ecosystems and Species at Risk**

BC’s Conservation Data Centre (CDC) maps a small area at the southwestern corner of the property as an ecological community considered at-risk (Red-listed) in British Columbia, Douglas-fir / dull Oregon-grape (*Pseudotsuga menziesii* / *Mahonia nervosa*, S1 [critically imperiled; 2018], G2 [imperiled]).

That the ITC’s Sensitive Ecosystem Mapping uses a slightly different division of ecosystems / ecological communities than the CDC and shows sensitive ecosystems on the entire property (Table 1, and Figure 3). The ITC’s mapping also indicates two ecosystems that are not ranked by the BC Conservation Data Centre, *Garry oak – Moss* and *Fescue – Camas*; these would most likely fall within one of CDC’s several Garry oak related ecological communities, all of which are ranked as S1 (Critically Imperiled) and Red-listed provincially, and G1 (Critically Imperiled) globally.

Table 1. List of red- or blue-listed ecological communities mapped in covenant area by either BC CDC or ITC’s SEM.

Ecological Community Name		Status		
English	Scientific	Provincial	BC List	Global
Douglas-fir / Alaska oniongrass	<i>Pseudotsuga menziesii</i> / <i>Melica subulata</i>	S1 (2018) – Critically Imperiled	Red	G1

Douglas-fir – Shore Pine – Arbutus <sup>2</sup>	<i>See note</i>	S1 / S2 (2021)	Red	GNR
Wallace’s selaginella / reindeer lichens	<i>Selaginella wallacei / Cladina spp.</i>	S3 (2012) – Special Concern	Blue	GNR
Douglas-fir / dull Oregon-grape	<i>Pseudotsuga menziesii / Mahonia nervosa</i>	S1 (2018) – Critically Imperiled	Red	G2

Several species at risk are known on the property. The application also includes a list and photos of culturally important plants that are present.

**Table 1. List of red- or blue-listed species reported in covenant area by the landholder.**

Ecological Community Name		Status			
English	Scientific	Provincial	BC List	SARA	Global
Band-tailed Pigeon	<i>Patagioenas fasciata</i>	S3S4 (2022) – Special Concern	Blue	Schedule 1 – Special Concern	G4
Olive-sided Flycatcher	<i>Contopus cooperi</i>	S4B (2022) – apparently secure	Yellow	Schedule 1 – Special Concern	G4
Common Sharp-tailed Snake	<i>Contia tenuis</i>	S3 (2012) – Special Concern	Blue	Blue	GNR

### ***Sensitive Ecosystems***

The proposed covenant area contains mapped areas of *Woodland* and *Herbaceous* sensitive ecosystems. There is also a very small pond and seep (too small to be captured by mapping).

### ***Regional Conservation Plan Context***

The ITC conservation prioritization model indicates that the proposed covenant area is a High conservation priority. ITC’s current [Regional Conservation Plan](#) (RCP) places a Very High priority for protection in the Salt Spring Island Local Trust Area, with a High disturbance threat, and identified protection of Sensitive Ecosystems and Forests as High priorities. The proposed conservation covenant addresses the following RCP Biodiversity Priorities:

- *Sensitive Ecosystems*
- *Species and Ecosystems at Risk*
- *Size, Corridors & Connectivity*

The property provides a small but important area of relatively undisturbed (although over-browsed) sensitive habitats, with known at-risk species, in close proximity to other existing protected areas.

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<sup>2</sup> The BC Conservation Data Centre separates this site series into several ecological communities, including ‘Douglas-fir / Arbutus’ and ‘Douglas-fir – Dull Oregon-grape’, all of which are considered Red-listed (S1: Critically Imperiled or S2: Imperiled). The area mapped by CDC as Douglas-fir / dull Oregon-grape is not the same as where ITC’s SEM shows Douglas-fir – Shore Pine – Arbutus.



*Above: A small pond mid-slope feeds into a seepage area, both rare and sensitive habitats and of high conservation value.*

*Below: A marker for a permanent research plot for the ecocultural restoration project is visible next to Dr Martin's boot.*



### Securement Strategy Assessment

Assessment category	Score	Comments
Representation:	11 /15	Woodland and herbaceous areas are generally reasonably protected in Salt Spring LTA (30.4% and 29.8%, respectively) although they overall represent <17% of the LTA; representation of a small area of sensitive ecosystems
Site Condition:	11/15	Several years of Scotch broom, blackberry, and Orchard-grass removal, beginning recovery from heavy deer browse; many invasive annual grasses as usual for meadow sites; native plant diversity and moss relatively intact
Viability:	12/15	The property is bounded by areas that may become more developed by residential use in the future, limiting connectivity east-west, and Isabella Point Road fragments direct connection to protected areas to the northwest; may be large enough to protect Sharp-tailed Snake, and plant and pollinator populations
Known Rare Species:	10/15	Red-listed species reported by landowner, potentially others given the rare habitats
<b>Ecological Value Subtotal:</b>	<b>44/60</b>	

Management Ease:	8/10	Covenant, so management is landowner's responsibility; invasives removal will need to be ongoing; possible future concerns from footpath.
Time/Urgency	3/10	Landowner wants to protect this habitat as example of ecocultural stewardship in a covenant, and in response to development on adjacent properties
Threat Subtotal:	11/20	
<b>Total:</b>	<b>55/80</b>	<b>Presence of at-risk species and ecosystems under active restoration, proximity to existing protected areas, and opportunity to protect diverse habitat and species of cultural and conservation priority</b>



*Left: Providing continued public access along the shoreline is an important goal for the landholder. The boundary fencing includes gates to permit access along the existing footpath, which is visible as a line of greener vegetation.*

*Below: The proposed covenant area does not include the shoreline (fence line is approximate proposed covenant area boundary)*



## 5 IMPLICATIONS AND CONSIDERATIONS

### Organizational

Staff anticipates that negotiation of this covenant will require significantly more staff time than usual. This covenant will likely include a management plan directing the restoration and research work, and staff time will be needed to arrange for a priority agreement from the mortgage holder. Considering the current requirement for Ministerial approval of securement projects, it may not be possible to complete this covenant before the October 31<sup>st</sup> registration deadline in order to receive tax exemption for 2026 and the owner has been made aware of this timeline. Staff is currently working on two active covenant negotiations and one active land donation.

Some staff time will also be required to prepare and issue the *Natural Area Tax Exemption Certificate*. If the landholder chooses to enter the Ecological Gifts Program, additional staff time will be required to prepare the application and issue a tax receipt.

Monitoring considerations will be discussed with other ITC staff while covenant negotiations are on-going.

### Policy

The application is consistent with ITC policies and regulations for accepting covenants, and aligns with the [Regional Conservation Plan](#) and [Land Securement Strategy](#) conservation priorities. Policy 2.2 [Assessing Conservation Proposals](#) provides for the Board to consider accepting covenants less than 2 hectares (4.9 acres) in size if they meet certain criteria, including that the property contains significant habitat for species at risk and the property adds area to an existing adjacent or nearby protected area.

### Financial

It will cost approximately \$2,000-\$2,500 for legal review of the covenant agreement. Survey, baseline inventory report, and Land Titles registration costs are the landholder's responsibility but the ITC Board can consider assisting the landholder with these costs from existing budgets. Registration of this covenant will result in an increase of at least \$1,160 to the ITC Property Management budget, according to the property management formula. This budget increase is to cover annual monitoring as well as signage and management of ecological and cultural features, although any management costs will primarily be borne by the landholder.

### Property Management Considerations

The landholder has been actively controlling invasive species and seeding with native plants. She has established permanent monitoring plots to study recovery following fencing and invasives removal. The landholder intends to continue to permit public access through the proposed covenant area along the shoreline path which may generate additional management considerations and costs. ITC's interests in on-going property management and long term protection will be considered during covenant negotiations.

### Land Title and Relevant Land Status Information

The landholder is the registered owner of the property. It is zoned as Residential. There is a mortgage. Staff will support the landholder to negotiate a Priority Agreement with the Mortgage Holder. In absence of a priority agreement, ITC will be unable to proceed with covenant registration.

- CB880198: Mortgage

### First Nations

Staff has done a desktop review of RAAD data as per guiding principles of the Archaeological Branch. This conservation proposal will be referred to all First Nations within the BC Consultative Areas Database for this property. The landholder's restoration and research project is in collaboration with First Nations cultural knowledge holders and ecorestoration practitioners.

## Communications

Part of the landholder's vision for this property is as a space to provide education and inspiration about ecocultural restoration, responsibility and connection to ecosystems in this region, and to highlight the role of covenants in protecting rare ecosystems. There may be outreach and communications opportunities that arise from this project.

## Climate Change

This property contains patches of maturing forest, with large stumps and downed woody debris and several veteran trees, and therefore contributes towards climate change mitigation by protecting carbon sequestration sources. Protecting properties with these features, and that contain a range of habitats, may assist with species persistence and/or migration in response to future climate instability and change.

## Referrals

- Following Board approval, this proposal will be referred to all First Nations with relevant interests as declared in the Consultative Areas Database. Staff will update the Board with information from the First Nations referrals before proceeding with covenant negotiations, as necessary.
- After the First Nations referral period, the proposal and information from the referrals will be sent to the Minister of Municipal Affairs for approval.
- The proposal will be sent to Islands Trust Council for its review and approval of the tax exemption certificate following Ministerial approval, and to the Salt Spring Island Local Trust Committee for information, at upcoming meetings.

## Other Issues and Opportunities

- There may be significant delays in receiving approval from the Minister of Municipal Affairs, if there are any shifts in the Ministerial appointments as a result of the recent Provincial election.

## 6 RECOMMENDATION AND RATIONALE

Staff recommends that the ITC Board accept this NAPTEP Conservation Proposal, and direct staff to pursue next steps in negotiating a covenant for this property, based upon:

- The potential to increase protection of sensitive and at-risk ecosystems and species at risk habitat;
- The opportunity to partner with an expert in ecocultural restoration to showcase work on oak ecosystem stewardship; and,
- Alignment with ITC's Securement Strategy, and the Regional Conservation Plan, which places a High priority for Sensitive Ecosystems protection on Salt Spring Island, and a Very High overall priority for protection in the Salt Spring Island Local Trust Area compared to other parts of the Islands Trust Area.

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## RESPONSE OPTIONS

### Recommendation:

That the Islands Trust Conservancy Board approve the conservation proposal submitted by Tara Martin, to place a NAPTEP covenant on approximately 1 ha of Salt Spring Island, PID: 000-363-740, Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768, subject to review of First Nations responses and to Ministerial approval, to protect woodlands and herbaceous habitats, maturing dry Douglas-fir forest, and connectivity with adjacent protected areas.

### Alternative:

That the Islands Trust Conservancy Board declines approval of the conservation proposal submitted by Tara Martin, to place a NAPTEP covenant on approximately 1 ha of Salt Spring Island, PID: 000-363-740, Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768 and invites the applicant to resubmit their application following Ministerial approval of an Islands Trust Conservancy Plan.

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**NEXT STEPS**

- Staff will inform the applicant of the Board’s decision and begin First Nations referral, Trust Council approval, and Ministerial approval processes.
- Referral for information to Salt Spring Island LTC

Submitted By:	Kathryn Martell, Ecosystem Protection Specialist	October 31, 2024
Concurrence:	Carolyn Stewart, A/Manager, Islands Trust Conservancy	November 4, 2024

**ATTACHMENTS**

1. NAPTEP Application and Supporting Materials from Tara Martin, 25 August 2024



200 - 1627 Fort Street, Victoria, BC V8R 1H8  
 Telephone: 250-405-5186 Fax: 250-405-5155  
 Toll Free via Service BC in Vancouver 604-660-2421  
 Elsewhere in BC 1-800-663-7867  
 Email: [itcmail@islandstrust.bc.ca](mailto:itcmail@islandstrust.bc.ca)  
 Website: [www.islandstrustconservancy.ca](http://www.islandstrustconservancy.ca)



## Natural Area Protection Tax Exemption Program

### APPLICATION FORM

#### OFFICE USE ONLY

Size of Property \_\_\_\_\_ Application Fee \_\_\_\_\_ Receipt Number \_\_\_\_\_ File Number: \_\_\_\_\_

Please complete and attach the **Application Checklist** at the end of this form to your application. Be sure to include all required information with your application and ensure your site plan is complete and accurate.

**We can only accept and process complete applications.**

#### PROPERTY OWNER (Please Print)

Please list all registered owners as indicated on State of Title Certificate. Add additional page if more than two owners.

Tara Martin

Name \_\_\_\_\_

Name \_\_\_\_\_

1261 Isabella Point Rd

Street Address \_\_\_\_\_

Street Address \_\_\_\_\_

Street Address \_\_\_\_\_

City Salt Spring Island Province BC

City \_\_\_\_\_ Province \_\_\_\_\_

Postal Code V8K1T5

Postal Code \_\_\_\_\_

Telephone [REDACTED]

Telephone \_\_\_\_\_

Cell Phone [REDACTED]

Cell Phone \_\_\_\_\_

Email [REDACTED]

Email \_\_\_\_\_

#### APPLICANT INFORMATION

(If different from owner)

Name \_\_\_\_\_ Street Address \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Telephone \_\_\_\_\_ Cell \_\_\_\_\_ E-mail \_\_\_\_\_

#### DESCRIPTION OF PROPERTY

(As indicated on State of Title Certificate)

Parcel Identifier (PID) 000 363 740

Legal Description: LOT A, PLAN VIP35768, SECTION 39, COWICHAN LAND DISTRICT, PORTION SOUTH SALT SPRING ISLAND

Street Address or General Location 1261 Isabella Point Rd

Jurisdiction and Folio Number 764 000141.105 (from Property Assessment/Tax Notice)

Property Size (hectares) 1.35 Proposed Covenant Size (hectares) 1



**Important:** Before you apply, we recommend you obtain independent legal and tax advice to fully understand how a Natural Area Exemption Certificate will affect your particular situation.

The Natural Area Protection Tax Exemption Program is available throughout the Islands Trust area.

**CERTIFICATION**

I hereby certify that the above information is true to the best of my knowledge and I have reviewed the Annotated Standard Conservation Covenant for NAPTEP. I am willing to permanently protect the proposed area with a covenant of this standard and any necessary easements.

[Redacted Signature]

August 25 2024

Signature of Applicant

Date

Tara Martin

Print Name

**AUTHORIZATION**

\*Required if the applicant is not the sole registered owner. Please list all owners indicated on the Certificate of Title. Strata Titled Developments require a written endorsement from Strata Councils.

I hereby consent to the application contained herein.

Signature of Owner

Signature of Owner

Print Name

Print Name

Date

Date

Signature of Owner

Signature of Owner

Print Name

Print Name

Date

Date

**Freedom of Information and Protection of Privacy**

Personal information contained on this form is collected under the authority of the *Islands Trust Act* and is subject to the *Freedom of Information and Protection of Privacy Act*.

The personal information will be used for purposes associated with the conservation proposal. Enquiries about the collection or use of information in this form can be directed to the Islands Conservancy Manager, phone: 250-405-5191.

**Contaminated Sites Regulation**

Please note that pursuant to Section 4(4) of the *Contaminated Sites Regulation, B.C. Reg. 375/96* a **site profile is not required and will not be accepted by the Islands Trust**. If you have any questions, please contact this office.

## Ecological Overview

Proposed NAPTEP Covenant for 1261 Isabella Point Rd, Salt Spring Island,

Property Owner: Tara Martin; 

The 3.34 acre property is situated within a Garry oak meadow, British Columbia's most endangered vegetation community. The property was purchased in 2021 with the aim of restoring the meadow following a century of overbrowsing first by sheep and more recently hyperabundant deer populations along with invasion by non-native plant species. In 2022, a fence was installed around the entire perimeter of the property to exclude deer and weed management began removing broom, hawthorn and other invasive non-native species such as Orchard grass.

An ecological restoration experiment led by the property owner, Dr Tara Martin ([www.taramartin.org](http://www.taramartin.org)) has been set-up to document the recovery of the meadow following deer exclusion and weed management. Two adjacent unfenced properties are also included in the study.

The property is home to 135 plant species and counting, 95 of which are native. Species of ecological and cultural significance include camas (*Camassia leitchlinii* and *C. quamash*), Chocolate Lily (*Fritillaria affinis*), Fawn lily (*Erythronium oregonum*), Hooker's onion (*Allium cernuum*), Nodding onion (*Allium accumulatum*), Bare-stem dessert parsley (*Lomatium nudicale*), Satinflower (*Olsynium douglassii*), Broad-leaved Shooting star (*Dodecatheon hendersonii*), Menzie's larkspur (*Delphinium menziesii*), Garry oaks (*Quercus garryana*) and several native grasses including California oatgrass (*Danthonia californica*). Animal species at risk and/or conservation significance found on the property include sharp-tailed snakes, Alligator lizards, common nighthawks, great-horned owls, Banded pigeons and Olive-sided flycatcher. The presence of sharp-tailed snakes has been confirmed by the Salt Spring Island Conservancy. A total of 92 bird species have been recorded on the property, including marine birds within 20 metres of the ocean foreshore. The property is also home to several old-growth (>250 years old) Douglas fir.

Construction of a 2300 sqft family home was completed in 2024. The home was placed and built with minimal disturbance to the property with an emphasis on using local, toxic free materials (wood milled from Salt Spring and repurposed materials) and local labour. Outbuildings include a woodshed and outhouse. In the future there are plans to build a garage (<600 sqft) and boatshed. All infrastructure is situated outside of the proposed covenanted area.

The intension of the ecological restoration is to provide an exemplary example of what is possible when these ecosystems are stewarded with knowledge and care. The proposed covenant will ensure that the restored ecosystem is protected in perpetuity for future generations to enjoy and learn from and for oak meadow biodiversity to thrive.



Species (Latin Name)	Common Name	Origin (Native/Exotic)	89
<i>Abies grandis</i>	Grand fir	N	
<i>Achillea millefolium</i>	Yarrow	N	
<i>Acmispon parviflorus</i>		N	
<i>Adiantum aleuticum</i>	Western maidenhair fern	N	
<i>Aira caryophylla</i>		E	
<i>Aira praecox</i>		E	
<i>Allium acuminatum</i>	Hooker's onion	N	
<i>Allium cernuum</i>	Nodding onion	N	
<i>Amelanchier alnifolia</i>	Saskatoon berry	N	
<i>Amphidium</i> sp.		N	
<i>Anthoxanthum odoratum</i>		E	
<i>Aphanes arvensis</i>		E	
<i>Aphyllon purpureum</i>	Oneflower broomrape	N	
<i>Aquilegia formosa</i>	Western columbine	N	
<i>Arbutus menziesii</i>		N	
<i>Brodiaea coronaria</i>	Havest brodiaea	N	
<i>Bromus carinatus</i> ; <i>Bromus pacificus</i> ; <i>Bromus sitchensis</i> ; <i>Bromus vulgaris</i>		N	
<i>Bromus hordeaceus</i>		E	
<i>Bromus tectorum</i> ; <i>Bromus sterilis</i>		E	
<i>Bryum</i> sp.		N	
<i>Calandrinia ciliata</i>	Redmaids	N	
<i>Calypso bulbosa</i>	Fairy slipper orchid	N	
<i>Cardamine oligosperma</i>		N	
<i>Carex inops</i>		N	
<i>Camasia Leichtlinii</i>	Great camas	N	
<i>Camassia quamash</i>	Common camas	N	
<i>Cerastium arvense</i> (native)		N	
<i>Cerastium glomeratum</i> ; <i>C. fontanum</i> ; <i>C. pumilum</i> ; <i>C. semidecandrum</i>		E	
<i>Ceratodon</i> sp.		N	
<i>Chamaenerion angustifolium</i>	Fireweed	N	
<i>Cirsium arvense</i>		E	
<i>Cirsium vulgare</i>		E	
<i>Clarkia amoena</i>	Farewell to spring	N	
<i>Claytonia perfoliata</i>		N	
<i>Clinopodium douglasii</i>		N	
<i>Collinsia parviflora</i> ; <i>Collinsia grandiflora</i>	Blue-eyed Mary	N	
<i>Corallorhiza maculata</i>	Spotted coralroot	N	
<i>Crataegus monogyna</i>		E	
<i>Cynosurus echinatus</i>		E	
<i>Cytisus scoparius</i>		E	
<i>Dactylis glomerata</i>		E	
<i>Danthonia californica</i>		N	
<i>Daucus pusillus</i>		N	

Species (Latin Name)	Common Name	Origin (Native/Exotic)	89
<i>Delphinium menziesii</i>	Menzies' larkspur	N	
<i>Dichanthelium oligosanthes</i>	Heller's Rosette Grass	N	
<i>Dicranum</i> sp.		N	
<i>Dodecatheon hendersonii</i>	Broad-leaved shooting star	N	
<i>Elymus glaucus</i>		N	
<i>Epipactis helleborine</i>	Broad-leaved helleborine	E	
<i>Eriophyllum lanatum</i>		N	
<i>Erodium cicutarium</i>		E	
<i>Erythranthe guttata</i>	Seep monkeyflower	N	
<i>Erythronium oregonum</i>	Fawn Lily	N	
<i>Festuca</i> sp.		N	
<i>Festuca roemeri</i>		N	
<i>Festuca rubra</i>		N	
<i>Festuca subuliflora</i>		N	
<i>Fragaria vesca</i>	wild strawberry	N	
<i>Fritillaria affinis</i>	Chocolate lily	N	
<i>Galium aparine</i>		N	
<i>Gamochaeta ustulata</i>	Featherweed	N	
<i>Gaultheria shallon</i>	Salal	N	
<i>Geranium dissectum</i>		E	
<i>Geranium molle</i>		E	
<i>Goodyera oblongifolia</i>	Rattlesnake plantain		
<i>Hieracium albiflorum</i>		N	
<i>Holodiscus discolor</i>	Ocean spray	N	
<i>Homalothecium</i> sp.; <i>Dendroalsia</i> sp.; <i>Brachythecium</i> sp.		N	
<i>Hylocomium splendens</i>		N	
<i>Hypochaeris glabra</i>		E	
<i>Hypochaeris radicata</i>		E	
<i>Lomatium nudicaule</i>	Bare-stem desert parsley	N	
<i>Lomatium utriculatum</i>	Spring gold	N	
<i>Lonicera hispidula</i>	Hairy honeysuckle	N	
<i>Luzula multiflora</i>		N	
<i>Madia gracilis</i>		N	
<i>Madia sativa</i>		E	
<i>Mahonia nervosa</i>		N	
<i>Melica subulata</i>		N	
<i>Micranthes integrifolia</i>		N	
<i>Mimulus alsinoides</i>	chickweed monkeyflower	N	
<i>Myosotis discolor</i>		E	
<i>Nemophila menziesii</i>		E	
<i>Nemophila parviflora</i>		N	
<i>Osmorhiza berteroi</i>		N	
<i>Pentagramma triangularis</i>	Goldenback fern	N	
<i>Perideridia gairdneri</i>	Yampah	N	

Species (Latin Name)	Common Name	Origin (Native/Exotic)	89
<i>Plantago lanceolata</i>		E	
<i>Platanthera transversa</i>	Tranverse orchid	N	
<i>Plectritis congesta</i>	seablush	N	
<i>Polypodium glycyrrhiza</i>	licorice fern	N	
<i>Polystichum munitum</i>	Sword fern	N	
<i>Polytrichum sp.</i> ; <i>Timmia sp.</i>		N	
<i>Pseudotsuga menziesii</i>		N	
<i>Quercus garryana</i>		N	
<i>Racomitrium sp.</i>		N	
<i>Ranunculus occidentalis</i>		N	
<i>Ranunculus uncinatus</i>		N	
<i>Rhytidiadelphus sp.</i>		N	
<i>Ribes sanguineum</i>	Flowering red currant	N	
<i>Rosa gymnocarpa</i>	Baldhip rose	N	
<i>Rosa nutkana</i>	Nootka rose	N	
<i>Rubus laciniatus</i>		E	
<i>Rubus ursinus</i>		N	
<i>Rumex acetosella</i>		E	
<i>Sanicula crassicaulis</i>		N	
<i>Selaginella sp.</i>		N	
<i>Sherardia arvensis</i>		E	
<i>Silene coronaria</i>		E	
<i>Silene gallica</i>		E	
<i>Sonchus arvensis</i> ; <i>Sonchus asper</i> ; <i>Sonchus oleraceus</i>		E	
<i>Spiranthes romanzoffiana</i>	Hooded ladies tresses	N	
<i>Stellaria crispa</i>		N	
<i>Stellaria media</i>		E	
<i>Taraxacum officinale</i>		E	
<i>Thuja plicata</i>	Western red cedar	N	
<i>Torilis japonica</i>		E	
<i>Tortula sp.</i>		N	
<i>Trifolium dubium</i>		E	
<i>Trifolium microcephalum</i>		N	
<i>Trifolium variegatum</i>		N	
<i>Trifolium willdenovii</i>		N	
<i>Trillium ovatum</i>	Western trillium	N	
<i>Triteleia hyacinthina</i>	Fool's onion	N	
<i>Veronica arvensis</i>		E	
<i>Vicia hirsuta</i>		E	
<i>Vicia sativa</i>		E	
<i>Vulpia bromoides</i>		E	
<i>Vulpia myuros</i>		E	



















Sharp-tailed snake (above)



Alligator lizard (right)





## REQUEST FOR DECISION

**To:** ITC Board **For the Meeting of:** November 19, 2024  
**From:** Staff **Date Prepared:** October 7, 2024  
**SUBJECT:** Soil Moisture Research at Link Island Nature Reserve, Gabriola Trust Area

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**RECOMMENDATION:** That the Islands Trust Conservancy Board approve soil moisture research at Link Island Nature Reserve by the Swift family subject to First Nations consultation and the covenant holders approval.

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**1 PURPOSE:**

To approve soil moisture research at Link Island Nature Reserve.

**2 BACKGROUND:**

Islands Trust Conservancy Board policy (ITC 3.6) indicates, “The Islands Trust Conservancy will require researchers to acquire Board permission prior to undertaking research on Islands Trust Conservancy owned lands.”

The Swift family contacted ITC with a proposal to establish research locations to monitor soil moisture and groundwater on Link Island Nature Reserve (LKNR) over time to assess climate changes (Attachments 1 and 2). They collected hydrologic data for many years during their time as landholders. In November 2021, an electronic water level recorder (In-Situ Inc. Troll-500) was installed in an existing shallow well at the south end of Link Island in the main southern swale. It measures water level and temperature at 15-minute intervals. This data provides insight into the behavior of groundwater profile at depths and water availability in the swale. Due to the limits of location, it does not provide soil moisture information associated with the different island ecosystems or detailed information associated with the upper soil levels.

Their proposal is to install soil moisture and temperature data loggers at four representative monitoring locations to capture the regional annual cycle of winter’s wet season and summer Mediterranean dry season. The locations are marked in Figure 1 and in larger format in Attachment 2. Each location would involve creating a narrow hole, max. 20 cm wide and max. 50 cm deep to insert data soil moisture and temperature loggers placed in 15-30 cm deep. Soil from the hole would be returned to the hole preserving the soil profile characteristics. The Onset Hobo Soil Moisture and Temperature (MX2307) data loggers will be used and measure soil moisture and temperature in numerous soil types, including high salinity and sandy soil. They use Bluetooth® for wireless communication with a phone, tablet, or computer. Each data logger stores data internally and has enough memory capacity to record detailed data unattended for more than a year. However, it is advisable to visit seasonally, date flexible, to download data, check for proper operation, etc. The Swift Family will provide maintenance, document recovery and removal and would fund the project as presented in Attachment 1.

This would be an ongoing multi-year study including collaboration with similar projects and distribution of findings and recommendations to collaborators and interested parties. Data verification and synthesis would be performed annually.



Figure 1. Proposed locations for Link Island Soil Moisture Log Installation (Attachment 2)

There is a conservation covenant held by Gabriola Land & Trails Trust (GaLTT) and Nanaimo & Area Land Trust (NALT) on LKNR. There is no approved management plan in place as we await further First Nations engagement and protocols. ITC staff have contacted the covenant holders and they have reviewed and given approval to this research in principle with the following caveats from them and ITC:

- Ensure there is no opposition from the relevant First Nations.
- Ensure the equipment and any associated materials (stakes, etc.) be removed at the end of the study.
- Ensure activity does not alter or interfere with natural drainage or flow.
- Ensure installation of the semi-permanent soil moisture meter does not require removal or defoliation of indigenous flora and is installed with the minimum disturbance to the substrate.

The covenant holders must also waive one of the terms of the conservation covenant to allow the digging of the four narrow holes to place in the placing in the microclimate sensors namely: Section 4.3 (a) use or permit the use of the Land for an activity or use which: ... (vi) causes or allows any component of the Land, including soil, gravel or rock, to be disturbed, explored for, moved, removed from or deposited in or on the Land; ...

There has been initial communication about the research project to the First Nation who has been in contact with ITC about the ongoing management planning for LKNR but there has been no response to date.

### 3 IMPLICATIONS OF RECOMMENDATION:

**ORGANIZATIONAL:** The conservation covenant holders have been informed about the project and if the ITC Board gives permission will be asked to give formal permission with a covenant waiver for section 4.3 (a) (vi) and will remain in constant contact over the length of the research project. The timeline will be ongoing, a multi-year study, with multiple years of soil moisture/climate data on these ecosystems to see how they change over time under climate change. There are minimal implications for ITC from a staff workload perspective in liaising with the covenant holders and the proponents.

**FINANCIAL:** No financial obligations are part of this approval.

**POLICY:** Consistent with policy.

**IMPLEMENTATION/COMMUNICATIONS:** The Swift family will continue to work with all partners on the management of LKNR including approvals from the conservation covenant holders. They will share information to all partners to help guide future decision making and climate change impacts.

**FIRST NATIONS:** The proposed four sites are upland from the shoreline to avoid potential sensitive sites and the Swifts are willing to follow installation policy and direction from First Nations, ITC, and the covenant holders. There has been initial communication about the research project to the First Nation who has been in contact with ITC about the ongoing management planning for LKNR but there has been no response to date. Information about the project will need to be communicated to the other relevant First Nations.

Not directly related to this research proposal, ITC's Property Management Specialist is working towards having an archeological survey done, in conjunction with relevant First Nations, to better understand the cultural significance of LKNR but it has not been initiated to-date. There is draft 'Cultural Protocol for Chance Finds and Ancestral Remains within Islands Trust Area' that will be followed.

**CLIMATE CHANGE:** Information gathered from this study will be a welcome addition to the climate change data available specific to the Islands Trust Area.

**OTHER:** Staff will ensure that covenant waivers are in place before digging of soil pits.

### 4 RELEVANT POLICY(S): [ITC 3.6 - Research Policy](#)

### 5 ATTACHMENT(S):

Attachment 1: ITC\_2024-09-11\_LKNR-SoilMoistureProposal

Attachment 2: ITC\_2024-09-11\_LKNR-SoilMoistureLoggerInstallPlan

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### RESPONSE OPTIONS

**Recommendation:** That the Islands Trust Conservancy Board approve soil moisture research at Link Island Nature Reserve by the Swift family subject to First Nations consultation and the covenant holders approval.

**Alternative:** That the Islands Trust Conservancy Board approve soil moisture research at Link Island Nature Reserve by the Swift family subject to First Nations consultation and the covenant holders approval with the following considerations:

- *[to be inserted by the ITC Board]*
- 

**Prepared By:** Nuala Murphy, Property Management Specialist

**Reviewed By / Date:** Carolyn Stewart, ITC Manager / November 7, 2024

10-09-2024

# Soil Moisture and Groundwater Monitoring in Support of Climate Change Modeling and Douglas Fir Forest Biodiversity

Prepared by Ted Swift, Barbara Swift and Hally Swift



## Table of Contents

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### Introduction and Background:

Climate change is expected to alter the species composition, distribution, and productivity of forest ecosystems in the Salish Sea (Klassen et al., 2015). While large-scale climate models differ, the expected scenario is a shift towards wetter, warmer winters, drier, warmer summers, and greater seasonal and interannual variability.

The Link Island Nature Reserve offers a diversity of environmental conditions and ecosystems. As a protected reserve offers the opportunity for long term data collection and research supporting the development of recommendations and strategies for climate adaptation that can serve the broader Salish Sea region. Due to the diversity of soil conditions and topography resulting in varying soil depth and plant communities, the soil moisture as a critical aspect of a biologically diverse ecosystem and documentation can be used to support long term management strategies. Surface water in several swales with deep soil profiles in the Link Island Nature Reserve provide habitat for reptile, amphibian, bird, mammal and insect species with linkages to other parts of the island food web. The inundation depth and durations vary from year to year. The western cliff zones reflect a dryer condition with weather exposure and shallower soil profiles, providing distinctly different habitats.

Soil moisture is an important determinant for vegetation growth, organic matter decomposition, soil microbial community health, and nutrient cycling (Klinka et al., 1996). Near-surface soil moisture is vital to the survival of new seedlings, recruitment of the next generation of trees, forbs and shrubs. It serves the tree and shrub upper root systems. Shifts in the amounts and timing of soil moisture are expected to lead to changes in plant communities over time.

This document summarizes a proposal to install several soil moisture recording devices at shallow (e.g., 10 – 30 cm depth) at several representative locations near the southern end of the Link Island Nature Reserve, in a transect ranging from mature Madrona and Douglas fir forest with relatively dry Salal shrub patches to moist lowland swales.

### Project purpose;

This project proposes to collect detailed soil moisture data at a range of representative sites, joining an already-started effort to measure and record groundwater levels as represented by an existing shallow water well. The data will link groundwater and soil temperature and moisture measurements to air temperature and precipitation measurements in support of modeling ecosystem response to climate change.

This project will provide information that will support two other Link Island Nature Reserve topics of interest:

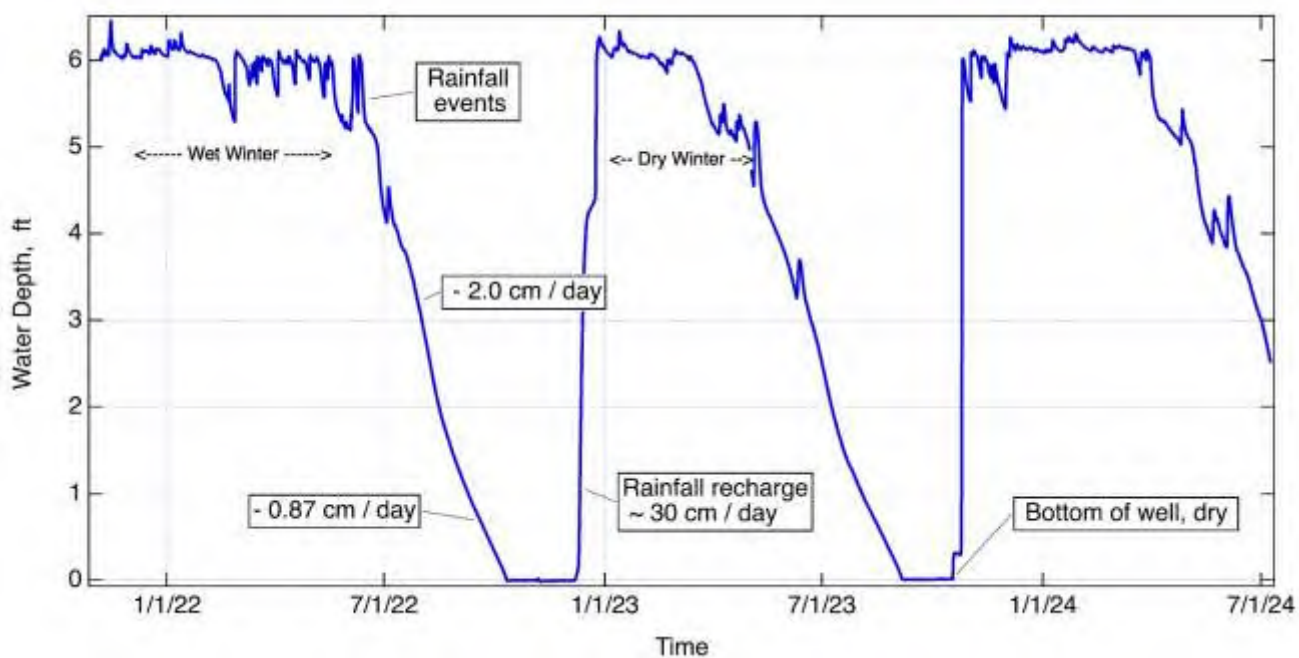
\* **Climate Change Modeling.** Soil moisture information is of interest to academic and other institutions to calibrate regional climate change modeling efforts and the SAR / Ecosystems at Risk research to develop potential ecosystem management and policy action.

\* **Douglas Fir Forest Ecosystem and Western Screech Owl.** This is an ongoing Western Screech Owl research effort to include monitoring of existing Douglas Fir Forest ecosystem for health and resiliency as habitat for this Species at Risk. Link Island offers protected forest with varying conditions, soil depths and hydrology and is a typical example of a Gulf Island Douglas Fir ecosystem. Link Island hosts a nesting population of Western Screech Owls that are being actively monitored. This is a multi-year study including collaboration with professional ornithologists, ITC, NALT, GaLTT, and the Swift Family. Changes in soil moisture is likely to alter understory plant communities that in turn affect owl prey species.

### Project description including scope and schedule:

The proposal builds on existing hydrologic data collection. In November 2021, an electronic water level recorder (In-Situ Inc. Troll-500) was installed in an existing shallow well at the south end of Link Island in the main southern swale. It measures water level and temperature at 15-minute intervals (Figure 1). This results in detailed information collection on the water table elevation and behavior at the southern end of the principle swale, an area known to collect and retain water. The sensor rests on the bottom of the well at a depth corresponding to the zero in Figure 1, and 6 feet corresponds to the surrounding ground level. The annotations in the graph reflect several measurements that can be derived from the data, such as the rapid response to a series of heavy rainfall events (December 2022, November 2023), the relative timing of a wet winter in 2022 and a relatively drier winter in 2023, and the varying rate of water draw-down during the dry summer months, with a noticeable change in rate around the 2 foot depth (4 feet below grade).

Figure 1. Time series record of water level in a hand-dug well near the south end of Link Island. Water level is a surrogate for water table depth. The zero datum is the bottom of the well. (T. Swift).



This data provides insight into the behavior of groundwater profile at depths and water availability in the swale. Due to the limits of location, it does not provide soil moisture information associated with the different island ecosystems as well as detailed information associated with the upper soil levels.

The proposal is to install soil moisture and temperature data loggers at four representative monitoring locations to capture the regional annual cycle of winter's wet season and summer Mediterranean dry season.

The plan is to install soil moisture sensors and loggers at representative sites across the southern portion of Link Island to the north of the shoreline (see Appendix A, Soil Moisture Logger Installation Plan), e.g., (1) a fir-Madrona upland with mature canopy; (2) a seasonally moist peat soil swale; (3) a mature Douglas fir-Madrona -Salal woodland with partially open canopy; and (4) a salal-arbutus area. The topsoil conditions vary with each location in depth, soil composition and percentage of organic. The proposal intends to document the soil type and condition.

The logger sensor measures soil moisture via the soil's electrical conductivity and electrical capacitance (Figure 2). A temperature sensor would be co-located with the moisture sensor, as soil temperature is an important variable.

*Figure 2. An Onset Inc. Hobo MX2307 Soil Moisture and Temperature*



Installation of the soil moisture sensors involves digging a narrow (< 20 cm wide) hole and inserting the prongs of the soil moisture sensor into the side of the hole (Figure 3). We are aware that there is concern regarding digging and soil disturbance. The proposed four sites are upland from the shoreline to avoid potential sensitive sites and installation will follow ITC and First Nations policy and direction to minimal disturbance. The sensors would be installed at depths not deeper than 50 cm (20 inches) with two sensors per location at depths of approximately 15 and 30 cm. The width of the hole would be kept to a minimum, only that needed for the sensor and the installer's hand or approximately 15 cm width, dug with a narrow shovel or trowel. Soil from the hole would be returned to the hole preserving the soil profile characteristics (topsoil above, subsoil below, organic duff on the top). Digging would immediately cease at the location if any evidence of non-soil material or artifacts are uncovered.

Figure 3. Typical soil moisture sensor installation in a shallow (<50 cm), narrow (~15 cm wide) hole.



Data and maintenance considerations: The Onset Hobo Soil Moisture and Temperature (MX2307) data loggers measure soil moisture and temperature in numerous soil types, including high salinity and sandy soil. They use Bluetooth® for wireless communication with a phone, tablet, or computer. Using the HOBObconnect® app, one can easily configure the logger and then download logged data to view or export for further analysis. The logger can calculate minimum, maximum, average, and standard deviation statistics and be configured to indicate alarms at user-specified thresholds. The manufacturer states that in normal operation, the sensors do not require maintenance or recalibration.

Each data logger stores data internally and has enough memory capacity to record detailed data unattended for more than a year. However, it is advisable to visit seasonally, date flexible, to download data, check for proper operation, etc. The Swift Family will provide maintenance, document recovery and removal. Experience with other data loggers during the Covid pandemic showed value of having a logger communications protocol that could be followed without detailed technical knowledge, such as using an application on a smart phone. This would minimize the risk of data loss if an “expert” was not able to visit the island in a timely manner.

**Project period:** This is envisioned to be an ongoing multi-year study including collaboration with similar projects and distribution of findings and recommendations to collaborators and interested parties (e.g., Klassen et al., 2015). Data verification and synthesis to be performed annually.

**Budget and funding source(s):** The Swift Family will fund the project as presented. Current Budget scope:.

Existing water depth logger in water well	US\$1,380.
Soil moisture & temperature monitoring station (US\$415 each)	US\$3,320 for eight pairs of sensors
Total Budget:	US\$4,700

**Project team/partners:** Swift Family, augmented if needed by ITC, NALT, GaLTT (e.g., in case of conditions that restrict Swift Family visits). NALT has expressed interest in collaboration in monitoring wetland species. Data customers: UBC, University of Washington, UVic, interested NGOs, university faculty and students, and experts in field.

**References:**

Brockley, R. P. (1981). The effects of nutrients and moisture on soil nutrient availability, nutrient uptake, tissue nutrient concentration, and growth of Douglas-fir seedlings (T). University of British Columbia. Retrieved from <https://open.library.ubc.ca/collections/ubtheses/831/items/1.0095195>

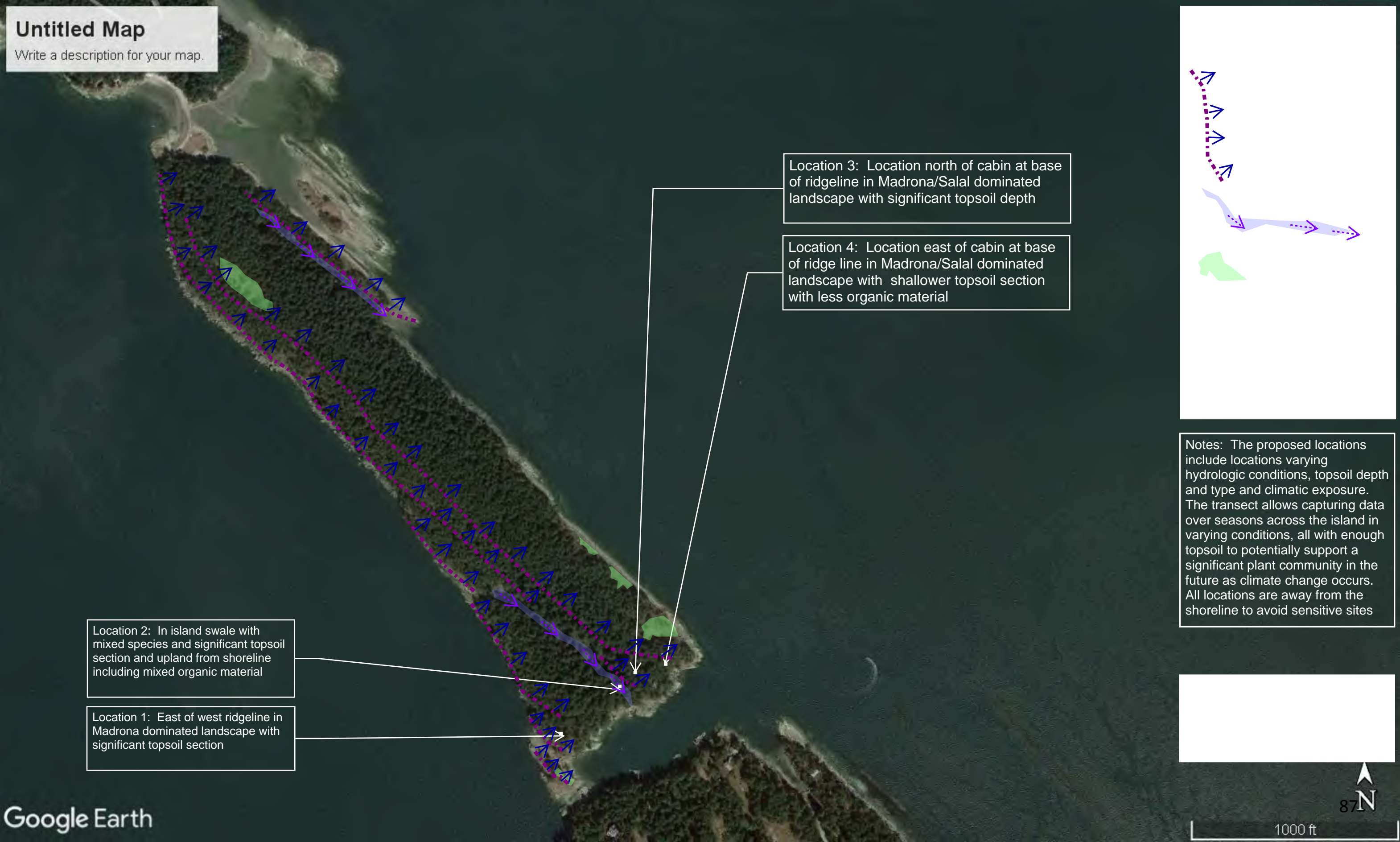
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Klinka, K., H. Qian, J. Pojar, and D.V. Meidinger. 1996. Classification of natural forest communities of coastal British Columbia, Canada. *Vegetation* 125:149–168.

# Untitled Map

Write a description for your map.



Location 3: Location north of cabin at base of ridgeline in Madrona/Salal dominated landscape with significant topsoil depth

Location 4: Location east of cabin at base of ridge line in Madrona/Salal dominated landscape with shallower topsoil section with less organic material

Location 2: In island swale with mixed species and significant topsoil section and upland from shoreline including mixed organic material

Location 1: East of west ridgeline in Madrona dominated landscape with significant topsoil section

Notes: The proposed locations include locations varying hydrologic conditions, topsoil depth and type and climatic exposure. The transect allows capturing data over seasons across the island in varying conditions, all with enough topsoil to potentially support a significant plant community in the future as climate change occurs. All locations are away from the shoreline to avoid sensitive sites





## REQUEST FOR DECISION

**To:** Islands Trust Conservancy Board      **For the Meeting of:** November 19, 2024

**From:** ITC Staff      **Date Prepared:** November 4, 2024

**SUBJECT:** Islands Trust Conservancy Nature Reserve Monitoring Report 2024

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**RECOMMENDATION:** That the Islands Trust Conservancy Board accept the “Islands Trust Conservancy Nature Reserve Monitoring Report 2024” and direct staff to address compliance and ecological concerns as identified in the report.

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1 **PURPOSE:** To review the Islands Trust Conservancy Nature Reserve Monitoring Report for 2024.

2 **BACKGROUND:**

Islands Trust Conservancy (ITC) nature reserves are monitored annually to:

- assess the character and key features of the sites,
- evaluate the effectiveness of the management program,
- identify any new issues that need to be addressed by ITC and/or the covenant holders, and
- identify and respond to any trespass that may lead to breaches to the terms of the conservation covenant.

The Islands Trust Conservancy Nature Reserve Monitoring Report 2024 provides the monitoring results for 33 of the 34 ITC-owned nature reserves. All of the monitoring was completed by ITC staff except for Horton Bayviary Nature Reserve (Mayne Island) and Sandy Beach Nature Reserve (Keats Island). Mayne Island Conservancy Association is the covenant holder and management group and has been contracted by ITC since 2009 to complete the monitoring as the Horton Bayviary Nature Reserve is the only ITC protected area on Mayne Island. The two covenant holders and one management group for Sandy Beach Nature Reserve completed the monitoring for Sandy Beach Nature Reserve, the only protected area ITC manages on Keats Island. ITC is in the process of acquiring an additional parcel for the Larmour Lands Nature Reserve and no management planning or monitoring will begin until that is finalized.

The monitors are responsible for organizing and conducting site visits, filling out the site monitoring form, recording the monitoring route taken and taking photos of points of interest. A summary monitoring report was prepared and contains recommendations and identifies any management issues, trespass or other major issues that require attention. This report is attached as Islands Trust Conservancy Nature Reserve Monitoring Report for 2024. A general assessment was made regarding achievement of management objectives and public safety issues as laid out in ITC Policy 2.3 Acquisition and Management of Land, in particular Section 17. *The Board will monitor all Nature Reserves annually, and assess for potential management problems such as trespass, misuse or overuse, vandalism, safety hazards or other concerns or activities as listed in the management plan. The Board will take action to address any problems identified, within budget constraints.*

ITC staff usually visit with conservation partners who hold conservation covenants on the nature reserves. Those covenant monitors also note concerns regarding the conservation covenant if observed and communicate them to ITC staff.

Issues identified in this report:

- 1. Technology in the field and post-monitoring processes need improvements:** The Field Maps application used to collect data in the field is an ESRI product that will connect with other Islands Trust mapping applications. In 2023/2024, an ESRI consultant worked with Islands Trust Information Systems (IS) staff to train them on how to set up this system to meet ITC needs but no improvements were ready for the 2024 monitoring season. IS staff must implement the changes to Field Maps to make it more functional for monitoring use before the 2025 monitoring season.
- 2. Risk Management Policy updates:** ITC is considering developing a specific Risk Management policy. If implemented, this may change existing policy and procedure relating to monitoring, such as what is evaluated on a monitoring visit and what signage and communication is required.
- 3. Invasive Species Removal is a high priority for the following areas:**
  - Long Bay Wetland Nature Reserve, Gambier Island: main concern is English holly
  - Morrison Marsh Nature Reserve, Denman Island: main concern is Daphne and English holly
  - Vanilla Leaf land Nature Reserve, Galiano Island: main concern is English holly
  - Saturnina Island Nature Reserve: main concern is English ivy
- 4. Ruby Alton Nature Reserve, Salt Spring Island:** Aqua-Tex aquatic ecologists assessed the proper functioning condition of Forsen Brook in March 2024. They categorized Forsen Brook as 'Non-Functional': that the state of the erosion at RANR is likely beyond meaningful remediation. An arborist modified a large undercut Western redcedar tree on the bank of Forsen Brook and near the house so that it was no longer in danger of falling on the house. There are many house maintenance issues that should be dealt with in the next year if funds allow. A revised management plan for this nature reserve is required.
- 5. John Osland Nature Reserve, Lasqueti Island:** A report was completed by Madrone in March 2024 to study the beaver activity and water levels of the wetland with the overall recommendation to allow the beaver activity to continue whilst continuing to monitor. Recommendations were made on ways to increase the survival of trees from beaver damage but rising water levels will kill trees near the wetland.
- 6. Link Island and Saturnina Island Nature Reserves:** A contractor was obtained to complete the first management plans for these nature reserves but, to allow for more First Nations engagement, they have not been yet. Since there are no approved management plans for these nature reserves effectiveness of the management program cannot be evaluated. ITC is working toward having an archaeological survey done for each nature reserve, however, over the last year four different archeologists suggested by local First Nations have been contacted, with three having no time to complete the work and the fourth quoting a price that was beyond the ITC budget.

### 3 IMPLICATIONS OF RECOMMENDATION

**ORGANIZATIONAL:** This monitoring report helps set priorities for management activities and identifies work that needs to be done to resolve any concerns. The work will be managed by the Property Management Specialist.

**FINANCIAL:** The property management budget is allocated each year depending on available funds and the work that is most needed, balanced between all ITC protected areas—nature reserves and conservation covenants. Ruby Alton Nature Reserve and McFadden Creek Nature Reserve have their own funds allocated to them.

**POLICY:** None.

**IMPLEMENTATION/COMMUNICATIONS:** Staff will continue to address the recommendations in the report as part of the regular work plan.

**FIRST NATIONS:** ITC staff and partners are learning how to be on the nature reserves in a respectful way. Staff will review the archaeological sites database before undertaking any trail building or habitat restoration that requires digging and will contact First Nations in areas where there may be impacts to archaeological sites. Staff will follow the draft Islands Trust Cultural Protocol for Chance Finds and Ancestral Remains as required, and would welcome an approved protocol.

**CLIMATE CHANGE:** The property monitoring report provides current information on the state of the land, which helps to contextualize information about climate change, allows for site-specific predictions of changes to the land, and supports development of mitigation and adaptation strategies. However, given the time spent on each property is short and usually only once a year there is a constraint on the amount of information that can be collected and information should be supplemented with additional climate change research projects that can collect data over the long term.

**OTHER:** None

4 **RELEVANT POLICY(S):**

[ITC 2.3 Acquisition and Management of Land](#)

5 **ATTACHMENT(S):** Islands Trust Conservancy Nature Reserve Monitoring Report 2024

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**RESPONSE OPTIONS**

**Recommendation:**

That the Islands Trust Conservancy accept the “Islands Trust Conservancy Nature Reserve Monitoring Report 2024 “ and direct staff to address compliance and ecological concerns as identified in the report.

**Alternative:** That the Islands Trust Conservancy accept the “Islands Trust Conservancy Nature Reserve Monitoring Report 2024,” amended as follows:

*[insert recommended amendments]*

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**Prepared By:** Nuala Murphy, Property Management Specialist

**Reviewed By/Date:** Carolyn Stewart, Manager, Islands Trust Conservancy / November 7, 2024

# Islands Trust Conservancy Nature Reserve Monitoring Report 2024

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Salish View Nature Reserve, Lasqueti Island

**Prepared By:**

Nuala Murphy, Property Management Specialist  
Islands Trust Conservancy  
November 4, 2024

**APPROVED BY:**

Islands Trust Conservancy Board on XX  
Resolution ITC-2024-XX

## EXECUTIVE SUMMARY

Islands Trust Conservancy (ITC) nature reserves are monitored annually to assess the character and key features of the protected areas, evaluate the effectiveness of the management program and to identify any new issues that need to be addressed. Relationship building is a key focus and there is great value to meeting all the property management partners on-site to discuss and observe past and future work, and plan for the year ahead. Management partners include conservation covenant holders, local management groups, as well as volunteer stewards and neighbours. There was a good turnout of management partners in 2024 and it was a very productive monitoring season.

From May to August 2024, 33 of the 34 ITC nature reserves were monitored:

- ITC staff including a co-op student, Conservation Technician Emily McLean, completed monitoring on 31 Nature Reserves.
- Laughlin Lake Nature Reserve Addition on Galiano Island was monitored by the ITC's Covenant Management & Outreach Specialist as it is monitored in conjunction with the Laughlin Lake Nature Reserve Covenant owned by Galiano Conservancy Association.
- Horton Bayviary Nature Reserve on Mayne Island was monitored by the Mayne Island Conservancy Society to save on travel costs as it is the only ITC protected area on Mayne Island. Mayne Island Conservancy Society has monitored Horton Bayviary Nature Reserve since 2009.
- Sandy Beach Nature Reserve on Keats Island was monitored by the covenant holders, TLC The Land Conservancy of British Columbia and Sunshine Coast Conservancy Association and the management group Keats Island Conservation Society.
- Larmour Lands Nature Reserve is in the process of acquiring an additional parcel and no management planning or monitoring will begin until that is finalized.

Time constraints due to travel time and the large size of some of the nature reserves make it impossible to cover all areas of each nature reserve. Every effort is made to look over the boundary areas and those areas with the most public use, where trespass and other issues are most likely to occur. A monitoring route map is made to record what areas were walked and to ensure that missed areas are visited in the next year. Recommendations are made where actions are required and issues need to be addressed. A general assessment is made regarding achievement of management objectives and public safety issues. Of the 34 nature reserves 17 are currently closed to the public.

Noted in this report are the monitoring summaries for each nature reserve grouped by local trust area/island municipality. Full monitoring site forms, images and maps for each property are on file and available as needed. ITC staff have been using an ESRI application called Field Maps on an iPad to collect data in the field. There is still a large amount of work required to make Field Maps functional for ITC needs. An ESRI consultant worked with Information Services staff in 2023/2024 to train them on how to set up a more efficient system for collection and processing of the information. Changes were not available for the 2024 field season. Hopefully they will be available for 2025 monitoring with training provided for monitoring staff.

ITC is considering developing a Risk Management Policy. If implemented, this may involve changes to the way nature reserves are managed, what is evaluated on a monitoring visit, and what signage is used and communication to the public is required.

## Bowen Island

**David Otter Nature Reserve** was visited on June 21, 2024 by Nuala Murphy and Emily McLean. The neighbours, who are volunteer wardens, were not available to walk the land. A land survey was completed last year by them to delineate the boundary as they plan to do work on their property. There is a large amount of blowdown throughout the nature reserve. Four English holly plants small enough to pull easily were removed but the entire nature reserves needs to be surveyed for invasive species, to map and remove, to ensure that patches of English holly do not grow in size and number. This nature reserve is closed to the public, with no maintained trails, and the objectives of the management plan are generally being met.

**Recommendation:** Stay in contact with neighbours as they plan work on their land. Complete an Invitation to Quote or Request for Proposal to contract an invasive removal contractor for all Bowen Island nature reserves, as well as some of the conservation covenant areas. Add sticker with new logo onto two signs with old name and logo.

**Fairy Fen Nature Reserve** was visited on June 21, 2024 by Nuala Murphy and Emily McLean. There are bike trails on the Crown land adjacent to the south boundary of the nature reserve which need to be watched closely. This area is also where there is a growing English holly infestation. There are many patches spread over a large area that need to be mapped and removed. There were no visible signs of ATV use. There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

Recent communication from Metro Vancouver and Bowen Island Conservancy state that a large portion of the adjacent land purchased as a possible regional park at Cape Roger Curtis will be transferred to Bowen Island Conservancy. Management decisions for this area may impact the use of FFNR.

**Recommendation:** Complete an Invitation to Quote or Request for Proposal to contract an invasive removal contractor for all Bowen Island nature reserves, as well as some of the conservation covenant areas.

**Singing Woods Nature** was visited on June 21, 2024 by Nuala Murphy and Emily McLean. The restoration area where 12 western redcedar trees were planted in 2019 continues to have good survival, though slow growing. They were planted to help stabilize the soil and reduce the vigour of invasive species by shading but they have yet to reach a height to reduce the burdock that continues to thrive in this area. English holly and English ivy were also seen and removed but more complete mapping is required. There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

**Recommendation:** Complete an Invitation to Quote or Request for Proposal to contract an invasive removal contractor for all Bowen Island nature reserves, as well as some of the conservation covenant areas.

## Denman Island

**Inner Island Nature Reserve** was visited on May 8, 2024 by Nuala Murphy and Emily McLean, accompanied by A. Blackburn and J. Balke (Denman Conservancy Association). There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

**Recommendation:** Continue invasive species removal including reed canary grass, Scotch broom, and English holly management. Continue trail and sign maintenance.



**Lindsay Dickson Nature Reserve** was visited on May 8, 2024 by Nuala Murphy and Emily McLean accompanied by A. Blackburn (Denman Conservancy Association). There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met. *Photo: Chocolate lily*

**Recommendation:** Continue invasive species removal including English holly and English ivy management and trail maintenance. Monitor how effective new signage installed in 2024 to dissuade public use of an unauthorized trail which crosses private property is working.

**Morrison Marsh Nature Reserve** was visited on May 7, 2024 by Nuala Murphy and Emily McLean accompanied by A. Blackburn (Denman Conservancy Association). There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

**Recommendation:** Continue invasive species removal including English holly and Daphne. Continue trail and sign maintenance.

**Valens Brook Nature Reserve** was visited on May 7, 2024 by Nuala Murphy and Emily McLean accompanied by A. Blackburn (Denman Conservancy Association) and the volunteer warden L. Hermanutz. Restoration exclosures and areas of caged trees are doing well. This nature reserve is closed to the public, with no maintained trails, and the objectives of the management plan are generally being met.

**Recommendation:** Continue invasive species removal including English holly. Look into working with on-island groups to install a flow gauge/height monitoring for Valens Brook. Continue to monitor research restoration study plots, fencing and planting and water level gauge.

## Gabriola Island

**Burren's Acres Nature Reserve** was visited on May 31, 2024 by Nuala Murphy and Emily McLean accompanied by M. Yawney and M. Richards (Islands Trust Conservancy), S. Christopher (Gabriola Land and Trails Trust), and S. Yates (Gabriola Trustee and ITC Board Member). This nature reserve is closed to the public, with no maintained trails, and the objectives of the management plan are generally being met.

**Recommendation:** Continue invasive species removal of English holly, Scotch broom and spurge laurel. Boundary fence falling sideways in places but still upright, requires maintenance, stay in contact with neighbour about fence building.

**Coats Millstone Reserve** was visited on May 31, 2024 by Nuala Murphy and Emily McLean accompanied by M. Yawney and M. Richards (Islands Trust Conservancy), E. Barnewall (Nanaimo and Area Land Trust), S. Yates (Gabriola Trustee and ITC Board Member) and two Gabriola Historical and Museum Society staff. This nature reserve is closed to the public, apart from the short trail to the view point with signage warning of the steep cliff areas, and the objectives of the management plan are generally being met.

**Recommendation:** Continue to monitor invasive species.

**S’ul-hween X’pey (Elder Cedar) Nature Reserve** was visited by Nuala Murphy and Emily McLean accompanied by M. Yawney (Islands Trust Conservancy), E. Barnewall (Nanaimo and Area Land Trust), S. Christopher, A. Landry, B. Moerkerken, and S. Struthers (Gabriola Land and Trails Trust), and S. Yates and T. Elliot (Gabriola Trustees and ITC Board Members). There was a broken board on a boardwalk that needs replacing. Multiple ‘slippery when wet’ signs were installed in 2024 by various boardwalks and metal strips installed to reduce slipping dangers. Three new signs for each of the three entrances have been installed to warn of danger of trees falling. The objectives of the management plan are generally being met.

**Recommendation:** Survey the nature reserve for invasive species, to systematically map and remove. Install a 22 metre boardwalk on the north trail, over wet areas to protect from trail braiding and compacting soils. Monitor and fix all the boardwalks in need of maintenance or additional of metal strips to reduce the danger of slipping. Monitor restoration areas of plantings and fencing.

**Link Island Nature Reserve** was visited on May 30, 2024 by Nuala Murphy and Emily McLean accompanied by M. Yawney (Islands Trust Conservancy), E. Barnewall (Nanaimo and Area Land Trust), and R. Brockley (Gabriola Land and Trails Trust). This nature reserve is closed to the public. There is no approved management plan for this nature reserve so effectiveness of the management program cannot be evaluated, but there is a registered conservation covenant and life estate agreement to govern some management.

**Recommendation:** Link Island Nature Reserve requires a management plan. Continue invasive species removal including tansy ragwort and reed canary grass. Continue to work with local First Nations to obtain an archeologist to complete an archeological survey. Initiate soil moisture research project

**Saturnina Island Nature Reserve** was visited on May 16, 2024 by Nuala Murphy and Emily McLean accompanied by A. Canning and S. Christopher (Gabriola Land and Trails Trust). There is no approved management plan for this nature reserve so effectiveness of the management program cannot be evaluated. There are no maintained trails, but with no approved management plan or conservation covenant there has been no decision made on public access.



**Recommendation:** Saturnina Island Nature Reserve requires a management plan. Continue dialogue with First Nations regarding English ivy removal to begin removal of a very dense patch that is expanding. Continue to work with local First Nations to obtain an archeologist to complete an archeological survey.

## Galiano Island

**Laughlin Lake Nature Reserve Addition** was visited on August 1, 2024 by Jemma Green. This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met.

**Recommendation:** Continue invasive species removal, monitor Scotch broom on old logging road.

**Trincomali Nature Sanctuary** was visited on May 23, 2024 by Nuala Murphy and Emily McLean accompanied by S. Silverman (Galiano Conservancy Association). ITC Board approved research on groundwater monitoring with a water meter to be installed in the existing drilled well by the Galiano Conservation Association, that should begin end of 2024. This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met.

**Recommendation:** Continue invasive species removal including tansy ragwort and Scotch broom. Evaluate the caged planting and preform maintenance.

**Vanilla Leaf Land Nature Reserve** was visited on May 23, 2024 by Nuala Murphy and Emily McLean accompanied by S. Silverman (Galiano Conservancy Association). Galiano Conservancy Association (GCA) has taken ownership of the neighbouring property 'Quadra Lands' and are planning management activities that may result in: a trail location change to a less steep area that is easier to maintain, and changes to a culvert on the boundary of the Beaver Swamp Covenant and VLNR. There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

**Recommendation:** Continue English holly removal. Stay in contact and work with GCA to discuss any management changes that affect the area.

## Gambier Island



**Brigade Bay Bluffs Nature Reserve** was visited on June 22, 2024 by Nuala Murphy and Emily McLean accompanied by P. Scholefield, P. Snell, and C. Petroski (Gambier Island Conservancy). This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met. *Photo: Alligator lizard*

**Recommendation:** Invasive species removal of tansy ragwort. Remove cages from trees that are growing too large and repair those that have fallen.

**Long Bay Wetland Nature Reserve** was visited on June 22, 2024 by Nuala Murphy and Emily McLean accompanied by P. Scholefield, P. Snell, and C. Petroski (Gambier Island Conservancy). Annual one day work parties removing English holly were supplemented again this year with two contractors working for a week. There is a huge amount spread out over a large area. There were

no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

**Recommendation:** Invasive species removal needs to continue especially for infestations of English holly. Remove cages from trees that are growing too large and repair those that have fallen.

**Mount Artaban Nature Reserve** was visited on June 22, 2024 by Nuala Murphy and Emily McLean accompanied by P. Scholefield, P. Snell, and C. Petroski (Gambier Island Conservancy) but we did not walk to the top as we spent more time at the other two nature reserves this year. There were no

concerns at the trail head and along the boundary with Long Bay Wetland Nature Reserve. The objectives of the management plan are generally being met.

**Recommendation:** In 2025 ensure the trail is walked to the top of Mt. Artaban to monitor use as it was not walked in 2024. Directional signage is required at the top to direct visitors. Working with the Skwxwú7mesh Squamish) Nation to create signage and territorial acknowledgement.

## Keats Island

**Sandy Beach Nature Reserve, Hoak-pus** was visited on June 25, 2024 by TLC The Land Conservancy of British Columbia, Sunshine Coast Conservancy Association and Keats Island Conservation Society. There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

**Recommendation:** Continue trail improvement with steps from the beach to ensure the public stay on the nature reserve and do not enter adjacent private property. Continue invasive species removal. Complete the educational sign around Common Nighthawk once more work is done with the Skwxwú7mesh (Squamish) Nation to incorporate local language and territorial acknowledgement.

## Lasqueti Island

**John Osland Nature Reserve** was visited on May 9, 2024 by Nuala Murphy and Emily McLean accompanied by E. Barnewall (Nanaimo Area Land Trust), and W. Schnieble, A. Kukulj and J. Schwartz (Lasqueti Island Nature Conservancy). A garbage bag of plastics and glass were collected and



removed, likely came from the time of the homestead. A report was completed by Madrone in March 2024 to study the beaver activity and water levels of the wetland with the overall recommendation to allow the beaver activity to continue whilst continuing to monitor. There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met. A very large Douglas-fir tree is down across the trail that need to be re-routed around. *Photos: Beaver dam and beaver activity*

**Recommendation:** Continue invasive species removal. Instituted the suggestions of the Madrone report to help to increase the survival of trees from beaver damage: Investigate the area for significant western redcedar trees, see how many there are and evaluate the possibility of protecting them using several wraps of chicken wire or galvanized wire mesh at least 2.5 mm thick to withstand the cutting power of beaver teeth, with a mesh size less than 5 cm, which should extend at least 1 m up the tree stem and be securely pinned to the ground for those trees located furthest from current water levels. Rising water levels will kill trees near the wetland. Investigate and explore options for a

new section of trail to create a loop trail as mentioned in the management plan. Continue SAR surveys and bird box checks.

**Kwel Nature Sanctuary** was visited on May 10, 2024 by Nuala Murphy and Emily McLean accompanied by E. Barnewall (Nanaimo Area Land Trust), and W. Schnieble, A. Kukulj and J. Schwartz (Lasqueti Island Nature Conservancy). This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met. *Photo: Inspecting mosses and lichens.*



**Recommendation:** Continue SAR surveys, including bird box surveys.

**Mount Trematon Nature Reserve** was visited on May 9, 2024 by Nuala Murphy and Emily McLean accompanied by E. Barnewall (Nanaimo Area Land Trust), and W. Schnieble, A. Kukulj and J. Schwartz (Lasqueti Island Nature Conservancy). Exclosure plot put in place in October 2021 with planting began a multi-year research project on the effects of browse of sheep and deer. The planting and natural growth of native species are going well. There will be another exclosure to be placed in late 2024 early 2025 to incorporate riparian habitat. There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

**Recommendation:** Continue SAR surveys including Sharp-tailed snakes. Continue to monitor the fencing and plant survival and growth of the exclosure. Remove the broken and collapsed water bin and dispose of it appropriately.



**Salish View Nature Reserve** was visited on May 10, 2024 by Nuala Murphy and Emily McLean accompanied by E. Barnewall (Nanaimo Area Land Trust), and W. Schnieble, A. Kukulj and J. Schwartz (Lasqueti Island Nature Conservancy). Restoration planting around the pond exclosure is doing well and natural regeneration is occurring within the exclosure. Invasive removal has been done but more is needed. Earlier in the spring, branches were added to the wetland to determine if Northern red-legged frogs were in the wetland as the frogs could lay their eggs on these branches, however no egg masses were detected during the frog breeding period. Boundary sign installed in 2024. There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met. *Photo: Emily in western redcedar.*

**Recommendation:** Continue SAR surveys including Western Screech Owl box checks.

## Mayne Island

**Horton Bayviary Nature Reserve** was visited on August 31st, 2024 by R. Underhill (Mayne Island Conservancy Society). Exclosure restoration area with twenty-nine trees and twenty shrubs installed in February 2022 were monitored and are doing well and has increased the percent cover of the understory. A pile 2m x 2m x 20cm tall of partially decomposed vegetation, approximately 1-2 tarp loads comprised of pulled weeds, maple leaves, and small diameter Douglas fir branches was found dumped near the property boundary. This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met.

**Recommendation:** Communicate with neighbour who is dumping yard waste outside their gate and in the nature reserve. Continue to monitor exclosure fencing and plant survival and remove invasive species.

## North Pender Island

**Medicine Beach Nature Sanctuary** was visited on May 22, 2024 by Nuala Murphy and Emily McLean accompanied by G. Boffey (Pender Island Conservancy Association). Habitat Acquisition Trust spent a day on invasive species removal and mapping. A few step treads and portions of railing are in need of repair. There has been frequent dumping of household waste by the two dogipot locations especially on the road right of way in the parking area: new signage was installed but has not lead to a change in behavior. The objectives of the management plan are generally being met.

**Recommendation:** Continue invasive species removal, including spurge laurel and yellow flag iris. Continue to repair and replace step treads and ensure the railing is solid and complete other carpentry tasks on the current infrastructure as the need arises. Install a sign to deter use on the unauthorized trail that goes steeply down from view point bench to Shell Beach. Continue problem solving to dissuade household garbage dumping near the dogipots.

**Lisa Baile Nature Reserve** was visited on May 22, 2024 by Nuala Murphy and Emily McLean accompanied by L. Baile (Warden). Four signs were install in 2024 on the boundaries stating the nature reserve is authorized access only. This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met.

**Recommendation:** Continue the regular checks and cleaning of the 11 installed nest boxes that are found on LINR as part of the Avian Bioindicator Monitoring Project on the Pender Islands examining Violet-green Swallows and Chestnut-backed Chickadees as bioindicators of ecosystem health. Continue invasive species removal and monitor any future work that may be happening on the neighbouring property which has been recently surveyed.

## Salt Spring Island

**Cyril Cunningham Nature Reserve** was visited on June 19, 2024 by Nuala Murphy accompanied by W. Tyrrell (Salt Spring Island Conservancy). BC Hydro completed work replacing hydro poles in 2024 and were educated about Sharp-tail Snake and told to stop work if they were encountered, their work was contained to their statutory right of way. This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met.

**Recommendation:** Continue Sharp-tail Snake monitoring. Continue invasive species removal program as some clusters of English holly were found. Remove old wire fencing along boundary with BC Hydro Right of Way.



**Deep Ridge Nature Reserve** was visited on June 11, 2024 by Nuala Murphy and Emily McLean. This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met. *Photo: Oxette Coralroot*

**Recommendation:** None.

**Lower Mount Erskine Reserve** was visited on June 11, 2024 by Nuala Murphy and Emily McLean accompanied by C. Kahn (ITC Board Member). Planting and caging on heavy use areas has been ongoing with some

additions starting in February 2022 (planting in small metal enclosures to prevent trail widening and erosion) with great species survival. Signage is required: two signs on either side of the well used unauthorized trail that enters private property; one sign on the first metal enclosure/restoration area that people come to as they walk the trail to explain the restoration project, replacement sign at entrance with new logo/name and permitted/restricted activities. There was a tree hung up over the trail that was considered safe for now and one tree that had fallen that needs to be removed. The objectives of the management plan are generally being met.

**Recommendation:** Continue invasive species removal and monitoring species survival of the caged planting. For all enclosures record what species have the highest survival rate, if trail users are damaging or removing the enclosures, and is erosion being prevented. Ensure the fencing is still in place and consider infill planting if necessary.

**McFadden Creek Nature Sanctuary** was visited June 19, 2024 by Nuala Murphy and Emily McLean accompanied by W. Tyrrell (Salt Spring Island Conservancy). Climate change research project plots installed by the UBC Conservation Decisions Lab in March 2022 continue to collect data. Streambank restoration were installed with 56 plantings in enclosures of 2 m or 0.5m diameter. A neighbour has felled trees right to the boundary leaving slash on the boundary. This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met.

**Recommendation:** Continue invasive species removal and garbage and wire fence removal. Monitor fencing and planting survival and consider infill planting if necessary in restoration area. Continue to monitor for heron nesting with an avian specialist if possible.

**Ruby Alton Nature Reserve** was visited on June 11, 2024 by Nuala Murphy and Emily McLean. The monitors spoke with the caretaker on site. Forsen Brook has been classified as 'Non-Functional: the state of erosion and proximity to the house making it beyond meaningful remediation. An arborist modified a large undercut Western redcedar tree near the house so that it was no longer in danger of falling on the house. Many maintenance issues exist relating to the house. Restoration planting overall doing well. There is a short trail from the main entrance gate that is open to the public that allows beach access. There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

**Recommendation:** Continue with invasive species removal and monitor restoration planting. A revised management plan for this nature reserve is required. Put in action the recommendations of the house inspection report as funds allow.

## Thetis Island

**Fairyslipper Forest Nature Reserve** was visited on May 1, 2024 by Nuala Murphy. A trail license has been extended for two years with Thetis Island Residents and Ratepayers Association, until April 30, 2026, to allow for public use of the parking area and short trail to the FSNR boundary. A new trail license from Burchill Hill may lead to more people coming but the trail has always existed so unlikely to increase use by that much. There were no public safety issues identified in the reserve and the objectives of the management plan are generally being met.

**Recommendation:** Continue with Western Screech-Owl box monitoring as well as invasive species removal.

**Moore Hill Nature Reserve** was visited on May 1, 2024 by Nuala Murphy accompanied by A. Eriksson and R. Welsh (Thetis Island Nature Conservancy), C. James (Penelakut Stewardship Team), T. Tripp (Madrone). WESO box checks were done while monitoring. BC Hydro is designing a new network of poles along the road with all planned work to be done in the road right of way, some trees may be taken down on the MHNR side of the road. This nature reserve is closed to the public with no maintained trails. The objectives of the management plan are generally being met.

**Recommendation:** Continue with Western Screech-Owl and Sharp-tailed Snake box monitoring as well as invasive species removal.



# BRIEFING

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**To:** Islands Trust Conservancy Board  
**For the Meeting of:** November 19, 2024

**From:** ITC Staff  
**Date Prepared:** September 25, 2024

**SUBJECT:** 35<sup>th</sup> Anniversary of ITC Communications & Engagement Strategy

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**PURPOSE:** To provide a proposed strategy for the 35<sup>th</sup> Anniversary of the Islands Trust Conservancy (ITC) for discussion and direction.

**BACKGROUND:**

In 2025, Islands Trust Conservancy (ITC) will celebrate 35 years of preserving and protecting special places in the Islands Trust Area. The ITC Communications Specialist will lead the 35<sup>th</sup> Anniversary Communications and Engagement Strategy by implementing the following strategies:

- **35<sup>th</sup> Anniversary Logo** will be designed and created in November/December 2024 by a graphic designer to celebrate the anniversary. The logo will be launched in January 2025 on the Islands Trust Conservancy website, socials (Facebook, X, LinkedIn, Instagram, YouTube), subscriber notices, and in other ITC communications throughout the year including the Annual Report and Impact Report.
- **News Release** will be released in January 2025 celebrating the 35<sup>th</sup> anniversary of ITC. It will be shared with media outlets across the Islands Trust Area and to all ITC subscribers. The news release will highlight key accomplishments of ITC over the past 35 years.
- **35<sup>th</sup> Anniversary Storytelling Project** will be launched in spring 2025 on a new Islands Trust Conservancy blog. This storytelling project will begin with a public survey launched in January 2025, collecting stories, quotations, and photographs from ITC audience members, partners, and community members from across the Islands Trust Area. The survey will be promoted through all ITC communications channels and through targeted ads on social media and in print publications. The stories, quotations, and photographs collected through the survey will be shared through dedicated quarterly posts on the new ITC blog celebrating the 35<sup>th</sup> anniversary and then will be cross-promoted on ITC socials and through subscriber notices.
- **35<sup>th</sup> Anniversary Editions of the Heron Newsletter** will be launched in the spring, summer, and fall of 2025. Each of these issues will have a 35<sup>th</sup> anniversary theme highlighting key accomplishments, stories, and partnerships that have made our work possible. 35<sup>th</sup> anniversary subscriber notices will accompany the release of each of these newsletters.
- **35<sup>th</sup> Anniversary Presentation** will be created for the Board Chair to present at the June 2025 Trust Council. A cake will be provided by ITC for lunch or afternoon coffee break at the meeting to celebrate ITC's anniversary. The ITC's appointed board members will be invited to attend for the presentation/lunch or coffee break.
- **35<sup>th</sup> Anniversary Display for Summer Community Events and Fall Fairs** will be created and staff will attend targeted events in key locations across the Islands Trust Area. The focus will be to

engage with community members, illustrate ITC's success, and educate about Islands Trust Conservancy. The islands noted as highest priority for conservation in the Regional Conservation Plan (Lasqueti, Salt Spring, Thetis, Gabriola, Galiano, and Gambier Islands) and those where ITC does not have a significant protected lands already (Mayne and Denman Islands) will be targeted as highest priority to choose from.

- **Islands Trust Conservancy History Infographic** will be updated and promoted on the ITC website, subscriber notices, and socials (Facebook, X, LinkedIn, Instagram) subject to available time.

**ATTACHMENT(S):** Example logo from Islands Trust's 50<sup>th</sup> and 35<sup>th</sup> Anniversaries, 35<sup>th</sup> Anniversary of ITC Communications and Engagement Strategy Timeline

**FOLLOW-UP:** Unless directed otherwise, the ITC Communications Specialist will undertake the 35<sup>th</sup> anniversary celebration activities noted above.

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**Prepared By:** Micaela Yawney, ITC Communications Specialist

**Reviewed By/Date:** Carolyn Stewart, A/Manager, ITC / October 7<sup>th</sup>, 2024  
Clare Frater, Director, TAS / October 10<sup>th</sup>, 2024

Example logo from Islands Trust’s 50<sup>th</sup> and 35<sup>th</sup> Anniversaries:



**35<sup>th</sup> Anniversary of ITC Communications and Engagement Strategy Timeline:**

<b>Deliverable:</b>	<b>Description:</b>	<b>Audience:</b>	<b>Timeline for development:</b>	<b>Responsible person(s):</b>
35 <sup>th</sup> Anniversary Logo	A simple logo that can be used on all ITC communications materials and channels for the year-long celebration	ITC audience General public	November – December 2024 Launch January 2025	Communications Specialist Approval by ITC Manager & TAS Director
News Release	A release of information and quotes to highlight ITC and its 35 <sup>th</sup> anniversary, celebrating some of the key accomplishments of ITC over the past 35 years	ITC audience General public	November 2024 – January 2025 Release January 2025	Communications Specialist Approval by ITC Manager, TAS Director & ITC Board Chair
35 <sup>th</sup> Anniversary Storytelling Project	A public survey seeking stories, quotations, and photographs about ITC over the past 35 years to then be shared on the new ITC blog and through ITC communications channels (socials, website, email)	ITC audience General public Past/current Board members Past donors (financial, covenant, land) Conservancy partners	November 2024 – December 2025	Communications Specialist Approval by ITC Manager & TAS Director

35 <sup>th</sup> Anniversary editions of the Heron Newsletter	Annual editions of the Heron Newsletter released in the spring, summer, and fall will be dedicated 35 <sup>th</sup> anniversary editions with a focus on the special people, places, and conservation funds that make our work a success	ITC audience (Heron subscribers, eNews subscribers)  General public Donors Conservancy partners	May, August, and October 2025	Communications Specialist  Approval by ITC Manager & TAS Director
35 <sup>th</sup> Anniversary Presentation at June Trust Council	Celebratory visual presentation illustrating the success of ITC over the past 35 years	Trustees  General public	June 2025 Trust Council	Communications Specialist  Approval by ITC Manager & TAS Director
Display for Community Events and Fall Fairs	A display booth that visually illustrates some of the successes of ITC (e.g., a NR a Covenant, a restoration project, a SAR research project, local conservancies we work with, significant donations for acquisitions, research, etc.) and illustrates options for people to help ITC's conservation efforts	Islands communities &  Island residents	August – September 2025	Communications Specialist with assistance from other ITC Staff  Approval by ITC Manager & TAS Director
Islands Trust Conservancy History Infographic	A stylized history of the ITC highlighting key moments and accomplishments for the website as a wrap up to the 35 <sup>th</sup> anniversary celebration.	ITC audience  General public	Fall 2025, subject to available time	Communications Specialist  Approval by ITC Manager & TAS Director



# BRIEFING

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**To:** Islands Trust Conservancy Board  
**For the Meeting of:** November 19, 2024

**From:** Staff  
**Date Prepared:** October 11, 2024

**SUBJECT:** Gambier Island Local Trust Committee request regarding use of Squamish language on ITC Nature Reserve signage on Gambier Island

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## PURPOSE:

To inform the Islands Trust Conservancy Board that the Gambier Island Local Trust Committee passed a resolution requesting action from the ITC Board.

## BACKGROUND:

The Gambier Island Local Trust Committee (LTC) has received input from Squamish Nation regarding its Official Community Plan and Land Use Bylaw Review. The LTC, in considering its Official Community Plan and Land Use Bylaw Review, Options and Implications Table 1 (Attachment 1) at a recent LTC meeting, passed the following resolution. Bullet 1 in the resolution relates to the Islands Trust Conservancy (ITC)—emphasis added by ITC staff.

## GM-2024-045

### It was **MOVED** and **SECONDED**

That the Gambier Island Local Trust Committee affirms its support for the implementation of Squamish Nation recommendation A6\* and requests:

- **The Board of the Islands Trust Conservancy to prioritize the allocation of necessary resources to seek approval for a translation request from Squamish Nation for the installation and maintenance of Squamish language signage on ITC Nature Reserves on Gambier Island;** and
- Staff to prepare a draft advocacy letter under the signature of the LTC Chair to other local funding organizations and the Heritage Branch of the Ministry of Tourism requesting support for funding for the approval, installation and maintenance of Squamish language signage on trails and in areas deemed important by the Nation in the Gambier Local Trust Area.
- Staff to add the following agenda item to the next Sunshine Coast Regional District Protocol meeting agenda for discussion: *“Joint funding Opportunities for the approval, installation and maintenance of Squamish language signage on trails and in areas deemed important by the Nation in the SCRD Area”.*

\*Squamish Nation recommendation “A6” is included in Attachment 1.

Nature Reserve signage is currently addressed through ITC Policy 2.3 Acquisition and Management of Land, amended in March 2024. It includes the following policy direction:

1. Generally, the following three types of signs may be used on Nature Reserves:

*Management Signs-* describe permitted uses or activities that are not permitted, using international symbols where appropriate.

*Safety Signs*- alert visitors to dangerous conditions or hazards that exist. Safety signs must be installed when a hazard or dangerous condition is identified on-site, using international symbols where appropriate.

*Information Signs*- provide visitors with specific information such as, the name of the property, management partners, identification of the site boundaries, identification or interpretation of features, provision of directions, and identification of facilities (e.g., trails).

The policy does not include any direction regarding use of Indigenous place names or translation of signage into Indigenous languages.

ITC staff do not have capacity within the approved 2024 work plan to undertake this work this fiscal but it could be included in a future work plan. Staff time and funds for consultation, translation, and new signage would be required to undertake a project relating to signage for Gambier Island ITC Nature Reserves.

There are different ways to address this request. One, under ITC Board direction, this could be a pilot project for how indigenous language might be incorporated into ITC signage (e.g., place names as mentioned in Attachment 1, under Implications, or a sign in Squamish language/translated from the English equivalent sign as mentioned in the LTC resolution, or an information sign in both languages relating to the Squamish Nation and its traditional territory as an educational sign), subject to discussion with Squamish First Nation. The Gambier Island area is unusual as it has been decided amongst the local First Nations that Squamish Nation is typically the lead/primary First Nation. Therefore, this may be a simpler area to address signage than those with multiple/overlapping First Nations' territories or different languages. Two, the ITC Board may want to consider establishing a new, separate sign policy first that provides more detail regarding signage for nature reserves that addresses various management needs and interests.

If the Board wished staff to take this as a pilot project in 2025/26, there is information that needs to be received and/or reviewed before the work can be delivered effectively:

- Clear summaries of the comments of Squamish Nation provided to the Gambier LTC regarding its interest in use of Squamish language in signage so ITC staff understand the First Nations intent/desire.
- Clear direction from Gambier Island planning staff regarding the official/agreed to process for submitting translation requests to Squamish Nation.
- Clear summaries of the comments received through First Nations' engagement on the Islands Trust Policy Statement relating to signage/use of Indigenous language, if any (Islands 2050).
- Consideration from the ITC Board on how Indigenous language will be incorporated into ITC signage in the short term and in particular, where there are many overlapping First Nations territories or different languages and consideration if this should be a discussion through engagement on the development of the ITC Plan.
- Consolidated understanding of desired and required signage for nature reserves and a clear process for sign development and approvals (in part through the risk management policy development).

**ATTACHMENT(S):** Cha7élkwnech (Gambier Island) Official Community Plan and Land Use Bylaw Review Options and Implications Table 1 – Updated October 2024

**FOLLOW-UP:** A response letter should be provided from the ITC Board to the Gambier LTC, indicating it received the LTC's request regarding nature reserve signage in Squamish language, indicating ITC does not have the capacity to take this on in 2024/25 but will consider it in the future. Also, the response

should seek additional information on bullet points 1 and 2 above to clarify the Squamish Nations' interests and processes.

ITC staff will check with Director Frater and Trust Area Services staff regarding First Nations comments on the Policy Statement or other trust wide initiatives relating to use of Indigenous languages and staff will continue to address nature reserve signage needs through the on-going risk management policy development.

If directed, staff will include the creation of a sign policy in the 2025/26 work program (likely to require external assistance) and will seek input from First Nations about use of Indigenous place names or other uses of Indigenous languages/cultural information in signage at ITC nature reserves through the development of the ITC Five Year Plan.

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**Prepared By:** Nuala Murphy, Property Management Specialist

**Reviewed By/Date:** Carolyn Stewart Manager, Islands Trust Conservancy / November 7, 2024

# Cha7élkwnech (Gambier Island) Official Community Plan and Land Use Bylaw Review

## Options and Implications Table 1 – Updated October 2024



The following table has been prepared by Islands Trust planning staff under the direction of the Gambier Island Local Trust Committee (LTC). In April 2024 the LTC considered a comprehensive list of priority recommendations from Sk̓wx̓ wú7mesh Úxwumixw (Squamish Nation) regarding amendments to the Gambier Island Official Community Plan and Land Use Bylaw. The following LTC resolution GM-2024-16 was passed: “That the Gambier Island Local Trust Committee request staff to prepare a supplemental report including options and implications of draft bylaw language to amend and update the OCP and LUB based on the general recommendations of the 2023 Public Engagement Summary and twenty recommendations from the 2024 Squamish nation Engagement Summary (A1-A5, B1-B9, C1, C3, C4, D1, D3, D5) identified as high priority OCP and LUB amendments.”

The following Table 1. identifies the above noted Squamish Nation recommendations and outlines possible implementation options and implications. It is intended to assist the LTC in determining its’ level of political support to advance implementation in this 2024/25 fiscal year. Additionally, the table serves as a tool for the LTC to report back to the Squamish Nation on next steps and to communicate with island residents about the intended direction for high-priority recommendations.

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction (support/request further information/ proceed no further/ or other direction)
A.1 Update OCP with Cha7élkwnech (Gambier) Island references throughout.	OCP			<b>Endorsed by Local Trust Committee October 2024 Resolution GM-2024xxx</b>
A.2 Amend OCPs and LUBs with appropriate land acknowledgment at the beginning of each bylaw in the Trust Area that falls within Sk̓wx̓ wú7mesh Úxwumixw territory, <u>not just Gambier Island</u> .	OCP and LUB	<ul style="list-style-type: none"> <li>Staff can submit language and translation request form to Squamish Nation to identify appropriate place name requests;</li> <li>Staff can draft text amendments to both OCP and LUB for LTC consideration;</li> <li>LTC can send a bylaw referral to Squamish Nation prior to first reading.</li> <li>Upon confirmation by the Nation that text is approved, accurate and appropriate – LTC can consider first reading.</li> </ul>	<p><i>Aligns with the Islands Trust Council <a href="#">Reconciliation Action Plan</a> Action Item 3.2 “Land use decisions must be informed by First Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites.”</i></p>	<b>Endorsed by Local Trust Committee October 2024 Resolution GM-2024xxx</b>
A.3 Work with cultural heritage department regarding Sk̓wx̓ wú7mesh Úxwumixw language place names being included in the OCP, where appropriate. Submit language and translation request form to integrate indigenous place names within OCP.	OCP	<p><b>Staff recommends the LTC support recommendations A.1- A.4 and request staff to prepare a language and translation request form to Squamish Nation and begin drafting text amendments to the OCP/LUB.</b></p>	<p><i>Aligns with objectives and scope of <a href="#">project charter as endorsed by the LTC</a>.</i></p> <p><i>Strengthen relations with First Nations:</i> Sk̓wx̓ wú7mesh Úxwumixw encourages the use and (re) application of Sk̓wx̓ wú7mesh Úxwumixw place names within their territory given that they are approved, accurate, and appropriate and evaluated by the Sk̓wx̓ wú7mesh Úxwumixw prior to their use.</p>	<b>Endorsed by Local Trust Committee October 2024 Resolution GM-2024xxx</b>
A.4 Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance and update Gambier Island webpage to include commitment statements.	OCP		<p><i>Respect for Indigenous Rights and Title:</i> acknowledges First Nation connection and stewardship over the territory and demonstrates commitment to preservation and revitalization of language and culture.</p>	<b>Endorsed by Local Trust Committee October 2024 Resolution GM-2024xxx</b>
A.5 Amend OCP to explicitly recognize the impacts of existing	OCP	<ul style="list-style-type: none"> <li>Draft text amendment for OCP to update historical and modern First Nations context as well as policy directives in support of land use planning amendments that respect</li> </ul>	<p><i>Aligns with the Islands Trust Council <a href="#">Reconciliation Action Plan</a> Action Item 3.2 “Land use decisions must be informed by First</i></p>	<b>Endorsed by Local Trust Committee October 2024</b>

**LTC Direction**

*(support/request further information/ proceed no further/ or other direction)*

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction
patterns of settlement, protected areas and residential development on First Nations rights and title.		Indigenous Rights and Title, environmental stewardship and cultural preservation priorities. <ul style="list-style-type: none"> <li>Referral to Squamish Nation prior to first reading</li> </ul>	<i>Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites.”</i>	<b>Resolution GM-2024xxx</b>
A.6 Assist in coordinating, funding and/or installing <i>Sḵw̱x̱ wú7mesh Úxwumixw</i> language signage (where deemed appropriate and not confidential by the Nation) on trails and areas deemed important by the Nation.	N/A Advocacy and coordination	Staff recommends the LTC support recommendation A.5 and request staff to prepare draft language for LTC consideration.	Aligns with objectives and scope of <a href="#">project charter as endorsed by the LTC</a> .  <i>Respect for Indigenous Rights and Title:</i> Nation engagement has indicated request to see stated commitment from local government to reconciliation that acknowledges its’ history and connections to the island through text in land use planning documents within their territory.	Add to annual meeting agenda with SCRD for discussion. <b>Resolution GM-2024xxx</b>  Request ITC prioritize signage approvals, installation and maintenance. <b>Resolution GM-2024xxx</b>
B.1 Maintain existing objectives and policies under “Climate Change Adaptation and Mitigation” section of current OCP.	OCP	No action required.	N/A	No Action Required.
B.2 Amend OCP with appropriate guiding objective and policy for the “Climate Change Adaptation and Mitigation” section. Include examples i.e. reduced access to harvest areas/food insecurity related to climate change.	OCP	<ul style="list-style-type: none"> <li>Staff can draft objective and policy for inclusion in draft OCP bylaw and LTC consideration.</li> <li>Refer to Nation staff for review and comment.</li> <li>LTC consideration of first reading.</li> </ul>	<i>Recognize the impacts of climate change on First Nations rights and title.</i>	<b>Endorsed by Local Trust Committee October 2024 Resolution GM-2024xxx</b>
B.3 Align with net-zero emissions targets by 2050 set by adjacent communities (Gibsons, Sechelt, SCRD), not just in the climate change section of the OCP but throughout the OCP.	OCP	<ul style="list-style-type: none"> <li>Staff can prepare draft updates to the OCP for LTC consideration.</li> <li>Refer to Nation staff for review and comment.</li> <li>LTC consideration of first reading.</li> </ul>	<i>Align targets to reflect consistency with adjacent Howe Sound communities.</i>	<b>Endorsed by Local Trust Committee October 2024 Resolution GM-2024xxx</b>
B.4 Work with Sunshine Coast Regional District to pilot requirement for all new residential	OCP/LUB	<ul style="list-style-type: none"> <li>Draft a Development Approval Information (DAI) bylaw to require adequate level of detail from rezoning applicants where a change in use or increase in density is proposed.</li> </ul>	- <i>DAI bylaw can address <u>new proposed development</u> through rezoning applications and allow LTC to evaluate a proposal’s impact on climate adaptation.</i>	<i>Proceed no further on DAI bylaw recommendation.</i>

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction (support/request further information/ proceed no further/ or other direction)
and institutional construction to meet highest construction and energy standards; embodied carbon; recycling and repurposing as well as demolition vs. retrofitting.		<ul style="list-style-type: none"> <li>Advocate for the SCRD to adopt the Zero Carbon Step Code requirements which aligns with the direction of several local governments <a href="https://energystepcode.ca/implementation_updates/">https://energystepcode.ca/implementation_updates/</a></li> </ul> <p>Staff recommends the LTC support recommendation B.4 and request that this be added to the agenda for discussion at the next protocol agreement meeting with the SCRD.</p>	<ul style="list-style-type: none"> <li>Zero Carbon Step Code early implementation for new construction until provincial rules are mandatory by 2030.</li> </ul>	<p>Add to annual meeting agenda with SCRD for discussion. <b>Resolution GM-2024xxx</b></p>
B.5 Amend “Climate Change Adaptation and Mitigation” OCP policies section to separate policies into clearer categories such as ADAPTATION; ENERGY; WASTE; BIODIVERSITY; COLLABORATION etc.	OCP	<ul style="list-style-type: none"> <li>Minor text amendment to existing OCP policies.</li> </ul> <p>Staff recommends the LTC support recommendation B.5 and request staff to prepare draft bylaw language for LTC consideration.</p>	<p>Greater clarity in the OCP of what categories the existing policies are addressing.</p>	<p><b>Endorsed by Local Trust Committee October 2024</b> <b>Resolution GM-2024xxx</b></p>
B.6 Set specific targets and reference other climate action goals if needed. Review entire OCP to ensure net-zero emission targets are addressed wherever possible in supporting land use policy and regulations.	OCP	<ul style="list-style-type: none"> <li>Update the OCP policies and objectives to reflect net-zero emissions targets and ensure consistency across OCP and LUB.</li> </ul> <p>Staff recommends the LTC support recommendation B.6 and request staff to prepare draft bylaw language for LTC consideration.</p>	<p>Align targets to reflect consistency with adjacent Howe Sound communities.</p>	<p>LTC endorsed updated OCP targets but deferred to SCRD on implementing B4. <b>Resolution GM-2024xxx</b></p>
B.7 Work with SCRD to pilot highest level of Step Code implementation for all new construction/dwellings.	Possibly OCP. Would be SCRD led initiative in partnership with LTC.	<p>Like the BC Energy Step Code, the Zero Carbon Step Code is a plan to improve new buildings over time, with the objective to <b>reach zero emissions from all new buildings in BC by 2030</b>. It complements the BC Energy Step Code by reducing emissions while improving energy efficiency. Together, they make buildings that are cleaner, more energy efficient, and affordable to operate.</p> <p>The Zero Carbon Step Code was first introduced in a May 1, 2023 update of the BC Building Code. It provides several options to reduce the amount of operational carbon emissions from a building by requiring lower emissions from space and water heating systems.</p> <p>Until recently, the BC Energy Step Code was the main tool to reduce energy use and emissions from buildings. While energy efficiency typically reduces emissions by impacting the size, efficiency and consequently amount of greenhouse gas emissions from mechanical systems in a new building, it does not fully eliminate a building’s carbon emissions, even under most stringent energy efficiency requirements.</p> <p>The Province and local governments have set ambitious greenhouse gas reduction targets that can only be achieved <u>if the building sector starts to decarbonize</u>. The Zero Carbon Step Code provides a new tool for the construction sector and local communities to switch from carbon-intensive mechanical systems to zero carbon systems. <u>The Province will start to mandate different Zero Carbon Step Code Levels as early as 2024, and require zero carbon new construction by 2030</u>. Early implementation by local governments is being encouraged and 29 local governments, including West Vancouver District and Cowichan Valley Regional District have already implemented these standards.</p>	<p>Strongly encourage SCRD to join <a href="#">29 other local governments</a> in BC in adopting this standard and demonstrate early implementation across the Local Trust Area.</p>	<p>Add to annual meeting agenda with SCRD for discussion. <b>Resolution GM-2024xxx</b></p>
		<p><a href="https://energystepcode.ca/zero-carbon/">https://energystepcode.ca/zero-carbon/</a></p>		

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction (support/request further information/proceed no further/ or other direction)
B.8 Explore implementation of a new development permit area for energy and water conservation for any new residential/institutional construction.	OCP/LUB	<p>Staff recommends the LTC support recommendation B.7 and request that either this and recommendation B.4 be added to the agenda for discussion at the next protocol agreement meeting with the SCRD (tentatively scheduled for 2025); OR the LTC draft a letter to the SCRD Board requesting consideration of zero carbon energy step code implementation for the Gambier Local Trust Area.</p> <p>LTC can consider a new island wide DPA to address climate action (energy and water conservation, GHG emissions) specifically. Objectives of the DP could include:</p> <ul style="list-style-type: none"> <li>• Landscaping, for example, requiring drought-tolerant plantings;</li> <li>• Siting of buildings and other structures, for example, building orientation to capture solar energy;</li> <li>• Form and exterior design of buildings and other structures, for example, provision of deep overhangs for shade;</li> <li>• Specific features in the development, for example, naturalized ponds that capture and store rainwater runoff;</li> <li>• Machinery, equipment and systems external to buildings and other structures, for example, rainwater collection systems and geothermal systems.</li> </ul> <p><a href="https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/development_permit_areas_climate_action_guide.pdf">https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/development_permit_areas_climate_action_guide.pdf</a></p> <p>Staff do not recommend the LTC endorse this recommendations at this time and instead consider encouraging the SCRD to advance adoption of net zero energy step code implementation across the Regional District (see recommendation B7).</p>	<p><i>This particular DPA may be challenging to implement on Gambier Island as the predominant form of development is rural residential. SCRD initiatives towards Step Code or net zero energy codes may more effective at requiring impactful changes at the building design/permitting stage.</i></p>	<p><i>Not Endorsed by LTC. Trustees indicated support for education tools instead of regulatory approach.</i></p>
B.9 Separate out stormwater and water conservation objectives.	OCP	<p>Minor text amendment to existing OCP policies. <b>Staff recommend the LTC endorse this recommendation and direct staff to prepare draft bylaw language.</b></p>	N/A	<p><b>Endorsed by Local Trust Committee October 2024 Resolution GM-2024xxx</b></p>
B.10 Advocate for Regional District and provincial rebates for energy efficiency upgrades and retrofits to homes.	N/A Advocacy and Cooperation	<ul style="list-style-type: none"> <li>• LTC can add this recommendation to SCRD Protocol meeting agenda for discussion of further opportunities for appropriate rebates that could apply across the regional district and benefit Gambier Island residents.</li> </ul>	<p><i>Recognize the impacts of climate change on First Nations rights and title.</i></p>	<p><b>Add to annual meeting agenda with SCRD for discussion. Resolution GM-2024xxx</b></p>
C.1 Explore implementation of shoreline Development Permit Area (DPA – see D3 below) or Heritage Conservation Area (HCA) to be applied island wide or up to 200 m from the setback of the natural boundary of the sea.	OCP and LUB	<ul style="list-style-type: none"> <li>• New DPA for shoreline protection as per project charter.</li> <li>• New HCA as per project charter. <a href="#">HCA</a> is intended to provide long term protection to a distinctive area of the island (or island wide) which contains resources with special heritage value. A heritage alteration permit would be required for subdivision, additions to existing structures, construction of a new building or alteration to land. Objectives and guidelines are drafted, similar to a DP. Exclusions can also be listed. Heritage impact assessments can be requested for highly significant or sensitive areas (such as within 200 m of the shoreline or freshwater bodies). These assessments can provide valuable information PRIOR to issuing approvals to reduce or eliminate negative impacts of a proposed development on a heritage</li> </ul>	<p><i>Aligns with the Islands Trust Council <a href="#">Reconciliation Action Plan</a> Action Item 3.2 “Land use decisions must be informed by First Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites.”</i></p> <p><i>Aligns with objectives and scope of <a href="#">project charter as endorsed by the LTC</a>.</i></p> <p><i>Preservation of cultural and historical heritage</i></p>	<p><i>July 2024 – LTC requested more information on the use of an HCA. See October 1 2024 Staff report for supplemental information.</i></p> <p><i>PENDING further consideration by the LTC.</i></p>

**LTC Direction**

*(support/request further information/ proceed no further/ or other direction)*

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction
<p>C.3 Use a Development Approval Information Bylaw (DAI) to require a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA) (or all three for complex sites) for rezoning applications where increase in density or intensity of uses is being proposed on the island. Coordinate with the Squamish Nation Archaeological or Heritage Permit process and appropriate qualified professionals.</p>	OCP	<p>resource. The LTC can delegate authority for HAP's to be reviewed/issued by staff and enter into a protocol agreement with First Nations to ensure staff-to staff review of each application so that First Nations interests and concerns are addressed in each permit.</p> <p>Staff recommend the LTC endorse the recommendations for a shoreline DPA and direct staff to prepare draft bylaw language for LTC consideration.</p> <p>Staff recommend the LTC request further information on the implementation of an island wide HCA, including the use of heritage impact assessments and delegation of authority to staff to work with Local First Nations on consideration of Heritage Alteration Permits.</p>	<p><i>Collaboration and decision making with First Nations</i></p> <p><i>Environmental Stewardship</i></p> <p><i>Respect for indigenous rights and title</i></p> <p><i>Additional permit required at the time of building permit/subdivision or installation of new septic field or land alterations</i></p> <p><i>Clarity to applicants about what level of detail is required prior to construction and what mitigating efforts may be necessary</i></p>	<p><b>Endorsed by Local Trust Committee October 2024 Resolution GM-2024xxx</b></p>
<p>C.4 Use a Development Approval Information Bylaw (DAI) to require a biophysical inventory for rezoning applications where increase in density or intensity of uses is being proposed anywhere on the island, to identify forest characteristics, sites of highest biodiversity, species at risk. Ensure information sharing with the Nation to build on datasets and enhance quality of the referrals.</p>	OCP	<ul style="list-style-type: none"> <li>DAI bylaw can be drafted to require any rezoning application for a change in use or increase in density to provide additional details on impacts to culturally/environmentally significant areas. In consultation with First Nations, the level of detail required in the study can be determined so the LTC has important decision making information regarding the impacts of the proposed development.</li> <li>Several LTA's have DAI bylaws adopted by Trust Council.</li> </ul> <p>Staff recommend the LTC endorse recommendations C.3 and C.4 and direct staff to prepare draft language for LTC consideration.</p>	<p><i>Aligns with the Islands Trust Council <a href="#">Reconciliation Action Plan</a> Action Item 3.2 "Land use decisions must be informed by First Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites."</i></p> <p><i>Aligns with objectives and scope of LTC project charter as endorsed by the LTC.</i></p> <p><i>Preservation of cultural and historical heritage</i></p> <p><i>Collaboration and decision making with First Nations</i></p> <p><i>Environmental Stewardship</i></p> <p><i>Respect for indigenous rights and title</i></p> <p><i>Clarity to applicants about what level of detail is required prior to making an application</i></p>	<p><b>Endorsed by Local Trust Committee October 2024 Resolution GM-2024xxx</b></p>
<p>D.1 Maintain existing <u>island wide</u> Development Permit Area (DPA) for streams and watercourses.</p>	OCP/LUB	<p>No change to existing OCP policies or DPA.</p>		<p><b>NO ACTION REQUIRED</b></p>
<p>D.2 Work with FN, Howe Sound Biosphere Region and other</p>	OCP/LUB and Advocacy	<ul style="list-style-type: none"> <li>In coordination with Trust Area Services (TAS), LTC can send a letter directly to the Minister of Environment and Climate Change Strategy, requesting specific</li> </ul>	<p><i>Collaboration and decision making with First Nations</i></p>	<p><b>Request advocacy letters and Executive Committee support.</b></p>

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction (support/request further information/proceed no further/ or other direction)
partners to strengthen and restore island biodiversity.		provincial support of biodiversity initiatives in the Howe Sound and on Gambier Island specifically. <ul style="list-style-type: none"> <li>LTC can request the Executive Committee meet directly with the Provincial Minister of Environment and Climate Change Strategy and advocate for a significant investment in biodiversity protection, monitoring and coordination with First Nations, HSBR and local governments. Provincial elections are taking place in November 2024, therefore schedule a meeting early 2025.</li> </ul>	<i>Environmental Stewardship</i>  <i>Respect for indigenous rights and title</i>	<b>Resolution GM-2024xxx</b>
D.3 Explore implementation of shoreline Development Permit Area (DPA) to be applied island wide 30 metres from the setback of the natural boundary of the sea.		See Recommendation C.1  <b>Staff recommend the LTC endorse recommendations C.1 and D.3 and direct staff to prepare draft policies and regulations for LTC consideration.</b>	<i>Aligns with objectives and scope of <a href="#">project charter as endorsed by the LTC.</a></i>	<i>PENDING further consideration by the LTC.</i>
D.4 Coordinate and advocate with Province for new dock tenures to be supported by a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA).	DAI and Advocacy	<ul style="list-style-type: none"> <li>Ensure DIA bylaw requires new applications for changes in use or density that propose dock access to include sufficient marine based assessments to identify culturally significant areas.</li> <li>In coordination with Trust Area Services (TAS), LTC can send a letter directly to the Minister of Forests requesting new provincial dock tenures in the Howe Sound be required to be supported with PFR, AOA or AIAs depending on the significance of the area and extent of infrastructure proposed.</li> <li>LTC can request the Executive Committee meet directly with the Provincial Minister of Forests and advocate for a higher standard of information be required for all new dock tenures in the Howe Sound. Provincial elections are taking place in November 2024 so schedule meeting early 2025.</li> </ul>	<i>Collaboration and decision making with First Nations</i>  <i>Environmental Stewardship</i>  <i>Respect for indigenous rights and title</i>	<i>Request advocacy letters and Executive Committee support.</i> <b>Resolution GM-2024xxx</b>
D.5 Use DPA or other regulatory framework to ensure all new or renovated docks adhere to Howe Sound Biosphere Region Dock Policy for materials, size, design (no floating docks, max ramp width; minimum height above sea; preservation of eelgrass with minimum 43% open spaces for light penetration; no polystyrene, etc).		See Recommendation C.1  <b>Staff recommend the LTC endorse recommendations C.1 and D.5 and direct staff to prepare draft policies and regulations for LTC consideration.</b>	<i>Aligns with objectives and scope of <a href="#">project charter as endorsed by the LTC.</a></i>	<b>Endorsed by Local Trust Committee October 2024</b> <b>Resolution GM-2024xxx</b>

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**From:** nora maddocks [REDACTED]  
**Sent:** Sunday, September 22, 2024 4:16 PM  
**To:** Charles Kahn <[ckahn@islandstrust.bc.ca](mailto:ckahn@islandstrust.bc.ca)>  
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**Subject:** WEATHER MODIFICATION MANIPULATION NOT CLIMATE CHANGE PDF NO. 1. CHEM TRAILS

**WEATHER MODIFICATION MANIPULATION NOT CLIMATE CHANGE PDF NO. 1.**

Good Day

I have come to the conclusion that the only reason we find ourselves in today's difficult position regarding the United Nations and WEF, Climate Action Plans, Land Use Bylaws, plus 15 Minute C40 Smart cities is simply due to their Climate Change HOAX.

The problem that our elected officials are facing when handed difficult decisions is exacerbated by the fact that they do not have enough information that they can rely on to make those decisions. The information contained in these PDF Files will provide credible archived, government documents, Acts, Agreements, etc. regarding the implementation and use of Weather Modification Manipulation techniques and their possible irreversible damages

and harm to humans and our atmosphere. Please consider the information contained within these files rather than focusing on the messenger.

I realized that presenting the many required Deputations to City and Town Councils across Canada could not possibly be completed as the number is overwhelming. So I did some thinking and realized that the bogus Climate Change HOAX is the very ROOT OF all our problems. Therefore how can WE dispel this HOAX? Weather modification manipulation jumped out at me. I had hundreds of files on the subject in my computer so decided to form a timeline as to how it all came about and these two PDF files are the result.

These documents contain credible, verifiable, government documents, patents and more, as evidence to the statement I made as the subject matter. There are five years of extensive research involved in putting these documents together. I do not belong to any group or organization. I am personally responsible for its assembly, if there is any flack, I will wear it, but do expect I will defend any expression of disapproval based on perceived faults or mistakes. To me the evidence speaks for itself.

No longer a “Conspiracy Theory” and I finally am vindicated. Please listen to Robert F. Kennedy, Jr. Senior Senator, United States Senate, and practicing Environmental Lawyer for the last 25 years, state, “We are going to STOP the CRIME of CHEM TRAILS”. Using the word “CRIME” within this statement implies “Criminal Intent”. If I was an elected official his words would give me “shivers” down my spine.

**RFK Jr 'WE ARE GOING TO STOP THE CRIME OF CHEM TRAILS'**

<https://www.youtube.com/watch?v=OXw7dvE8pGM>

Look how old this other video is and then realize they've been admitting it even back then.

Stunning, watch here:

<https://www.youtube.com/watch?v=x7G8-eCwKOM>

US Presidential Candidate Robert F. Kennedy, Jr. and Dane Wigington: Is Climate Engineering Real?

Global climate engineering operations are the most massive untold story of all. How are such obvious and extensive operations kept from public awareness? How toxic are the climate engineering elements that are being dispersed into our skies? How can the illegal climate intervention operations be fully exposed and halted? All of these issues and more are discussed in this exchange between US presidential candidate Robert F. Kennedy, Jr. and Dane Wigington from GeoengineeringWatch.org.

<https://www.geoengineeringwatch.org/us-presidential-candidate-robert-f-kennedy-jr-and-dane-wigington-is-climate-engineering-real/>

+++++

You will observe an obvious difference between natural occurring cloud formations and engineered cloud formations that come clearly from planes in the skies.

CHEMTRAILS AND BIO-NANOTECH - Documentary

<https://rumble.com/v5fgikl-chemtrails-and-bio-nanotech-documentary-redpill-drifter.html>

The deception in it all I believe is the masking over of its true purpose.

As reference for those doubters who think unwisely this subject to be conspiracy theory, come out of your dark hole to the land of light and the living and check out these links;

<https://www.insis.ox.ac.uk/geoengineering-governance-research>

<https://www.insis.ox.ac.uk/climate-change-and-geoengineering>

<https://www.oxfordmartin.ox.ac.uk/geoengineering>

<https://www.gov.uk/government/publications/geo-engineering-research-the-government-s-view>

<https://www.gov.uk/government/publications/geo-engineering-programmes>

<https://sites.manchester.ac.uk/geoenvironmental-engineering/>

<https://www.technologyreview.com/2023/03/01/1069283/researchers-launched-a-solar-geoengineering-test-flight-in-the-uk-last-fall/>

<https://climateviewer.com/us-uk-joint-inquiry-on-geoengineering-house-hearings/>

<https://geoengineering.environment.harvard.edu/blog/perspectives-unea-resolution>

<https://www.brookings.edu/articles/preparing-the-united-states-for-security-and-governance-in-a-geoengineering-future/>

<https://www.explainthatstuff.com/geoengineering.html>

And for some added spice how about some study on geotechnical earthquake engineering (liquefaction and seismic soil-structure interaction).

<https://eng.ox.ac.uk/geotech>

<https://www.geoengineeringwatch.org/us-presidential-candidate-robert-f-kennedy-jr-and-dane-wigington-is-climate-engineering-real/>

PDF file No. 1 is attached regarding the above noted subject. This has been emailed individually to the mayor, councilor, Chief Administrative Officer (any staff members with the word "corporate" in their title) in every municipality in the Province of British Columbia. Also every Regional District Director, CAO, etc in the Province of BC. The contents of the letter and the subject matter applies to every provincial government in the country of Canada. If you wish you can use all or any of the documents for distribution as you see fit.

These PDF files have also been emailed to the Premier of Alberta and every member of the Legislative Assembly, the Premier of Saskatchewan and every member of their Legislative Assembly, and various towns and cities in those provinces, so far, several towns and cities in the Province of Ontario and with BC and Manitoba both completed.

Let's get the issue of "Federal Jurisdiction" and "Provincial Responsibility" out of the way right now. I have received responses, once too often, that the "air space" is Federal Jurisdiction.

### **Provincial Government responsibilities to its citizens.**

It is my understanding that it is the legal responsibility of the Provincial Government, and any other municipal entities and elected officials, to ask the necessary/required questions of the Provincial and Federal Government regarding Weather Modification Manipulation, of any and all kinds such as geo-engineering, aerosol injections, cloud seeding, Solar Radiation Management engineering, electromagnetic engineering and HARRP.

It is my understanding that it is the responsibility of each duly elected official to perform due diligence, whether provincial, municipal, or regional, and their CAO's, to question and demand these weather modification activities be stopped and banned from further application due to the fact the release of poisonous chemicals and weather manipulation technology, are all harmful to humans, birds, insects, animals, plants, trees, soil, our land, our water and properties being released in our atmosphere.

It has come to my attention that the BC Weather Modification Act was repealed in 2003 and NOT reinstated. Why? Please ask Liberal Kevin Falcon to answer that question. In the case of our province we have NO protection whatsoever from the Federal Government spraying whatever chemicals they wish on our water, lands and residents!!

As an elected representative of the residents in your area, what, if anything, have you done to accept your responsibilities in this regard? Something to think about.

### **Federal Government responsibilities to its citizens.**

The Weather Modification Agreement between the USA and Canada clearly stipulates the terms of that Agreement.

The Federal Government is required to report every flight, the type of apparatus used, the chemicals or chemical cocktails that they are spraying into our atmosphere, the pilot logs as to flight number, flight pilot, pilot log, time of take off and landing, time actually spent in the air, rate of release of the chemicals and much more.

### **Excerpt from Weather Modification Agreement Canada and USA.**

#### Article II

"Responsible agencies" means the Atmospheric Environment Service of Canada and the National Oceanic and Atmospheric Administration of the United States, or such other agencies as the Parties may designate;

"Reporting requirements" means the requirements established by the domestic laws or regulations of the Parties for reporting to the responsible agencies information relating to weather modification activities by persons or entities engaged in weather modification.

### **Excerpt taken from letter received by Ministry of Municipal Affairs:**

"Despite contrails being a federal issue, the B.C. government continues to review all credible data and information, and there is no substantive evidence that contrails pose any danger to humans or the environment. While the B.C. Government no longer regulates this sphere of activity, there are reporting requirements under the Weather Modification Information Act of Canada. The Act is administered by ECCC. ECCC can be contacted directly at 1-800-668-6767 or by email at [enviroinfo@ec.gc.ca](mailto:enviroinfo@ec.gc.ca). More information can be found at ECCC's webpage.

Notice they always refer to **CONTRAILS** not **CHEM TRAILS**. Why does the Provincial Government NOT recognize CHEM TRAILS for what they are? Who's order are they operating under, Trudeau's, Singh's, United Nations', WEF, World Health Organizations?

Why are the provincial and municipal governments NOT protecting the electorate from these dangerous chemicals by obtaining copies of these reports so they can take action to protect their citizens?

Do you know whether the Federal Government is allowing the United Nations WEF aircraft to be flown into Canadian air space utilizing the use of the Weather Modification Manipulation, geoengineering, aerosol injections, cloud seeding, Solar Radiation Management to spray dangerous and possibly poisonous chemicals into our atmosphere? Why are you not asking the questions?

By your ignoring the fact that they are doing this does not make it right. It is the responsibility of the provincial and municipal governments to thoroughly investigate what is actually transpiring and be transparent enough to keep the public informed of the results of their investigations by providing physical proof, via copies of documents, to the residents.

Due to the exorbitant amount of chem trails that are occurring in our skies millions of people are very concerned. These actions cannot be hidden anymore. Are you NOT concerned for your children and grandchildren. What kind of world will be left for them. They are spraying chemicals that are harmful to our health and our children's health and we are letting them. This is NOW a Election Issue for both Provincial and Federal Governments. Here is except from an expert speaking to a Board of Directors, not my words, his.

Question asked: What is the purpose of spraying?

His Answer: Solar Radiation Management.

Solar radiation management is stated in governmental documents and NATO establishment and stated on United Nation and Global Governance documents for these programs to block the sun but the consequences don't seem to be considered.

Question: Why does the spray create drought in California and devastating flooding in the mid East and mid West?

His Answer:

They are not seeking to create rain, this is seeding is to create artificial cloud cover. Because there are too many condensation nuclei to make rain it tends to migrate that moisture somewhere else and it will come down in a deluge. End of questions.

I now ask, could this explain the devastating flooding in the prairie provinces, such as Alberta and Saskatchewan have experienced in the last couple months and drought conditions elsewhere?? Also the atmospheric river flooding, which was very devastating to the Sumac and Fraser valley area of British Columbia? Someone has the answers and you need to find out who that is?

Something has to be done, somebody has to call the shots to hold those accountable who are responsible for this situation.

I personally believe the federal government has let the United Nations WEF Aircraft into our air space to do this to Canada. I cannot believe that any Canadian citizen would act as the Pilot or assistance on this type of a mission. Remember their Agenda 21 and Paris Accord has one item on their numerous list, and that is the depopulation of the world. By silence you are just as guilty as they are if you chose to remain silent on this subject. I would like to be wrong regarding the United Nations WEF Aircraft, but I need proof and I look to our provincial and municipal elected representatives to provide that proof.

I will not let this rest until we have answers.

Once again, this is a problem you have to deal with as an elected representative of the people, also a provincial matter not to be passed off as a federal problem. Yes the air space is under federal jurisdiction Quebec has "clouding seeding" banned in the 70's, documentation also in the PDF file No. 2. Back then it only took the women to ban together and march on their legislative buildings. Documentation included in PDF File No. 2 as evidence. Now, one would probably get stomped on by a horse?

Please do not disregard the many warnings by various individuals regarding the misuse of the Weather Modification manipulations, geoengineering, aerosol injection, cloud seeding, solar radiation management technologies and the

irreversible damage that it is right now causing to our atmosphere and overall environment.

Please NOTE this is PDF File No. 1 - the Patent information contained in this file has NOT BEEN UPDATED to include missing years up to 2023. In **PDF File No. 2** this information has been **updated**.

I will be sending PDF file No. 2 in another email as server will not accept the size of the data when both are sent together.

Trusting that you will read the information contained in this PDF File No 1 and PDF File No. 2 and find it to be helpful.

By my sending this email I am reassured that no federal, provincial, municipal elected official or senior administration staff will ever have to say they "did not know" or that they were only "doing their job".

I hope that the documentation will assist you with any research you may be doing to discover the truth.

Respectfully submitted

Nora Maddocks

A very concerned senior citizen



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Web [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

October 16, 2024

File No.: 4700-20-Prov

Email: [MUNI.minister@gov.bc.ca](mailto:MUNI.minister@gov.bc.ca)

The Honourable Anne Kang  
Ministry of Municipal Affairs  
PO Box 9056  
STN PROV GOVT  
Victoria BC V8W 9E2

Dear Minister Kang,

**RE: Request for Provincial Review of Islands Trust**

We write further to the previous Minister of Municipal Affairs's letter of September 23, 2022, responding to our request for a provincial review of the Islands Trust mandate, governance and structure.

In his letter, the Minister noted that local government elections were imminent and asked that the incoming Trust Council provide its perspective on the requested review. After nearly two years in office in which we have faced the same structural limitations as the previous Trust Council, we can advise that we have reached the same conclusion: without systemic change the Islands Trust cannot meet the challenges of our time. Accordingly, at its September 24-26, 2024 meeting, Trust Council affirmed its support for the original request made under section 8(2)(e) of the *Islands Trust Act* by resolving:

1. *That Trust Council request the Lieutenant Governor in Council for the Province of British Columbia to conduct a review of the Islands Trust's mandate, governance and structure.*
2. *That Trust Council make the request by submitting the letter attached as Appendix 1 to the Lieutenant Governor under Section 8(2)(e) of the Islands Trust Act outlining the potential scope of a review, including, but not limited to:*
  - a. *An assessment of the optimum governance model to preserve and protect the Trust Area pursuant to the Province's vision for the future of the Trust area.*
  - b. *The object of the Islands Trust Act and clarification of the mandate of the organization.*
  - c. *The governance structure of the organization.*
  - d. *The alignment of decision-making processes and structures with the Declaration on the Rights of Indigenous Peoples Act.*
  - e. *The geographic scope of the organization and in particular authority over marine areas.*
  - f. *The funding mechanisms provided to the organization in light of a clarified mandate.*
3. *That the Executive Committee of Trust Council, in conjunction with staff, develop a communications strategy that informs the public of Trust Council's request for a review of the Islands Trust Act and the reasons for it.*

.../2

Trust Council asks that as the Minister responsible for the Islands Trust you advance our recommendation to the attention of the Lieutenant Governor in Council for decision.

### **Trust Council identified challenges**

The Islands Trust's unique statutory mandate to "preserve and protect the trust area and its unique amenities and environment" has become increasingly difficult to fulfill as the challenges it faces have become ever more complex. The *Islands Trust Act* is 50 years old and has not been systemically reviewed by the Province in 37 years, creating gaps in the Islands Trust's ability to address the current-day issues of greatest importance to the Trust Area. If the Islands Trust is to deliver effective solutions to these challenges its enabling legislation requires reexamination and, where necessary, amendment.

### ***Alignment with the Declaration on the Rights of Indigenous Peoples Act***

It is of paramount importance that Islands Trust decision-making processes appropriately acknowledge the rights and interests of the Coast Salish Peoples for whom the Trust Area has been home since time immemorial.

Advancing meaningful reconciliation in the Trust Area demands that 13 Local Trust Committees, the Islands Trust Conservancy Board, and Trust Council engage with the 27 Indigenous Governing Bodies that have interests in the Trust Area. This is an undertaking of enormous scope that requires significant financial and staff resources that are unattainable under the Island Trust's current funding model. It also represents a significant opportunity to advance reconciliation in the Province. Additionally, while Trust Council has authority to engage in coordination agreements under section 9 of the *Islands Trust Act*, the statute does not provide a framework for Trust Council to develop collaborative decision-making arrangements with Indigenous Governing Bodies.

### ***Governance***

The *Islands Trust Act* establishes a governance structure under which Trust Council is given responsibility for allocating resources and approving all local trust committee legislative decisions. This generates an inherent tension between the Island Trust's federal model and the principle of representation by population that is fundamental to democratic accountability. We fully understand that in creating a body with equal representation from all areas, the Province wished to emphasize the importance of having Trust Council focus on the Trust Area as a whole. However, the assignment of equal voting power to each Trustee ignores the extreme discrepancies in voting populations by Local Trust Area, with the result that greater voting power per capita is allocated to the least populated Local Trust Areas than to the more densely populated ones that provide the greatest financial contribution to Islands Trust operations.

In making this observation, Trust Council is not critiquing the Province's 1974 decision that established the Islands Trust's current governance arrangement. We are asking that the Province reassess whether the arrangement remains appropriate in light of the Trust Area's modern day challenges.

### ***The Object of the Trust***

Section 3 of the *Islands Trust Act* mandates preservation and protection of the Trust Area and its "unique amenities" and environment. The undefined term "unique amenities" has led to competing interpretations of the meaning and scope of the Islands Trust's jurisdiction and has generated division among trustees and the public in this and previous terms. As a consequence, Trust Council deliberations are persistently troubled by inconclusive debates about the relative importance and prioritization of

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environmental protection versus the facilitation of flourishing human communities. In order to function effectively, Trust Council needs the Province to provide a clearer definition of the Islands Trust object.

### ***Funding model***

The Islands Trust exists to preserve and protect the Trust Area not only for the benefit of its residents, but for all British Columbians. The Islands Trust's funding model, which sees property taxes generated only from Trust Area property owners as the primary source of revenue for its operations, does not reflect this statutory acknowledgement. Moreover, provincial funding to the Islands Trust under the Regional District Basic Grant program is based heavily on area population, which fails to recognize the true extent of the Islands Trust's beneficiary base.

### **Islands Trust Governance Review**

The previous Minister's September 23, 2022 letter referenced implementation of the recommendations that emerged from the Islands Trust's most recent governance review as a means to address some of the emerging concerns and pressures identified by Trust Council.

That review, however, was limited to assessing "the policies and processes by which the work of the organization is directed and managed, not the framework of the legislation which enables the authority and limitations on authority of the organization". As such, Trust Council does not regard the proposed actions discussed in the governance review as germane to our recommendation that the Province undertake a comprehensive review of Islands Trust's legislative scheme.

To be clear, Trust Council remains committed to weighing and, where appropriate, implementing the recommendations that emerged from the governance review. We have established a Governance Committee as a standing committee responsible for advising Trust Council on governance related matters. Trust Council has also made progress advancing more robust corporate planning practices, and is taking steps to improve meeting procedures and facilitate structured decision-making. A program of extensive internal reform, however, is a necessary complement to, but not a substitute for, the systemic reassessment of the *Islands Trust Act* that only the Province can undertake and the organization urgently needs.

### **Moving Forward**

Although the Ministry has introduced legislative amendments from time to time over the years, the challenges that now confront the island communities of the Trust Area require more than incremental change. The Islands Trust operates in a dynamic context in which continually evolving environmental, social, and economic concerns cannot be separated from each other, and it is an open question whether a federal model remains appropriate for advancing the Islands Trust's preserve and protect mandate. If so, it is far from clear that a governance structure that centralizes authority in an undemocratic Trust Council can be justified given modern expectations of accountability.

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Addressing the need to establish meaningful collaboration with Indigenous Governing Bodies in Trust Area governance and other current challenges requires changes to the Islands Trust's enabling legislation. It is beyond the capacity of the Islands Trust to develop amendments of that magnitude. More fundamentally, it falls to the Province, not the Islands Trust, to define the policy direction of any systemic changes. In that regard, only the Province can lead: first by confirming its vision for the Trust Area in consultation with the Islands Trust, Indigenous Governing Bodies, the communities of the Trust Areas and other stakeholders; and, then, by working with Trust Council to develop the amendments to the *Islands Trust Act* that will give the Islands Trust the structure and authorities necessary to fulfill that vision.

It is Trust Council's strong recommendation that the Province conduct a comprehensive legislative review similar in scope to the work of the select committee that led to the creation of the Islands Trust 50 years ago. This time, however, it is essential that the many Indigenous peoples with interests in the lands and waters of the Trust Area be involved through their governing bodies not only as participants in the review, but also as partners in the development of its terms of reference. We look forward to your response.

Respectfully, on behalf of the Trust Council of the Islands Trust,



Peter Luckham, Chair  
Islands Trust Council  
[pluckham@islandstrust.bc.ca](mailto:pluckham@islandstrust.bc.ca)

cc: The Honourable Janet Austin, Lieutenant Governor of British Columbia  
The Honourable David Eby, Premier of British Columbia  
Cowichan Tribes  
K'ómoks First Nation  
Lyackson First Nation  
Malahat Nation  
Pauquachin First Nation  
Penelakut Tribe  
Qualicum First Nation  
Semiahmoo First Nation  
shíshálh Nation  
Skwxwú7mesh Úxwumixw (Squamish Nation)  
Snaw-naw-as First Nation  
Snuneymuxw First Nation  
Songhees Nation  
Stz'uminus First Nation  
Tla'amin Nation  
Tsawout First Nation  
Tsawwassen First Nation

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Tsleil-Waututh Nation  
Ts'uubaa-asatx Nation  
Wei Wai Kum First Nation  
We Wai Kai Nation  
WJOLĒLP First Nation (Tsartlip First Nation)  
W̱SIKEM First Nation (Tseycum First Nation )  
Xeláltxw First Nation (Halalt First Nation)  
Xwémalhḵwu First Nation (Homalco First Nation)  
Xwsepsum Nation (Esquimalt First Nation)  
x<sup>w</sup>məθk<sup>w</sup>əy̓əm Indian Band (Musqueam First Nation)  
Capital Regional District Board  
Comox Valley Regional District Board  
Cowichan Valley Regional District Board  
Metro Vancouver Board  
Qathet Regional District Board  
Regional District of Nanaimo Board  
Sunshine Coast Regional District  
Bowen Island Municipal Council  
Islands Trust Conservancy Board  
Islands Trust Council  
Islands Trust website

**From:** stewart@stewartbrands.com <stewart@stewartbrands.com>  
**Sent:** Friday, October 25, 2024 12:38 AM  
**To:** Executive Admin  
**Cc:** itcmail  
**Subject:** Ambiguous and inaccurate Executive wording

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

The wording of the Islands' Trust 's Purpose in the Act had words inserted which dramatically change the context of the purpose of the Islands' Trust.

The Islands' Trust was created to Preserve and Protect the natural habitats that are unique in the World to this archipelago  
The intrinsic uniqueness of the natural habitats to each island is world renown and an uncontested and uncontestable scientific fact.

The wording within the Island Trust Act in Part1 Section 3 of the Act named Object does not contain the original purpose and meaning of the Islands' Trust. It was altered and is in violation of the Islands Trust Purpose of being.

The uniqueness of the government form extended from the unique habitat and for the unanimous decision to protect the intrinsic properties of the islands' natural intrinsic habitats.

Nowhere in the Object of the Trust is this initial condition stated nor defined when the uniqueness of the government form issues from it.

It states " The object of the Trust is to preserve and protect its unique amenities and environment for the benefit of the trust area residents..."

This statement exudes ambiguity. Firstly, islands' natural habitats are not "amenities".

They are intrinsic synergistic foundational systems upon which all life within the archipelago depends,including the human species.

"Amenities " means pleasures or pleasantries. Natural habitats are intrinsic. The word "amenities" does not meet the high standard of the words preserve and protect within the Act as do the words "natural habitats".

Mr. Luckham asks on behalf of all of the regions residents for a definition of the word "amenities" when in fact this word should be removed entirely and replaced with "natural habitats.

The initial conditions of the Trust's creation requires this.

The word "environment" is more ambiguous still. This word means "surroundings of " or "influences on" or "natural world" or "all elements that affect a system".

Acts of Law require precision of wording to make Law as clear and succinct as possible. This word "environment" does the opposite by its vagueness of use.

The "object "of the Trust ensues from initial conditions and that is from the decision to preserve and protect the unique world class natural millions of years old natural habitat. The word " environment" does not meet the high standard required to define the Object of the Trust.

The words "natural intrinsic habitats" do meet that high standard of clarity. These should be the wording used in an Act.

Mr. Luckham by writing that letter of his on our behalf shows that he does not understand the Object of the Trust that ensues from the initial conditions that caused its creation or that he wishes to replace them with his focus on "amenities" being pleasantries or ambiguities of any person's interpretation of the word "environment".

The Conservancy and the people of the region who know the astounding uniqueness of the intrinsic natural habitat domains of synergy within our region should insist the Act describe the Trust's Objective in no uncertain terms.

The words "amenities" and "environment" do not do that. They could well be replaced by the words "smoke" and "mirrors".

I would move that the letter Mr. Luckham wrote be revised or withdrawn due to the seriousness of some inaccuracies surrounding fundamental use of the words in the Act and his desire to entrench ambiguity into the Act's wording.

An Act and Statute requires a higher standard of word meaning than his plea for help.

Let me and us know what you think,  
Stewart Brands

**From:** itcmail  
**Sent:** Tuesday, November 5, 2024 3:17 PM  
**To:** itcmail  
**Subject:** FW: Islands' Trust Act and Protective Covenants

**From:** Stewart Brands [REDACTED]  
**Sent:** Monday, November 4, 2024 11:21 AM  
**To:** Executive Admin <[execadmin@islandstrust.bc.ca](mailto:execadmin@islandstrust.bc.ca)>  
**Subject:** Islands' Trust Act and Protective Covenants

Hello Executive people and whomever it may interest,

In my learned view of the Trust region I have some thoughts which could be transfigured into directives regarding the Trust Act wording and Conservation in general within the region.

I wrote learned because I have lived almost every day on Galiano Island for 52 years within the rainforest habitats as a naturalist with a not insignificant Degree in Science from the University of Western Ontario.

I witnessed the creation of the Islands' Trust and the initial conditions that caused it. Those initial conditions were the increasing pressures from outside the archipelago to accelerate development and associated razing of the rare, mostly mature, ecosystem habitats of each island.

I have seen how the Trust planning has facilitated an exponential increase in the downsizing of lots and approvals for building permits along with the dozens upon dozens of amendments and variances to Official Community Plans.

One would have to assume these are the Trust's response to the ever-present and growing pressures to raze the forests and overtake the natural habitats for replacement with homes and gardens.

The Trust was created to moderate and in many cases stop this progression of pressure to destroy natural habitat including areas that do not have rare species. The synergies of the total habitat on each Island are rare to the Planet as a whole. This understanding created the Trust. It was not from the will to protect one small area of one endangered species but the whole rare forest system of each island.

In this fundamental acted upon initiative of conservation makes the Conservancy the mind and heart of the Islands' Trust. The Planning budget ought to be made available to any initiative the Trust Conservancy identifies as being in the context and in harmony with the purpose of Preserving and Protecting natural habitats in any state of degradation or climactic condition.

Change number 1:

For this reason, I maintain that the Protective Covenants should be made free of any cost to any landowner who wishes to establish one in the Gulf Island region. That would include surveyor costs for the conserved land as well.

Development and lot downsizing schemes, some with the return of millions of dollars to the land's owner, have full free use of Trust planning budgets to facilitate their realization.

Conservation Protective Covenants do not have full assistance from the Trust budget with the excuse that the landowner "gains" in reduced land taxes. There is and should be no reason to impede the conservation in perpetuity of any natural habitat on the Gulf Islands. This is entirely in harmony with the meaning and initial conditions of the Act.

There are costs to conserving and protecting natural Gulf Island habitats and the tax savings for a land owner is an appropriate and not too great an incentive to preserve their land for the well being of all the natural habitats both conserved and not.

Change number 2:

That the word amenities be removed from the wording of the Act entirely and replaced with the words "natural intrinsic and primary habitats".

These are what need protecting and what the Trust was created for. The Object of the Trust must contain reference to the natural habitats in this way to make the Act distinct from other regional locations. The natural habitats are the subjects of the verbs to Protect and to Preserve.

"Amenities" is a vague word that is unfit for defining a Statute Law. The word has a vague meaning. Statute Laws require clear and concise word meaning resembling scientific nomenclature.

If people in the Executive, who are concerned with the wording of the Islands' Trust Act, need a definition of the word "amenities" then it can simply be found in a dictionary. Writing a letter on our behalf to all levels of the Provincial Government for a definition of that vague word is not relevant to the process of clarifying the wording of the Islands' Trust Act. The intent of the Act is to facilitate protection of rare world class natural habitats on well -defined islands.

Natural habitats are described in scientific terms with scientific nomenclature. They are not "amenities" nor does the word "amenity" have a sufficiently distinct a meaning to use in the Islands' Trust Act because its meaning is based on peoples' emotional perceptions.

Change number 3:

The Trust is worded The Islands Trust. This is grammatically incorrect. It should be changed to the Islands' Trust. This indicates that the Trust is shared and owned (plurally) by all of the islands indicated by the high comma after the "s" of Islands. That indicates a collective possession which is the reality. The words Islands Trust convey nothing but islands and trust in a juxtaposition role only. Grammatically there is no connection between the two words as they are presently written.

It should be "Islands' Trust" to be accurate and correct in meaning.

These are three changes that would harmonize the Islands' Trust Act with the initial conditions of the Trust's function ,purpose and creation.

Let me know what you think and keep well, Stewart Brands.



## Public Acquisitions Update For November 19, 2024

Property Name and Island	Date (yyyy/mm/dd)	Notes
<b>PUBLICLY CONSIDERED PRIVATE LAND ACQUISITIONS</b>		
<b>Crystal Mountain</b> (Galiano) 18.3 ha.	2017/11/21	ITC previously considered a conservation covenant proposal and land transfer proposal for this property.
	2017/11/21	<p><b>TFB-2017-031: It was MOVED and SECONDED</b>, that the Trust Fund Board accept the updated Conservation Proposal from the Crystal Mountain Society, agreeing to accept transfer of approximately 18.3 hectares of Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, (PID 000-851-035) and part of Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, (PID 024-351-041), subject to:</p> <ol style="list-style-type: none"> <li>1. The release of the rent charge and related easements on the title of Lot A and any other charges determined, through legal review, to be problematic for the Trust Fund Board;</li> <li>2. Establishing legal access for the Trust Fund Board to the most eastern part of Lot A;</li> <li>3. Receipt of \$30,000 upon transfer of the land, with at least \$15,000 to be held in a pooled Nature Reserve Management Fund, and \$10,000 to \$15,000 to be put towards the development of a management plan and management activities for the nature reserve;</li> <li>4. Staff reaching mutual agreement with the water license holders to limit the impact of accessing and maintaining the permitted water works;</li> <li>5. Agreement with the Society that the portion of the proposed Emergency Access over the nature reserve would be used only in the case of emergency;</li> <li>6. Written agreement with the Society about the use and maintenance of the pagoda;</li> <li>7. Installation of boundary and corner pin markers at the time of survey at the expense of the applicant (locations to be determined in consultation with ITF staff); and</li> <li>8. Final approval of the Trust Fund Board of the final survey plan, transfer agreement and all other associated agreements.</li> </ol>
	2019/07/24	Received subdivision proposal plan from the planning department.
	2020/09/08	Applicant provided a revised proposal to the Galiano Island Local Trust Committee.
	2020/12/10	File transferred to TAS Director Frater due to declared conflict of interest by ITC Manager, Kate Emmings.
	2021/01/28	ITC Staff met with applicant. An application update is anticipated for the May ITC Meeting.
	2021/05/25	Update provided to ITC Board.



## Public Acquisitions Update For November 19, 2024

<b>Crystal Mountain</b> (Galiano) 18.3 ha.	2021/05/25	<p><b>ITC-2021-019: It was MOVED and SECONDED</b>, that the Islands Trust Conservancy Board accept the updated approximate lot configuration proposed by the Crystal Mountain Society, subject to staff assessment that adjusted lot boundaries meet ITC conservation goals and policies, based upon a site visit and review of any necessary additional ecological information from the applicant.</p> <p><b>ITC-2021-020: It was MOVED and SECONDED</b>, that the Islands Trust Conservancy Board accept the Crystal Mountain Society proposal to register a Statutory Right of Way across Lot A on the upper ridge, in favour of Islands Trust Conservancy, to provide legal access to the eastern part of Lot A via the legal easement across neighbouring Lots B and C.</p> <p><b>ITC-2021-021: It was MOVED and SECONDED</b>, that the Islands Trust Conservancy Board express support for the Crystal Mountain Society proposal to alter the lot boundaries of Lot 9 and Lot 10, prior to land transfer to Islands Trust Conservancy, to remove the pagoda from the proposed nature reserve, subject to staff assessment that adjusted lot boundaries meet ITC conservation goals and policies, based upon a site visit and review of any necessary additional ecological information from the applicant</p> <p><b>ITC-2021-022: It was MOVED and SECONDED</b>, that the Islands Trust Conservancy Board request that the Crystal Mountain Society update the Ecological Inventory report and other relevant documents to reflect the proposed boundary changes, prior to transfer of the land.</p> <p><b>ITC-2021-023: It was MOVED and SECONDED</b>, that the Islands Trust Conservancy Board accept the Crystal Mountain Society proposal to register a Statutory Right of Way for emergency access on Lot A in favour of the Capital Regional District prior to subdivision, subject to Crystal Mountain Society’s working with ITC staff to develop an appropriate agreement.</p>
	2021/07/07	Staff site visit scheduled.
	2021/07/21	Follow-up staff visit to discuss lot boundary options.
	2022/02/09	Applicant and staff discuss coordinating a visit from a Cultural Knowledge Holder.
	2022/08/16	Meeting with applicant to discuss their meeting with Penelakut Elders and leadership.
	2022/11/24	Meeting with applicant’s agent to discuss potential co-management relationship with Penelakut.
	2023/02/01	Applicant’s agent provided update on process of fulfilling ITC Board’s requirements; continuing discussion with staff about engagement with Penelakut Tribe and other Indigenous community members.
	2023/05/06	Penelakut Tribe has requested greater consultation around subdivision and bylaw. ITC work on hold.
	<b>Current Total ITC Acquisitions:</b>	



**PUBLIC COVENANTS UPDATE  
For November 19, 2024**

<b>NAPTEP COVENANTS</b>		
<i>30 NAPTEP Covenants on title, 2 NAPTEP covenants in progress, 1 new application under review</i>		
<b>Property</b>	<b>Date</b>	<b>Notes</b>
<b>Martin NAPTEP Covenant</b> (Salt Spring Is., ~1 ha)	2024/08/25	Application received.
	2024/10/10	Board provided approval for staff to begin NAPTEP application review process.
	2024/10/28	Staff site visit.
	2024/10/29	Applicant submitted request for fee sponsorship. Staff will send to Executive Committee for review and approval.
	2024/11/19	Covenant application and staff report RFD in this package for Board acceptance.
<b>Doris McHardy NAPTEP Covenant</b> (North Pender Is, ~1 ha)	2024/02/04	Application received.
	2024/02/14	Application sent for Ministerial approval.
	2024/03/19	<b>ITC-2024-13: It was MOVED and SECONDED</b> that the Islands Trust Conservancy Board approve the conservation proposal submitted by Sara Miles, Mike Timmins, and Vivian Mitchell, to place a NAPTEP covenant on approximately 0.6 ha of North Pender Island, PID: 005-837-651, Lot 6, Sections 18 and 22, Pender Island, Cowichan District, Plan 6294, subject to review of First Nations responses and to Ministerial approval, to protect woodlands and herbaceous habitats, maturing dry Douglas-fir forest, and adjacent protected areas.
	2024/04/18	Staff updated the Ministry of Municipal Affairs, who replied that they will wait for results of First Nations referral before reviewing the application.
	2024/04/29	Application referred to First Nations. Response window of 90 days ends on July 25 <sup>th</sup> , 2024.
	2024/07/08	Referral reminder sent to First Nations.
	2024/07/25	First Nations referral response window closes. Responses compiled and submitted to Minister’s office for review and approval of the covenant application.
	2024/08/28 2024/10/28	Covenant approved by the Minister. Application will be sent to Trust Council for tax exemption approval at December 2024 meeting, and for information to North Pender LTC. Applicant submitted request for fee sponsorship. Staff will send to Executive Committee for review and approval.



**PUBLIC COVENANTS UPDATE  
For November 19, 2024**

<b>Koontz NAPTEP Covenant</b> Gabriola Island (~2.5 ha)	2023/02/08	Application received.
	2023/05/30	<b>ITC-2023-017: It was MOVED and SECONDED</b> , that the Islands Trust Conservancy Board approve the conservation proposal submitted by Yarrow Koontz, to place a NAPTEP covenant on approximately 2.5 ha of Gabriola Island, PID: 005-788-447, That Part of Lot 3, Section 5, Gabriola Island, Nanaimo District, Plan 6986, Lying to the North West of a Road Dedication by Plan 17829, Except those parts in Plans 21783 and 26145, to protect wetlands, maturing forest, and sensitive riparian and cliff habitats.
	2023/06/12	Staff informed applicant of Board decision.
	2023/07/07	Application referred to First Nations.
	2023/08/18	First Nations referral window ended. Only one response has been received, indicating no comments regarding this application.
	2023/09/14	Referred for information to Gabriola Island Local Trust Committee. No comments received.
	2023/09/27	Application for tax exemption approved by Trust Council (resolution number pending)
	2023/10/05	Phase II next steps correspondence sent to landholder.
	2023/10/19	Site visit to determine covenant area boundaries.
	2023/10/23	Applicant submitted request to have NAPTEP fees sponsored by EC. Staff working to add to November EC meeting
	2023/10/26	Submitted expression of interest for funding support from Ecological Gifts Program.
	2023/11/22	Executive Committee approved sponsorship of NAPTEP Application: <b>EC-2023-120</b> <b>It was MOVED and SECONDED</b> , that Executive Committee approve financial sponsorship of \$450 for Natural Area Protection Tax Exemption Program (NAPTEP) application GB-NAP-2023.1 (Koontz), Gabriola Island.
	2023/12/08	Applicant requested ITC support in arranging Priority Agreement with mortgage holder. Ongoing. Further work negotiating and drafting covenant is on hold pending agreement from mortgage holder.
	2023/12/15	NAPTEP Phase I fee refund cheque mailed to applicant.
	2023/12/22	ITC staff worked with GaLLT to secure Ecological Gifts Program funding for covenant area survey; procurement process underway (contract will be directly with Environment & Climate Change Canada). Survey work planned for January.
	2024/02/14	Application sent for Ministerial approval.
	2024/02/29	Contract signed for land survey (with ECCC).
	2024/03/27	Covenant area survey complete.



**PUBLIC COVENANTS UPDATE  
For November 19, 2024**

<b>Koontz NAPTEP Covenant (cont'd)</b>	2024/03/27	Ministerial approval received for covenant.
	2024/05/13	Applicant connected with mortgage provider about Priority Agreement.
	2024/06/21	Mortgage holder provided approval in principle for a Priority Agreement for the covenant and SRW over the mortgage.
	2024/08/23	Draft covenant reviewed by ITC legal.
	2024/08/28	Draft baseline inventory report submitted by contractor. Reviewed by ITC.
	2024/09/16	Final draft covenant sent to landholder and GaLLT for final agreement on language.
	2024/09/17	ITC staff site visit to complete field surveys for baseline inventory report.
	2024/10/01	<b>ITC-2024-048: It was MOVED and SECONDED</b> , that the Islands Trust Conservancy Board authorizes the Chair to sign a covenant with Yarrow Koontz, over a portion of the Land described as That Part of Lot 3, Section 5, Gabriola Island, Nanaimo District, Plan 6986, Lying to the North West of a Road Dedication by Plan 17829, Except those parts in Plans 21783 and 26145, PID: 005-788-447, and directs staff to register the covenant through the Natural Area Protection Tax Exemption Program (NAPTEP).
	2024/10/12	Application to register covenant submitted to Land Titles and Survey Authority.
	2024/10/24	Covenant registered on title. Natural Area Exemption Certificate submitted to Land Titles.
<b>Larmour NAPTEP Covenant</b> Salt Spring Island (2.45 ha)	2021/10/15	Application received.
	2022/01/24	<b>ITC-2022-003: It was MOVED and SECONDED</b> , that the Islands Trust Conservancy Board approves the conservation proposal submitted by Rodney Polden, on behalf of Skye Larmour, to donate a 2.45 ha NAPTEP covenant on Salt Spring Island, over a portion of Lot 1, Section 87, South Salt Spring Island, Cowichan District, Plan VIP 27894, PID: 000-138-452, to protect mature forests, wetlands, and connectivity to other protected areas, and advise the applicant that ITC will defer this securement project until late 2022/early 2023 due to staff capacity constraints.
	2022/02/04	Staff informed applicant of Board decision.
	2023/02/09	Staff initiated discussion with ALC about providing approval for placing NAPTEP covenant on non-ALR portion of the property.
	2023/04/21	Site visit to discuss next steps and details with landowner and applicant. Staff to begin negotiating covenant as soon as capacity permits, and submit application for Trust Council approval.
	2023/06/30	Application referred to First Nations. Requested response date is August 18 <sup>th</sup> , 2023.
	2023/08/18	First Nations referral window ended. Responses were received from two First Nations, one of whom indicated that they do not have any comments to provide regarding this application; and the another who requested a copy of the baseline inventory report when it is completed.



**PUBLIC COVENANTS UPDATE  
For November 19, 2024**

<b>Larmour NAPTEP Covenant</b> (cont'd)	2023/09/14	Referred for information to Salt Spring Island Local Trust Committee. No comments received.
	2023/09/27	Application for tax exemption approved by Trust Council (resolution number pending)
	2023/10/05	Phase II next steps correspondence sent to landholder.
	2023/10/30	Submitted expression of interest for funding support from Ecological Gifts Program.
	2023/11/27	Applicant submitted request to have NAPTEP fees sponsored by EC.
	2023/12/20	Executive Committee approved sponsorship of NAPTEP Application: <b>EC-2023-131: It was MOVED and SECONDED</b> , that the Executive Committee approve financial sponsorship of \$450 for Natural Area Protection Tax Exemption Program (NAPTEP) application SS-NAP-2021.1 (Larmour), Salt Spring Island.
	2024/02/20	Contract signed for baseline inventory (with ECCC, EcoGifts program funding)
	2024/02/28	Draft covenant sent to landholder and co-covenant holder for review.
	2024/04/28	Final baseline report received.
	2024/08/20	Draft covenant sent to ITC legal for review.
	2024/08/23	Received draft covenant revised by ITC legal.
	2024/09/09	Finalized contract for survey completion.
	2024/09/16	Final draft covenant sent to landholder and SSIC for final agreement on language.
	2024/10/01	<b>ITC-2024-049: It was MOVED and SECONDED</b> , that the Islands Trust Conservancy Board authorizes the Chair to sign a covenant with Skye Larmour, over a portion of the Land described as Lot 1, Section 87, South Salt Spring Island, Cowichan District, Plan VIP 27894, PID: 000-138-452, and directs staff to register the covenant through the Natural Area Protection Tax Exemption Program (NAPTEP), subject to minor edits as discussed by staff.
2024/10/10	Application to register covenant submitted to Land Titles and Survey Authority.	
2024/10/23	Covenant registered on title. Natural Area Exemption Certificate submitted to Land Titles.	
<b>R. Leader NAPTEP Covenant</b> Salt Spring Island (3.54 ha)	2020/06/16	Application received.
	2020/11/24	<b>ITC-2020-039: It was MOVED and SECONDED</b> , that the Islands Trust Conservancy Board approve the conservation proposal submitted by Robert Leader to place a NAPTEP covenant on approximately 5 ha on Salt Spring Island, PID: 000-395-081, LOT 2, SECTION 72, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 36292 Except Plan 40974



**PUBLIC COVENANTS UPDATE  
For November 19, 2024**

**R. Leader NAPTEP  
(cont.)**

2020/12/02	<b>TC-2020-112: It was MOVED and SECONDED</b> , that the Islands Trust Council request the Secretary issue a Natural Area Protection Tax Exemption Certificate for the covenanted portion of the property described as 'Lot 2, Section 72, South Salt Spring Island, Cowichan District, Plan 36292 Except Plan 40974, Parcel Identifier 000-395-081' subject to registration of a conservation covenant and completion of a baseline inventory report consistent with the standards developed for NAPTEP.
2020/12/15	Referred for information to the Salt Spring Island Local Trust Committee. No comments received.
2021/04/08	Phase II application fee received
2021/04/12	ITC staff discussion with TLC about discharging existing covenant on the property. Ongoing.
2021/04/26	ITC staff approves contractor to conduct baseline inventory. Work underway.
2021/05/04	ITC staff discussion with SSIC about discharging existing covenant on the property. Ongoing.
2021/05/11	First covenant draft sent to landowner for review.
2021/05/14	Draft covenant sent to TLC and SSIC for their Board to review as part of their discussions about discharging the existing covenant these organizations co-hold on the property. ITC staff to participate in upcoming Board meetings of these organizations to provide information about NAPTEP and this proposed covenant.
2021/05/14	Request for legal advice about impact of clause in existing covenant, restricting ability to place additional easements on the property.
2021/05/22	Staff participate in TLC Board meeting to provide background information about NAPTEP program and discuss details of this application for a NAPTEP covenant to replace or be placed in addition to existing TLC / SSIC covenant.
2021/05/28	Received legal counsel that the existing covenant contains no restrictions on ability to place NAPTEP covenant on the property.
2021/06/16	Discussion with landowner about rights and restrictions in the draft covenant. Ongoing.
2021/07/05	SSIC and TLC agree to discharge existing covenant subject to registration of NAPTEP covenant. SSIC has requested becoming co-covenant holder for NAPTEP covenant.
2021/07/29	Landowner begins discussions with mortgage provider about granting priority to the Covenant and Rent Charge. Ongoing.
2021/09/09	ITC received and accepted final baseline inventory report.
2022/01/21	Staff called to discuss need to get mortgage provided to grant priority to the Covenant. Followed up with email to credit union representative.
2022/02/21	No response from credit union, informed landowner and indicated that they will need to pursue this issue.



**PUBLIC COVENANTS UPDATE  
For November 19, 2024**

2022/09/26	Staff emailed to remind landowner that NAPTEP application expires December 2nd and enquire about progress with mortgage provider. Landholder discussed issue with credit union account manager and forwarded request for ITC staff to follow-up.
2022/09/28	Staff contacted credit union account manager via email and left phone message.
2022/12/06	Trust Council passed the following resolution: <b>It was Moved by Trustee Yates and Seconded by Trustee Patrick,</b> That the Islands Trust Council extend the timeline for issuing the Natural Area Exemption Certificate for Natural Area Protection Tax Exemption Program application SS-NAP-2020.3 (Salt Spring Island) until December 2024.
2023/01/01	Ongoing discussions with credit union and landowner about priority agreement.
2023/07/28	Staff contacted applicant to discuss next steps; left phone message, no response received.
2024/05/07	Staff emailed applicant to discuss next steps, no response received.
2024/07/03	Letter sent to applicant requesting confirmation of desire to proceed with NAPTEP application.

**REGULAR COVENANTS**

*52 regular covenants on title, 0 public regular covenants in progress, 0 in camera covenants in progress.*

Property	Date	Notes
None		

**ITC NATURE RESERVES WITH COVENANTS OUTSTANDING**

*9 ITC Nature Reserves are without covenants, 1 ITC Nature Reserve covenant in progress.*

Property	Date	Notes
<b>Fairyslipper Forest Nature Reserve</b> Thetis Island (16.6 ha)	2018/03/20	ThINC Board approves resolution to hold a covenant on Fairyslipper Forest.
	2018/03/21	CCLT Board approves resolution to hold a covenant on Fairyslipper Forest.
	2018/04/03	TFB approves negotiation of conservation covenant in favour of ThINC and CCLT.
	2018/04/06	ITC template covenant sent to partners. Trail relocation is needed before finalizing baseline report.
	2018/10/13	Hosted Management Plan Open House on Thetis Island.
	2019/02/22	Draft management plan and baseline report sent to ThINC and CCLT staff for review.
	2019/05/21	ITC Board approves management plan with minor revisions.
	2019/06/12	ThINC Board approves revised management plan.
	2019/09/26	CCLT Board approves revised management plan. Management Plan posted to the ITC website.



## PUBLIC COVENANTS UPDATE For November 19, 2024

2020/02/03	Trail relocation completed by contracted trail builder, Penelakut youth and volunteer labour. A Statutory Right of Way is required from the adjacent property where the trailhead and parking area are planned.
2020/03/19	ThINC is working with the Thetis Island Residents and Ratepayers Association to obtain a trail license over adjacent private lands for access and parking for the Fairyslipper Forest Nature Reserve.
2020/07/14	Adjacent landowner signs Trail Licence Agreement with TIRRA (Thetis Island Residents and Ratepayers Association). Staff continues to work with owner to develop permanent legal access.
2022/04/25	Adjacent landowner extends Trail Licence Agreement with TIRRA.
2022/06/06	Staff discussed proposed conservation covenant with ThINC, agreement to defer. Staff will reengage with adjacent landowner to discuss more formal access arrangement.
2022/07/27	Adjacent landowner wishes to continue with informal access agreement. Staff will continue with current access and will consider varied trail options as part of the covenant negotiations.
2022/10/04	ITC Board rescinds resolution directing staff to negotiate a statutory right of way and related section 219 covenant with adjacent landowner.
2023/05/30	Staff re-initiated discussion about access arrangement with adjacent landowner. Numerous efforts to set up phone call or (preferred) site visit to discuss options; unable to set meeting.
2023/11/20	TIRRA agrees to continue holding trail licence for access through adjacent private lands
2024/01/24	Neighbour on eastern side establishes trail that connects into FFNR from Mt Burchell trail, in a trail licence with TIRRA, as an alternate access.
2024/03/01	TIRRA and adjacent landholder sign renewed trail licence for existing informal access, to last until April 30, 2026, with automatic renewal for an additional 2 years unless either or both parties desires otherwise.
<b>Total</b>	<b>82 covenants registered</b>

**Budget Report for Islands Trust  
 Conservancy Board - November 19, 2024**  
 (as of September 30, 2024)

<b>Budget Line Description</b>	<b>Approved Budget</b>	<b>Spent</b>	<b>Budget Balance</b>	<b>% Used</b>	<b>% Remaining</b>
Admin Support Services	387,003	82,743.32	304,259.68	21%	79%
Communications	18,000	1,536.66	16,463.34	8.5%	91.5%
Contracted Services	20,000	-	20,000.00	0%	100%
ITC Board Honoraria	7,000	2,400.00	4,600.00	34%	66%
ITC Board Meeting Expense	2,850	826.74	2,023.26	29%	71%
ITC Board Training & Conferences	1,600	637.84	962.16	40%	60%
ITC Property Management	166,140	41,976.43	124,163.57	25%	75%
ITC Conserv. Planning & Land Secure.	26,550	1,263.59	25,286.41	5%	95%
Ecosystem Mapping*	0	8,156.25	0	100%	0
Legal	22,000	4,929.57	17,070.43	22%	78%
Memberships	1,800	933.56	866.44	52%	48%
First Nations Engagement-Five Yr Plan	20,000	-	20,000.00	0%	100%
Safety	1,200	-	1,200.00	0%	100%
Salaries	650,286	318,519.98	331,766.02	49%	51%
Benefits	165,173	80,698.92	84,474.08	49%	51%
Subscriptions	400	-	400.00	0%	100%
Mobile Devices	2,561	1,209.10	1,351.90	47%	53%
Training & Conferences (staff)	4,700	879.64	3,820.36	19%	81%
Travel for Training (staff)	4,000	1,597.64	2,402.36	40%	60%
Travel	26,000	23,107.26	2,892.74	89%	11%
<b>Subtotal</b>	<b>1,527,263</b>	<b>571,416.50</b>	<b>955,846.50</b>		

\*Ecosystem mapping amount relates to an ESRI contract that was incomplete at end of last fiscal and remaining budget was considered surplus at the end of the fiscal year but contract has continued into 2024/25 fiscal.



# BRIEFING

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**To:** Financial Planning Committee      **For the Meeting of:** November 13, 2024  
**From:** Islands Trust Conservancy Board      **Date Prepared:** November 7, 2024  
**SUBJECT:**      **Draft Budget 2025/26, Review of Islands Trust Conservancy Funding Requests**

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**PURPOSE:** To provide background to Financial Planning Committee (FPC) for the Islands Trust Conservancy (ITC) budget request.

**BACKGROUND:** [Trust Council's Budget Process Policy 6.3.1](#) sets out that the Islands Trust Conservancy (ITC) Board is to be consulted directly, at the beginning of, and throughout, the budget process with respect to Board requirements, programs and administrative services, and that appointed trustees of the ITC Board shall be given the opportunity to attend Financial Planning Committee and Trust Council meetings with observer status. The policy also sets out that the ITC Board is responsible for endorsing all budget requests for the Islands Trust Conservancy Board and its program operations.

At its July 23, 2024 meeting, the ITC Board passed the following resolution:

**ITC-2024-043**

**It was MOVED and SECONDED,**

that the Islands Trust Conservancy Board approve the draft 2025/26 ITC Budget with the following amendment:

- Increase the Board training and conferences line to \$4,600

and direct staff to provide it to the Director of Administrative Services and the Director of Trust Area Services for inclusion in the Islands Trust draft 2025/26 budget, as amended.

At its October 1, 2024 meeting, the ITC Board passed the following resolution:

**ITC-2024-052**

**It was MOVED and SECONDED,**

that the Islands Trust Conservancy Board direct staff to add \$4,000 to the 2025-26 budget request for bookkeeping services, and add \$1,160 per covenant to property management funds to reflect new covenants taken on in the 2024-25 fiscal year.

In addition, since the Board approved the budget staff have made additional changes related to salary/benefit estimate, administrative allocation estimates and the safety budget. Staff will advise the Board of these changes at its November 19, 2024 meeting.

**Table 1. Proposed Islands Trust Conservancy 2025/26 budget request**

Description	2024/25				2025/26			Increase/Decrease in IT Tax Contribution	
	Islands Trust Contribution: Taxes	Grant Contribution: FN Engagement	Grant Contribution: SAR	Total Approved Budget	Islands Trust contribution: Taxes	Grant Contribution: SAR	Total Draft Budget	\$ Change	% Change
Salaries and Benefits *	700,458		115,000	815,458	793,033	110,000	903,033	87,575	13.2%
Communications	16,500		1,500	18,000	4,500	5,500	10,000	(8,000)	-72.7%
Contracted Temporary Staffing	20,000			20,000	15,000		15,000	(5,000)	-25.0%
Professional Services**	-		16,300		6,000	13,000	19,000	19,000	100.0%
Subscriptions	400			400	400		400	-	0.0%
Memberships	1,800			1,800	1,800		1,800	-	0.0%
Board Honoraria	7,000			7,000	7,000		7,000	-	0.0%
Board Meeting Expense	2,850			2,850	2,850		2,850	-	0.0%
Board Training and Conferences	1,600			1,600	4,600		4,600	3,000	187.5%
Property Management	99,640		66,500	166,140	99,460	69,000	168,460	2,320	-0.2%
Safety***	1,200			1,200	3,300		3,300	2,100	175.0%
Conservation Planning and Land Securement	16,550		10,000	26,550	25,000	12,000	37,000	10,450	51.1%
Ecosystem Mapping	-			-	5,200	4,000	9,200	9,200	100.0%
Legal	17,800		4,200	22,000	30,000		30,000	8,000	68.5%
Mobile Devices	2,562			2,562	3,020		3,020	458	17.9%
Training and Conferences	4,700			4,700	6,400		6,400	1,700	36.2%
Travel for Training	4,000			4,000	4,500		4,500	500	12.5%
Travel	19,500		6,500	26,000	19,500	6,500	26,000	-	0.0%
Project: ITC Plan First Nations Engagement	10,000	10,000		20,000	-		-	(20,000)	-100.0%
								-	
<b>TOTAL Direct ITC Costs</b>	<b>926,560</b>	<b>10,000</b>	<b>220,000</b>	<b>1,140,260</b>	<b>1,031,563</b>	<b>220,000</b>	<b>1,251,563</b>	<b>111,303</b>	<b>11.3%</b>
Admin Allocation - 14% ***	326,086			326,086	357,916	-	357,916	31,830	9.8%
<b>TOTAL</b>	<b>1,252,646</b>	<b>10,000</b>	<b>220,000</b>	<b>1,466,346</b>	<b>1,389,479</b>	<b>220,000</b>	<b>1,609,479</b>	<b>143,133</b>	<b>10.9%</b>

\* Estimate of ITC salaries and benefits for draft budget 2025-26, assumes 3% wage increases under the BCGEU agreement.  
 \*\* Professional Services includes \$8,000 from ECCC for contracted First Nations liaison/advisor and \$5,000 for contracted program evaluation.  
 \*\*\* Safety budget has changed due to all GPS units being replaced in Fiscal 2025/26 with BIVY units which have higher monthly monitoring costs.  
 \*\*\*\* Estimate of Admin Allocation based on previous year's budget, plus estimated increase in line with increase to ITC budget  
 NOTE: Budget amount listed for prior year is as per the approved budget.

**FOLLOW-UP:** Staff will follow-up as directed. Staff and the ITC representative to the Financial Planning Committee will convey the results of FPC deliberations to the ITC Board at its November 19, 2024 meeting.

**Prepared By:** Clare Frater, Director, Trust Area Services / October 17, 2024



**ISLANDS TRUST CONSERVANCY  
REPORT TO TRUST COUNCIL  
3<sup>rd</sup> Quarter 2024-2025**

<b>COMPLETED SINCE LAST REPORT (September – December 2024)</b>	<b>PLANNED FOR NEXT QUARTER (January – March 2025)</b>
<b>1. STRATEGIC PLANNING/ADMINISTRATION</b>	
<p><b>Staffing:</b> Began competition process for A/Manager position (for remaining 8 months of Manager’s Temporary Assignment) – expect candidate to begin by or in January.</p> <p>Protected Area Management Team Lead job description and classification process completed.</p> <p><b>Five Year Plan Development:</b> Seeking extension for project given changing nature of ITC Manager position, staff capacity, and desire for more time for First Nations engagement; updated process timeframe.</p> <p><b>ITC Board:</b> Held October and November ITC Board meetings.</p> <p><b>Other:</b> Initiated Protected Area Data Management Project.</p> <p>Initiate evaluation of species and ecosystems at risk and property/covenant management data infrastructure needs.</p> <p>Continued participation in Coastal Douglas-fir Conservation Partnership.</p> <p>Several staff participated in Salish Sea Regional Conservation Forum, October 17-18, Galiano Island</p>	<p><b>Staffing:</b> Onboard new A/Manager and new Protected Area Management Team Lead positions.</p> <p><b>Five Year Plan Development:</b> Contact with First Nations to schedule and hold initial engagement meetings. Provide capacity assistance to interested First Nations.</p> <p><b>ITC Board:</b> Prepare and hold January and March ITC Board meetings.</p> <p><b>Other:</b> Finalize software solution for ITC’s Protected Areas Data Management Project.</p> <p>Create report templates and procedures for ITC applications using new CityView software; complete transition of existing data into new platform.</p> <p>Update conservation application information on website.</p> <p>Identify and prioritize outstanding Regional Conservation Plan actions; review and revise reporting process.</p> <p>Review and recommend updates to the land securement policies and procedures</p>

*As of December 2024 the Islands Trust Conservancy protects 115 conservation properties, 34 nature reserves and 81 covenants (of which 29 have NAPTEP certificates)*



**ISLANDS TRUST CONSERVANCY  
REPORT TO TRUST COUNCIL  
3<sup>rd</sup> Quarter 2024-2025**

2. COVENANT AND PROPERTY ACQUISITIONS	
<p><b>Current Projects:</b> Registered NAPTEP covenants on ~2.45 ha on Salt Spring Island and ~2.68 ha on Gabriola Island</p> <p>NAPTEP applications: Completed Phase 1 on one in-process application (~0.6 ha, North Pender) and initiated Phase 1 process on one new covenant application (~1 ha, Salt Spring Island)</p> <p>Responded to securement enquiries for 2 potential nature reserves (North Pender, Saturna) and 2 potential covenants (Denman, Galiano)</p>	<p><b>Current Projects:</b> Continue securement negotiations on ~27 ha of land for ITC nature reserve (1 Galiano, 1 Salt Spring)</p> <p>Continue negotiations on ~4.1 ha of land for NAPTEP covenants (1 North Pender, 1 Salt Spring)</p> <p>Begin First Nations referrals and Ministerial approval of 1 new NAPTEP application (Salt Spring Island)</p>
3. COVENANT AND PROPERTY MANAGEMENT	
<p><b>Nature Reserve and Covenant Monitoring:</b> Presented nature reserve monitoring report and covenant monitoring report to the ITC Board, and began follow up compliance concerns, and provided updates on monitoring outcomes to covenant landholders, covenant co-holders, and nature reserve management groups.</p> <p>Conducted monitoring and maintenance activities in Garry oak meadow restoration areas in conservation covenants on Salt Spring and Sidney islands.</p> <p><b>Field Technology Improvements:</b> Worked with GIS staff and contractor to configure Field Maps application for improved functionality</p> <p>Resumed research on remote monitoring approaches and technologies for covenants and nature reserves.</p> <p><b>Species at Risk and Invasive Species Projects:</b> Initiated species at risk surveys at the Larmour Nature Reserve (Salt Spring)</p> <p>Initiated propagation of Coastal Scouler’s-catchfly plants to augment the population on Mount Tuam</p>	<p><b>Nature Reserve and Covenant Monitoring:</b> Prepare for 2025 monitoring requirements.</p> <p><b>Field Technology Improvements:</b> Complete work with GIS to ensure updates to Field Maps have been made and receive training on the new application before the 2025 monitoring season begins.</p> <p><b>Species at Risk and Invasive Species Projects:</b> Continue to coordinate ongoing management contracts for conservation covenants and nature reserves.</p> <p>Continue participation in Sidney Island Ecological Restoration Project (SIERP) and Capital Region Invasive Species Partnership (CRISP).</p> <p><b>Other:</b> Continue to work on getting an archeological survey with First Nations approved archeologist for Link and Saturnina Islands</p> <p>Continue project to secure a data management system specific to ITC for protected area</p>

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**ISLANDS TRUST CONSERVANCY  
REPORT TO TRUST COUNCIL  
3<sup>rd</sup> Quarter 2024-2025**

<p>(Salt Spring).</p> <p>Coordinated contracts to complete management activities including invasive species removal for conservation covenants and nature reserves.</p> <p>Continue participation in Sidney Island Ecological Restoration Project (SIERP) and Capital Region Invasive Species Partnership (CRISP).</p> <p>Develop species and ecosystems data-sharing agreement for conservation covenant lands.</p> <p><b>Other:</b> Completed species and ecosystems at risk data updates for internal use by planning and ITC staff.</p> <p>Investigated transportation options for small islands and other remote protected areas.</p>	<p>information, mapping and monitoring.</p> <p>Collaborate with GIS staff to inform decisions around a new TAPIS 3.0 mapping and information system as it gets developed</p>
<p><b>4. COMMUNICATIONS AND OUTREACH</b></p>	
<p>Published Fall 2024 issue of the Heron newsletter and ITC eNews.</p> <p>Developed a 35<sup>th</sup> Anniversary plan for 2025 and initiated design of a 35<sup>th</sup> Anniversary logo.</p> <p>Published covenant landholders’ newsletter.</p> <p>Completed engagement survey with ITC Nature Reserve volunteer wardens and moved on to determine changes required.</p> <p>Published new Islands Trust Conservancy brochure.</p> <p>Published updated for 2024 Protected Places Map.</p> <p>Published annual Conservation Countdown Video on YouTube and social media.</p> <p>Published annual holiday cards and end-of-year ITC eNews.</p> <p>Supported strategic fundraising with ongoing Will Power campaign.</p>	<p>Produce Spring 2025 issue of the Heron Newsletter and ITC eNews.</p> <p>Begin to implement 35<sup>th</sup> Anniversary plan.</p> <p>Published 2024/25 Impact Report.</p> <p>Weekly social media posting and engagement (ongoing).</p> <p>Holiday card development and distribution</p>

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**ISLANDS TRUST CONSERVANCY  
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3<sup>rd</sup> Quarter 2024-2025**

<p>Prepared and delivered a survey to local conservancies about their capacity to document Species at Risk occurrences and identified potential training needs that ITC can provide.</p> <p>Weekly social media posting and engagement (ongoing).</p>	
<p><b>5. FUNDRAISING AND CONSERVANCY SUPPORT</b></p>	
<p><b>Donors:</b> Stewardship of donors and advisors (ongoing).</p> <p>Conducted outreach to repeat donors.</p> <p>Identified opportunities to boost fundraising for ITC’s land acquisition funds - to be better prepared for future acquisition projects.</p> <p><b>Strategic Giving:</b> Panel Presentation with Pender Island Conservancy Association on Strategic Giving</p> <p>Attended Victoria Vital Signs launch for networking purposes.</p> <p>Prepared Strategic Fund Development advertising and marketing strategy.</p> <p>Attended Canadian Association of Gift Planners WillPower campaign annual launch and strategy meeting</p> <p>Met with lawyers regarding possible gift of land with Species at Risk values</p> <p>Met with Gabriola Land and Trails Trust to co-develop a Legacy Giving presentation on Gabriola</p> <p>Conversations with 2 donors who have named Islands Trust Conservancy in their Wills.</p>	<p><b>Donors:</b> Stewardship of donors and advisors (ongoing).</p> <p>Fund Development Specialist and Communications Specialist will work together to incorporate/link ITC fundraising goals into 35<sup>th</sup> anniversary plans.</p> <p>Holiday appeal exploration</p> <p>Discuss Securities donation opportunities with selected donors.</p> <p><b>Strategic Giving:</b> Continue WillPower Campaign</p> <p><b>Fund Management:</b> Complete update of Opportunity Fund Guidelines</p>

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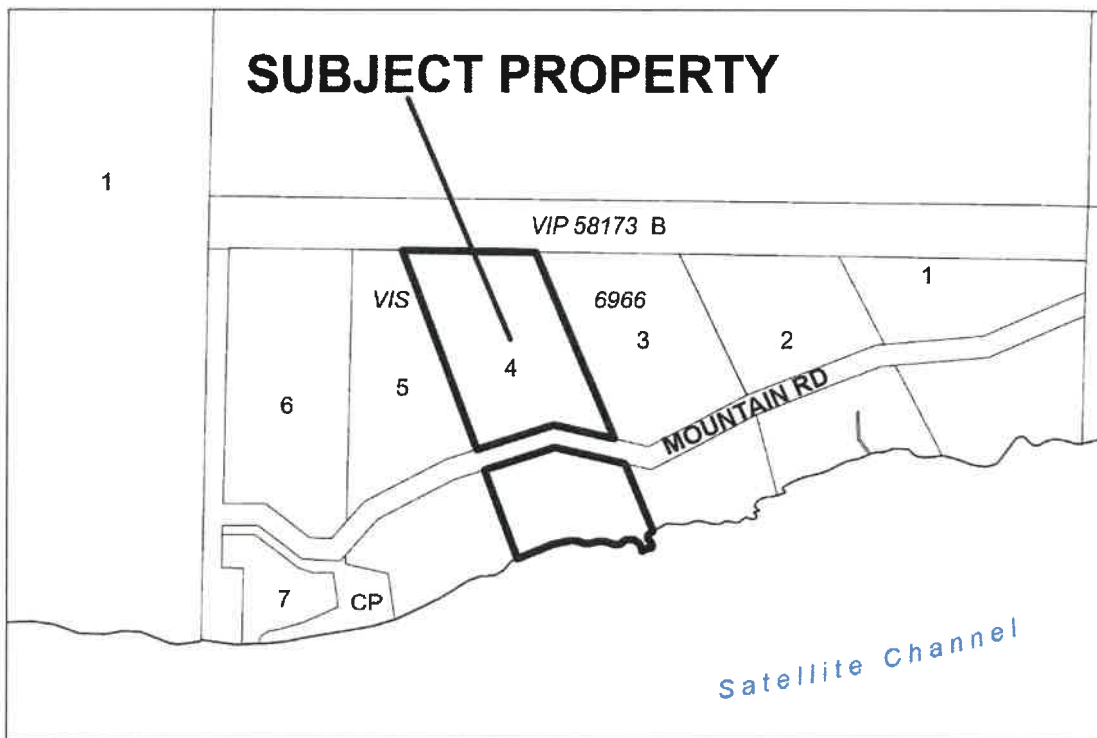
**NOTICE**  
**PLDVP20240185**  
**SALT SPRING ISLAND LOCAL TRUST COMMITTEE**

**NOTICE** is hereby given pursuant to Section 499 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, the proposed permit would vary the Salt Spring Island Land Use Bylaw No. 355, 1999 by:

- A variance to the 30 metre minimum setback from the natural boundary of the sea to permit a sewage disposal field within 15.0 metres of the natural boundary of the sea.

The property is located at **1155 Mountain Road** and is legally described as STRATA LOT 4 SECTION 32 SOUTH SALT SPRING ISLAND COWICHAN DISTRICT STRATA PLAN VIS6966 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (SEE PLAN AS TO LIMITED ACCESS) (PID: 028-246-586).

The general location of the subject property is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 1-500 Lower Ganges Road, Salt Spring Island, BC V8K 2N8 between the hours of 8:30 a.m. to 4:30 p.m. Monday, Tuesday, Thursday and Friday, excluding statutory holidays, commencing **Friday, September 27** and continuing up to and including **Wednesday, October 9**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Salt Spring Island.

Enquiries or comments should be directed to Milad Panahifar, Planner 1 at (250) 538-5602, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 538-5602; or by email to: [ssiinfo@islandstrust.bc.ca](mailto:ssiinfo@islandstrust.bc.ca) before 4:30 pm, **Wednesday, October 9.**

The Salt Spring Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the electronic business meeting on **Thursday, October 10** starting at 9:30 am. Typically, applications are considered in the afternoon portion of the meeting, which begins at 12 noon.

Please refer to the agenda available on the Salt Spring Island LTC Meeting Calendar webpage at the beginning of that week for an indication of where this application may be placed on the agenda and to view the staff report for the application.

All applications are available for review by the public with prior appointment. Written comments made in response to this notice will also be available for public review.

Rob Pingle, Deputy Secretary

# PROPOSED



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
DEVELOPMENT VARIANCE PERMIT  
PLDVP20240185**

To: KELLY ANNE MCAULEY

1. This Development Variance Permit applies to the land described below:

STRATA LOT 4 SECTION 32 SOUTH SALT SPRING ISLAND COWICHAN DISTRICT STRATA PLAN VIS6966 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (SEE PLAN AS TO LIMITED ACCESS) (PID: 028-246-586).

2. Salt Spring Island Land Use Bylaw 355, 1999 is varied as follows:

*a) Subsection 4.5.1 (1) which states that no sewage disposal field or seepage pit may be located within 30 m of the natural boundary of the sea is varied to permit the construction of a sewage disposal field within 15.0 metres of the natural boundary of the sea.*

The development shall be consistent with Schedule 'A' which is attached to and forms part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Salt Spring Island Land Use Bylaw No. 355, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
THIS XX DAY OF XXX 202X.

\_\_\_\_\_  
Deputy Secretary, Islands Trust

\_\_\_\_\_  
Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED  
BY THE XXX DAY OF XXX 202X THIS PERMIT AUTOMATICALLY LAPSES.



**From:** Carolyn Stewart  
**Sent:** Wednesday, October 9, 2024 10:04 AM  
**To:** SSInfo  
**Cc:** Islands Trust Conservancy Board; Erica Wheeler; Jemma Green; Clare Frater  
**Subject:** SS-PLDVP2024085 Referral to ITC  
**Attachments:** ITC\_2024-10-08\_SS-DVP20240185\_ITCComments\_Final.pdf; SS-PLDVP20240185.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Milad Panahifar,

Islands Trust Conservancy staff received the above referral from Robert Pringle on October 3, 2024 and provides the attached comments for the Local Trust Committee's consideration.

Regards,

**Carolyn Stewart**

A/Manager

Islands Trust Conservancy

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5191 | [islandstrust.bc.ca/conservancy](https://islandstrust.bc.ca/conservancy)

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

[Follow us on Facebook](#)

### Protecting islands in the Salish Sea

*I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BO'KEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səilwətał, SEMYOME, shishálh, Słwɣwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SłÁUTW, Stz'uminus, łəθəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and x<sup>w</sup>məθk<sup>w</sup>əyám First Nations. Islands Trust Conservancy is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.*

Comments from Islands Trust Conservancy staff  
Re: SS-DVP20240185  
October 8, 2024

The subject property (PID 028-246-586), located at the foot of Mount Tuam, includes the Islands Trust Conservancy's Cunningham Covenant (northern portion of the property, above Mountain Road). Although the proposal does not directly affect the covenanted area, Islands Trust Conservancy (ITC) staff provide the following information as the placement/location of the sewage disposal field has potential to impact our interests indirectly.

The dry, south-facing Douglas-fir forests in this area of Salt Spring Island are globally rare and the area has an unusually high number of species at risk. These Douglas-fir forests provide habitat for a number of federally listed species at risk found nearby (see list below). These species may occur on the subject property, but we are not aware of any species at risk surveys having been conducted in the immediate area to date.

Federally listed terrestrial species at risk and/or habitat documented within 1000 m of the uncovenanted part of the property in question (PID 028-246-586)

Species	SARA Status	Type of occurrence	Distance and direction
Rigid apple moss	Endangered	Confirmed Observation	220 m N
Rigid apple moss	Endangered	Confirmed Observation	190 m N
Sharp tailed-snake	Threatened	Critical Habitat Mapped	430 m E
Sharp tailed-snake	Threatened	Confirmed Observation	630 m E
Sharp tailed-snake	Threatened	Potential Habitat Mapped	200 m N
Western screech owl	Threatened	Confirmed Observation	965 m NE
Threaded vergito	Special Concern	Confirmed Observation	560 m E
Threaded vergito	Special Concern	Confirmed Observation	530 m W
Threaded vergito	Special Concern	Confirmed Observation	610 m W

Marine species at risk considerations:

Satellite Channel Marine Ecological Reserve is 180 m to the south, and critical marine habitat for Marbled Murrelet is 3 km to the east, of the subject property.

Placing a sewage disposal field within the minimum marine setback will add risk to marine species at risk, and other ecological values in the area. A proactive approach to mitigating any potential harm to terrestrial species at risk, would be for the landholder to engage a species at risk biologist to survey the property and to recommend measures to mitigate potential harm if species at risk are found. The ITC's Species at Risk Program can assist in engaging a biologist, and could pay the cost of this survey, if the covenanted part of the land (Cunningham Covenant area) is also included. Such work would be in alignment with the Species at Risk Act, which encourages local governments to take voluntary measures to protect species at risk and the habitat they need to survive.