



Islands Trust Conservancy Board

Regular Meeting Agenda

Date: Tuesday, July 22, 2025
Time: 10:00 am
Location: Islands Trust Victoria Boardroom
200-1627 Fort Street, Victoria, BC

Pages

1. CALL TO ORDER

2. TERRITORIAL ACKNOWLEDGEMENT

3. APPROVAL OF AGENDA

3.1 Introduction of New Items

3.2 Approval of Agenda

4. RISE AND REPORT DECISIONS

Chair Gauvreau to rise and report from the closed meeting held on May 27, 2025, as follows:

- The Islands Trust Conservancy has approved a \$12,000 Opportunity Fund Grant to the Mayne Island Conservancy to help cover legal expenses associated with a conservation covenant on Mayne Island. These costs include title searches, drafting, multiple revisions, finalizing, and registering the covenant.

5. ADOPTION OF MINUTES

5.1 Draft ITC Board Meeting Minutes of May 27, 2025

4 - 14

6. FOLLOW UP ACTION LIST

15 - 20

7. BUSINESS

7.1 Items for Approval

7.1.1	Amendment to Koontz NAPTEP Covenant, Gabriola Island - Request for Decision	21 - 89
	<p>THAT the Islands Trust Conservancy Board authorize the Chair or any available ITC Authorized Signatory to sign the Modification Agreement to amend covenant CB1650359 registered on the land described as 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 Dedicated By Plan 17829, Except Those Parts In Plans 21783 And 26145.</p> <p>THAT the Islands Trust Conservancy Board authorize expenditure of up to \$300 to support the landholder and GaLLT in obtaining notarized signatures for registering the Modification Agreement.</p>	
7.2	Items for Discussion/Direction	
7.2.1	Discussion on Appointment of an ITC Board member to the Conservation Fund Working Group (verbal)	
7.3	Correspondence	
7.3.1	2025-04-14 Letter from Senkpiel Litigation regarding Crystal Mountain Society Board Decision	90 - 91
7.3.2	2025-07-02 Letter from Minister Kahlon regarding ITC Five-Year Plan	92 - 93
7.4	Updates for Information	
7.4.1	Public Acquisitions Report	94 - 95
7.4.2	Public Covenants Report	96 - 103
7.4.3	Budget Report (verbal)	
7.4.4	ITC Quarterly Report to Trust Council	104 - 108
7.4.5	Executive Committee Update - Trustee Elliot (verbal)	
7.4.6	Financial Planning Committee Update - Trustee Yates (verbal)	
7.4.7	Trust Council Update - Trustee Elliot (verbal)	
7.4.8	Governance Committee Update - Chair Gauvreau (verbal)	
8.	PUBLIC COMMENTS AND DELGATIONS	
9.	NEW BUSINESS	
9.1	Approval of an ITC Board Special Meeting Date (verbal)	
	<p>A potential meeting is proposed for Wednesday, August 27, 2025, from 10:00 a.m. to 2:00 p.m., to consider approval of the 2026/27 budget request.</p>	
10.	NEXT MEETING	
	<p>The next meeting will be held electronically on October 8, 2025 at 10:00 a.m.</p>	
11.	CLOSED MEETING	

11.1 Motion to Close the Meeting

THAT the Islands Trust Conservancy 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, as the board considers that disclosure could reasonably be expected to harm the interests of the Islands Trust Conservancy Board; and that staff remain in the meeting.

12. ADJOURNMENT

DRAFT



Islands Trust Conservancy Board

Minutes of a Regular Meeting

Date: Tuesday, May 27, 2025
Location: Electronic Meeting, and physical location to view the livestream of the meeting:
Islands Trust Victoria Office
#200 - 1627 Fort Street
Victoria, BC V8R 1H8

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

Staff Present: Clare Frater, Director, Trust Area Services
Corlynn Strachan, Administrative Assistant/Recorder
Erica Wheeler, Species at Risk Program Coordinator
Joe Elliott, Senior Indigenous Relations Advisor, Trust Area Services
Kathryn Martell, Ecosystem Protection Specialist
Micaela Yawney, Communications Specialist
Mike Richards, Strategic Fund Development Specialist
Nuala Murphy, Property Management Specialist
Wendy Tyrrell, Acting ITC Manager

Guests Lenora Lee, KPMG
Winnie Tam, KPMG

Staff Regrets: Jemma Green, Covenant Management and Outreach Specialist
Carlie Aston, Conservation Technician Coop

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

1. CALL TO ORDER

The meeting was called to order at 10:00 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Gauvreau acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations and initiated introductions.

3. APPROVAL OF AGENDA

3.1 Review of Agenda and Introduction of New Items

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The following item was added from the agenda:

- Item 9.1 Staffing Updates under 9.0 New Business

3.2 Approval of Agenda

By general consent the agenda was approved as amended

4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING

There were no items for rise and report.

5. ADOPTION OF MINUTES

5.1 Draft ITC Board Meeting Minutes of March 18, 2025

The following amendment to the minutes was presented for consideration:

On page seven of the minutes, item 7.4.9 Funding our Future: Financing Conservation on Private Lands Conference Highlights, replace the word “province” with “Capital Regional District”.

By general consent the minutes of the March 18, 2025 meeting were adopted as amended.

6. FOLLOW UP ACTION LIST

Board members noted that direction from the Board about exploring options and researching potential climate change projects, to address the climate change emergency on ITC Protected Areas, was not included in the FUAL report, and requested that staff reinstate the item for inclusion on the next agenda.

7. BUSINESS

7.1 Items for Approval

7.1.1 ITC 2024-25 Audited Financial Statements - KPMG Presentation and Request for Decision

KPMG representatives Lenora Lee and Winnie Tam reviewed the draft financial statements and presented highlights from the audit findings, noting that the audit is now complete.

Discussion took place on:

- If an internal whistleblower policy exists, and if not, should they consider the establishment of a process for staff, elected officials, and Board members to report concerns. The Board requested that this topic be added to a future meeting agenda.
- On the use of artificial intelligence (AI). A suggestion was made to have a Board discussion on the topic.

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- Reference was made to Appendix 6 of the audit report – Board Leadership Center training opportunities. KPMG staff commented there are online resources available, including common terms of reference, good practices, and trend information. It was suggested that the ITC Board members explore these resources further.

ITC-2025-016

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board approve the Audited Financial Statements for the 2024/25 fiscal year, and refer the statements to Islands Trust Council for information.

CARRIED

7.1.2 Islands Trust Conservancy Submission for 2024-2025 Annual Report - Request for Decision

Communications Specialist Yawney presented the request for decision.

Trustee Smith suggested revising the paragraph on page 72 of the agenda package, under the section on the protected area goal. The proposed changes included removing the word “only” before “20%” and replacing “The Government of Canada and British Columbia” with “The United Nations and the Government of Canada.”

ITC-2025-017

It was MOVED and SECONDED,

the Islands Trust Conservancy (ITC) Board approve the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

CARRIED

7.1.3 DVP/DP Referral - 212 Narrows West, Salt Spring Island - Request for Decision

A/Manager Tyrrell presented the request for decision.

Discussion took place regarding First Nations archaeological sites and the proposed significant expansion of a dock. Concerns were raised about the addition of new docks, considering a request from First Nations that the Islands Trust not support further dock developments. A question was raised as to whether First Nations have been consulted on this matter as the staff report does not indicate whether this development variance permit has been referred to First Nations for comment.

It was suggested that the ITC Board would like to make note of this potential gap in consultation. The Board agreed it would be appropriate for ITC staff to include a comment in the response back to the Salt Spring Island Local Trust Committee specifically regarding the importance of receiving feedback from First Nations for expansions and additions of docks in the Islands Trust Area.

ITC-2025-018

DRAFT

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board request staff to notify the Salt Spring Island Local Trust Committee that Islands Trust Conservancy's interests are unaffected by Development Variance Permit Application PLDVP20250029.

The Islands Trust Conservancy Board recommends that the Salt Spring Island Local Trust Committee ensure that affected First Nations have been asked to comment on this proposed dock expansion.

CARRIED

7.1.4 Galiano LTC Bylaw 291 Referral – Request for Decision

A/Manager Tyrrell presented the request for decision.

Staff advised that the wording of resolutions should use “request” staff rather than “direct” staff.

ITC-2025-019

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board request staff to notify the Galiano Island Local Trust Committee that Islands Trust Conservancy's interests are unaffected by Bylaw 291.

CARRIED

7.1.5 S'ul-hween X'pey (Elder Cedar) Nature Reserve, Gabriola Island - Provincial Groundwater Observation Well - Request for Decision

Property Management Specialist Murphy presented the request for decision.

There was no discussion.

ITC-2025-020

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board approve the request from the Ministry of Water, Lands and Resource Stewardship to upgrade Provincial Groundwater Observation Well 197, in S'ul-hween X'pey (Elder Cedar) Nature Reserve, with a new well box and the addition of equipment for satellite telemetry.

CARRIED

ITC-2025-021

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board request staff to begin negotiations for a Well Access Agreement with the Ministry of Water, Lands and Resource Stewardship (WLRS) and the two covenant holders Gabriola Land & Trails Trust and Nanaimo & Area Land Trust.

CARRIED

7.1.6 2026/27 ITC Budget Request Update – Trust Council Resolution – Request for Decision

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A/Manager Tyrrell presented the request for decision.

Discussion ensued on:

- Board members expressed support for separating the budget lines for Conservation Planning and Land Securement and for splitting Management budget into Property Management Planning and Property Management Operations.
- There was discussion on the recommendation for a business case for a permanent Indigenous Relations position for the Islands Trust Conservancy, noting the recent addition of new Nations the Islands Trust engages with. It was acknowledged that the organizational structure and reporting lines for the position still need to be determined.
- Support was expressed for the proposed increase to the staff travel budget, recognizing the need for accommodation during extended monitoring work and the value of co-op student positions.

ITC-2025-022

It was MOVED and SECONDED,

that the Islands Trust Conservancy (ITC) Board request staff to prepare an Islands Trust Conservancy 2026/27 budget request, including:

- An increase to the property management budget to reflect new nature reserves and covenants, archeological assessments, and increasing costs; and rename this budget line item to Property Management Operations budget;
- Creation of a Property Management Planning budget line;
- An increase to the ITC staff travel budget to accommodate additional travel needs for newly acquired covenants/nature reserves, and increasing costs in travel;
- Consideration of increases to multiple ITC budget lines associated with engagement and relationship building with First Nations, and potential payment of referral fee requests from Nations;
- Separation of budget lines for Conservation Planning and Land Securement;
- Development of a business case for a conservation technician co-op position and/or a seasonal conservation technician position; and
- Development of a business case for a permanent Indigenous relations position.

CARRIED

7.2 Items for Discussion/Direction

7.2.1 Executive Committee - Islands Trust Conservancy Joint Meeting Discussion

Chair Gauvreau provide a recap of the Executive Committee/ IslandsTrust Conservancy joint session held April 23rd including:

- Discussion about a potential conservation fund that would allow property owners to apply for grants for conservation and restoration projects.

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Executive Committee passed a resolution to work with ITC Board to strike an informal working group with members from each respective body to start developing a vision for a conservation fund, with the intent to expand the working group to interested First Nations and others.

- Arranging a guest speaker for the July 22nd ITC/EC liaison meeting. Suggestions were Brodie Guy – Islands Coastal Economic Trust, Bonnie Norton a UBC Professor-storytelling, and Eli Ennis, expert in Indigenous Protected and Conserved Areas (IPCA).
- The goal is to inspire and educate the Board around conservation efforts and collaboration, and how we can enhance our approach on collaborating with First Nations.
- Promoting the Islands Trust and the 35th Anniversary, engaging local trust committees with ITC updates at meetings, including quarterly reports.
- Director Frater will assist with finding a speaker for the July 22nd liaison meeting.

7.2.2 Victoria Foundation – Administration Fee Increase to Ruby Alton Property Endowment Fund – Briefing

The Strategic Fund Development Specialist Fundraising Specialist provided the briefing.

Board members commented on the minimal disbursements received by the Islands Trust Conservancy from the Victoria Foundation, and whether the Victoria Foundation is the most suitable institution to manage the ITC's endowment fund. Staff can review this.

7.3 Correspondence

7.3.1 2025-03-11 Letter regarding MOU between Islands Trust Council and the WSÁNEĆ Leadership Council

Director Frater explained that the letter from the Executive Committee will be shared with Trust Council.

ITC-2025-023

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board request staff to cooperate with Tsartlip First Nation and Tseycum First Nation, via the WSÁNEĆ Leadership Council Society, to develop an agreement for Islands Trust Conservancy Board consideration.

CARRIED

7.3.2 2025-04-28 Letter from Minister Kahlon to Trust Council Chair Patrick regarding Islands Trust Review

Received for information.

Discussion ensued on:

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- If the letter should be considered a mandate letter.
- The letter's impact on revisions to the Policy Statement.
- That the Ministry has not yet communicated with Trust Council regarding this matter.

7.3.3 2025-05-23 ITC Board Chair Letter to Minister Kahlon regarding ITC Five-Year Plan Requirement

Received for information.

7.4 Updates for Information

7.4.1 Public Acquisitions Report

Received for information.

7.4.2 Public Covenants Report

Received for information.

7.4.3 Budget Report: April 1, 2024 - March 31, 2025

Received for information.

Discussion ensued regarding underspending in certain line items.

A/Manager Tyrrell noted that the delay in filling the Team Lead position has contributed to the underspending. Additionally, three planned celebrations were postponed due to capacity constraints and weather conditions. Staff training initiatives have also been impacted, as current workloads have limited staff participation in training opportunities. Several projects remain on hold pending the recruitment of the Team Lead.

7.4.4 ITC Quarterly Report to Trust Council - 1st Quarter 2025-2026

Received for information

7.4.5 Executive Committee Update (verbal)

Trustee Elliott provided on the following topics:

- There was a joint Meeting with Bowen Island Municipality held on April 30, in person. Update to follow.
- Direction given to proceed with two professional development workshops on addressing Indigenous-specific racism. These workshops, proposed by Indigenous Relations Advisor Joe Elliott, are part of the Reconciliation Action Plan and the Cultural Safety Program. Workshops will accommodate 20 participants, with priority for the Chair, Vice Chairs, Conservancy Chair, and members of the Reconciliation Learning Group. Target timeframe is October–November.

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- Staff were requested to work with Tsartlip and Tseycum First Nations, via the WSÁNEĆ Leadership Council Society, to develop a proposed agreement.
- Policy Statement Amendment Project - Progress was slowed due to quorum challenges in Committee of the Whole. However, final Trust Programs Committee meeting for policy advice is scheduled for May 29. There is a revised timeline:
 - Town hall and final revisions in late July.
 - First reading anticipated for July 30.
 - Letters to Bowen Island Municipality and other referral bodies to go out early August.
 - A significant number of meetings are expected to support this work.

7.4.6 Trust Council Update (verbal)

Trustee Yates advised the last Trust Council meeting was held in March in Nanaimo, an update was provided at the last ITC meeting, including highlights of a meeting with B.C. Ferries on their engagement plan.

The next Trust Council is scheduled from June 17-19, 2025 on Salt Spring Island and will include the ITC 35th Anniversary celebration.

7.4.7 Financial Planning Committee Update (verbal)

Trustee Yates advised there was no report from the last meeting and that she will support the proposed ITC budget items going to the committee.

7.4.8 Governance Committee Update (verbal)

Chair Gauvreau advised the next meeting August 10th.

7.4.9 Conservation Fund Working Group – Chair Gauvreau (verbal)

Chair Gauvreau advised this is an informal joint working group between Executive Committee and Islands Trust Conservancy Board members, in an early exploratory stage. The goal is to develop a shared vision, co-created with First Nations. A meeting date has not been set yet. Ned Taylor (WSÁNEĆ Leadership Council Society) has been invited to attend.

Discussion ensued on:

- Appointing an ITC Board member to the working group.
- Adding this to the next agenda.
- Trustee Smith offered to be back up for Chair Gauvreau to attend meeting.

7.4.10 ITC 35th Anniversary Communication Activities and Promotion Update (verbal)

ITC Communications Specialist Yawney provided the following updates on the Islands Trust Conservancy 35th Anniversary:

- A news release was issued in January, featuring a newly designed anniversary logo for use on the website and social media.

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- The new ITC blog “*The Journal*” was launched this week - <https://islandstrust.bc.ca/welcome-to-the-journal/> .
- A winter social media awareness campaign celebrating the 35th Anniversary reached over 40,000 people.
- A celebration is planned at the June Trust Council meeting, including cupcakes.
- Plans are underway for ITC booths at fall fairs and community events in August.
- The Spring edition of the *Heron* newsletter was launched this month, reaching over 150 households and 800 online subscribers.

Board members suggested celebrating again at the September Trust Council on Gabriola Island. Staff will consider.

7.4.11 Bowen Island Municipality/Executive Committee April 30th Meeting Update (verbal)

Minutes and recording are posted on the BIM website:
<https://bowenislandmunicipality.ca/events/on/2025/04/30/>

Trustee Elliott provided a summary of topics:

- Director Frater presented the background and the current status on the Policy Statement Amendment Project.
- Bowen Island Municipality had written a letter advising that they are not engaging on further Policy Statement amendment work, in terms of a referral, until there is further spirit of cooperation, as they were not consulted on the request to the Minister for a provincial review of the Islands Trust.
- An update from the Conservancy was provided on nature reserves, management plans, and the Natural Area Protection Tax Exemption Program (NAPTEP).
- Currently there are no NAPTEP properties on Bowen, which could be an opportunity to explore.
- Bowen Island Municipality topics of note were:
 - Strategic Plan 2025
 - Official Community Plan update
 - BC Ferries - issues on ferry performance and delivery of better service to island communities – for residents and tourists

8. PUBLIC COMMENTS AND DELGATIONS

No members of the public were in attendance.

9. NEW BUSINESS

9.1 Staffing Updates

A/Manager Tyrrell provided the following updates:

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- A/Manager Tyrrell's auxiliary position is scheduled to end September 26, 2025; no new updates at this time.
- The ITC Administrative Assistant has moved to a temporary assignment as the Executive Administrative Assistant; staff are currently working on finding a replacement.
- Carlie Aston has been hired for the summer co-op student Conservation Technician position and is currently assisting the Property Management Specialist and the Covenant Management and Outreach Specialist with monitoring.
- The initial Team Lead position competition was unsuccessful, the job profile was reclassified by PSA and the position was posted internally. Applicants were screened in and staff are scheduling interviews.
- Communications Specialist Yawney has submitted her resignation and will complete her term at the end of June 2025. Staff will move forward with posting the Communication Specialist position in June.

10. NEXT MEETING

The next meeting will be held in-person on July 22, 2025 at 10:00 a.m. at the Victoria office.

11. CLOSED MEETING

11.1 Motion to Close the Meeting

ITC-2025-024

It was MOVED and SECONDED,

that the Islands Trust Conservancy 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; j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act; and that staff remain in the meeting.

CARRIED

12. ADJOURNMENT

By general consent, the meeting adjourned at 12:58 p.m.

Lisa Gauvreau, Chair

Certified Correct:

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Corlynn Strachan, Administrative Assistant/Recorder

Minutes are not official until adopted at a subsequent meeting.

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Follow Up Action Report

Trust Conservancy Board

25-May-2021

Progress	Activity	Responsibility	Dates	Status
20%	<p>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.</p> <p>This item is on hold as staff are waiting for a response. This report will only show "in-Progress" or "Completed" under the Status column.</p>	Kathryn Martell	Target: 31-Dec-2025	In Progress

28-May-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 That the Islands Trust Conservancy (ITC) Board request staff to explore options and potential climate change research projects to address the climate change emergency on ITC Protected Areas, once ITC has a new Property Management Team Lead.</p>	Wendy Tyrrell	Target: 20-Jan-2026	In Progress

01-Oct-2024

Progress	Activity	Responsibility	Dates	Status
25%	<p>1 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.</p> <p>May 20, 2025 Update: Staff are working with contractor C. Stewart to review and update securement policies this fiscal. Aiming for Oct. 7th meeting.</p>	Kathryn Martell	Target: 07-Oct-2025	In Progress



Follow Up Action Report

Trust Conservancy Board

19-Nov-2024

Progress	Activity	Responsibility	Dates	Status
50%	<p>1 Staff to address compliance and ecological concerns as identified in the Islands Trust Conservancy Natural Area Protection Tax Exemption Program (NAPTEP) Covenant Monitoring Report 2024.</p> <p>May 20, 2025 Update: Staff will report out on this FUAL item either the November 2025 or January 2026 meeting.</p>	Jemma Green	Target: 18-Nov-2025	In Progress
20%	<p>2 Staff to move forward with 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> <p>May 20, 2025 Update: Application for tax exemption reviewed and approved by Trust Council. Referrals went out to Nations, extending comment period to accommodate capacity for Nations to respond.</p>	Kathryn Martell	Target: 31-Oct-2025	In Progress



Follow Up Action Report

Trust Conservancy Board

27-May-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to amend the March 18, 2025 meeting minutes as follows: On page seven of the minutes, item 7.4.9 Funding our Future: Financing Conservation on Private Lands Conference Highlights, replace the word 'province' with 'Capital Regional District'.	Corlynn Strachan	Target: 22-Jul-2025	Completed
100%	2 Staff to reinstate the "exploring options and researching potential climate change projects, to address the climate change emergency on ITC Protected Areas" item for inclusion on the FUAL report for the next meeting.	Wendy Tyrrell	Target: 22-Jul-2025	Completed
0%	3 Staff to add the following topic to a future meeting agenda: If an internal whistleblower policy exists, and if not, should they consider the establishment of a process for staff, elected officials, and Board members to report concerns.	Wendy Tyrrell	Target: 07-Oct-2025	In Progress
0%	4 Staff to add the following topic to a future meeting agenda: A discussion on the use and potential harm of artificial intelligence (AI).	Wendy Tyrrell	Target: 31-May-2026	In Progress
0%	5 ITC Board members to explore Board Leadership Center training opportunities through KPMG including online resources available for common terms of reference, good practices, and trend information.	Lisa Gauvreau Wendy Tyrrell	Target: 31-May-2026	In Progress
100%	6 Staff to move forward with the Islands Trust Conservancy Board's approval of the Audited Financial Statements for the 2024/25 fiscal year, and refer the statements to Islands Trust Council for information.	Wendy Tyrrell	Target: 22-Jul-2025	Completed



Follow Up Action Report

Trust Conservancy Board

27-May-2025

Progress	Activity	Responsibility	Dates	Status
100%	<p>7 Staff to move forward with the Islands Trust Conservancy Board approval of the amended text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.</p> <p>The changes are as follows: revising the paragraph on page 72 of the agenda package, under the section on the protected area goal. The proposed changes included removing the word "only" before "20%" and replacing "The Government of Canada and British Columbia" with "The United Nations and the Government of Canada."</p>	<p>Micaela Yawney</p> <p>Wendy Tyrrell</p>	Target: 16-Jun-2025	Completed
100%	<p>8 Staff to notify the Salt Spring Island Local Trust Committee that Islands Trust Conservancy's interests are unaffected by Development Variance Permit Application PLDVP20250029.</p> <p>The Islands Trust Conservancy Board recommends that the Salt Spring Island Local Trust Committee ensure that affected First Nations have been asked to comment on this proposed dock expansion.</p>	Jemma Green	Target: 22-Jul-2025	Completed
100%	<p>9 Staff to notify the Galiano Island Local Trust Committee that Islands Trust Conservancy's interests are unaffected by Bylaw 291.</p>	Jemma Green	Target: 22-Jul-2025	Completed
100%	<p>10 Staff to notify the Ministry of Water, Lands and Resource Stewardship and the two covenant holders - Gabriola Land & Trails Trust and Nanaimo Area Land Trust - of the Islands Trust Conservancy Board's approval of to upgrade of Provincial Groundwater Observation Well 197, in S'ul-hween X'pey (Elder Cedar) Nature Reserve, with a new well box and the addition of equipment for satellite telemetry.</p>	Nuala Murphy	Target: 22-Jul-2025	Completed



Follow Up Action Report

Trust Conservancy Board

27-May-2025

Progress	Activity	Responsibility	Dates	Status
0%	<p>11 Staff to prepare an Islands Trust Conservancy 2026/27 budget request, including:</p> <ul style="list-style-type: none"> · An increase to the property management budget to reflect new nature reserves and covenants, archeological assessments, and increasing costs; and rename this budget line item to Property Management Operations budget; · Creation of a Property Management Planning budget line; · An increase to the ITC staff travel budget to accommodate additional travel needs for newly acquired covenants/nature reserves, and increasing costs in travel;\n · Consideration of increases to multiple ITC budget lines associated with engagement and relationship building with First Nations, and potential payment of referral fee requests from Nations; · Separation of budget lines for Conservation Planning and Land Securement; · Development of a business case for a conservation technician co-op position and/or a seasonal conservation technician position; and · Development of a business case for a permanent Indigenous relations position. 	<p>Clare Frater Wendy Tyrrell</p>	<p>Target: 27-Aug-2025</p>	<p>In Progress</p>
100%	<p>12 Director Frater to assist with finding a speaker for the July 22nd ITC-EC liaison meeting.</p>	<p>Clare Frater</p>	<p>Target: 22-Jul-2025</p>	<p>Completed</p>
0%	<p>13 Staff to review if the Victoria Foundation is the most suitable institution to manage the ITC's endowment fund.</p>	<p>Julia Mobbs Mike Richards Wendy Tyrrell</p>	<p>Target: 31-Dec-2025</p>	<p>In Progress</p>



Follow Up Action Report

Trust Conservancy Board

27-May-2025

Progress	Activity	Responsibility	Dates	Status
0%	14 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation, via the W_SÁNEC Leadership Council Society, to develop an agreement for Islands Trust Conservancy Board consideration.	Clare Frater Wendy Tyrrell	Target: 31-Mar-2026	In Progress
100%	15 Staff to add the following topic to the July 22, 2025 meeting agenda: Discussion on appointment of an ITC Board member to the Conservation Fund Working Group.	Wendy Tyrrell	Target: 22-Jul-2025	Completed
0%	16 Staff to consider the suggestion from Board members to have the ITC 35th anniversary celebration at the September Trust Council on Gabriola Island.	Micaela Yawney	Target: 01-Sep-2025	In Progress
0%	17 Staff to proceed with negotiations for a Well Access Agreement with the Ministry of Water, Lands and Resource Stewardship (WLRS) and the two covenant holders Gabriola Land & Trails Trust and Nanaimo & Area Land Trust for maintenance and data collection of the Provincial Groundwater Observation Well 197, in S'ul-hween X'pey (Elder Cedar) Nature Reserve.	Nuala Murphy	Target: 30-Sep-2025	In Progress



REQUEST FOR DECISION

To: ITC Board **For the Meeting of:** July 22, 2025
From: Staff **Date Prepared:** May 2, 2025

SUBJECT: Amendment to Koontz NAPTEP Covenant, Gabriola Island

RECOMMENDATION:

1. That the Islands Trust Conservancy Board authorize the Chair or any available ITC Authorized Signatory to sign the Modification Agreement to amend covenant CB1650359 registered on the land described as 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 Dedicated By Plan 17829, Except Those Parts In Plans 21783 And 26145.
2. That the Islands Trust Conservancy Board authorize expenditure of up to \$300 to support the landholder and GaLLT in obtaining notarized signatures for registering the Modification Agreement.

1 PURPOSE: To acquire Islands Trust Conservancy (ITC) Board endorsement to register an amendment to the Koontz NAPTEP covenant on 3090 George Street, Gabriola Island, to remedy an oversight in the baseline documentation report.

2 BACKGROUND:

In October 2024, ITC registered a Natural Area Protection Tax Exemption Program (NAPTEP) covenant with Yarrow Koontz, co-held by Gabriola Land & Trails Trust (GaLLT), to protect ~2.5 ha of wetlands, maturing forest, and sensitive riparian and cliff habitats on Gabriola Island.

In late February 2025, while closing the application file, staff noticed an oversight in the Owner's Reserved Rights definitions. The Covenant Agreement provides the Owner's Reserved Right:

7.2 (d) to maintain, replace or restore the driveway existing within the Covenant Area at the time of registration of this Agreement (the location of which is indicated in the Report), provided the location and material remain the same and the size is the same or smaller;

The covenant baseline report (the Report, registered as Schedule B to the Covenant Agreement) does not specifically identify and describe the 'Driveway' but rather describes this feature along with several other 'old roads' on the property.

This oversight must be corrected in order to ensure that this right can be exercised by the Owner and properly monitored by ITC and GaLLT. ITC legal counsel recommended that the best approach is to register a Covenant Modification in the Land Titles Office, that modifies the existing covenant by replacing the original Schedule B with a fully updated Report.

Islands Trust [Policy 2.1.10 Administration of Natural Area Protection Tax Exemption Program](#) provides for amendment of a NAPTEP covenant and in circumstances where the Board determines that the proposed covenant amendment would not alter the size of the area

protected, and would not diminish the conservation value of the covenant, the ITC Board may approve the amendment without consulting Trust Council.

ITC staff have prepared an updated Report that has been reviewed and approved by the landholder and by GaLLT. Staff are now requesting that the ITC Board approve the proposed covenant amendment and authorize the Chair to sign the Covenant Modification.

ITC does not currently have a policy related to costs for covenant amendments. [Policy 3.2.5 Natural Area Protection Tax Exemption Covenants Policy](#) specifies that “[t]he landowner is responsible for all costs incurred by the landowner to complete the covenant, and for the costs of registration in the land title office.” [Policy 3.2.4 Conservation Covenants](#) says, “Landowners entering the Natural Area Protection Tax Exemption Program (NAPTEP) are expected to cover their costs except in special circumstances”. Staff recommend that the Board consider this amendment suitable special circumstances for ITC to pay for covenant amendment costs.

3 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: This covenant amendment will require a minimal amount of staff time to complete.

FINANCIAL: Young Anderson has estimated legal costs of approximately \$1600 for preparing and conveyancing the amendment. Staff recommends that ITC pay notary costs for the landholder and for GaLLT, of approximately \$300 (combined).

POLICY: ITC does not currently have a policy related to costs for covenant amendments. The covenant amendment itself aligns with ITC policies for conservation covenants.

IMPLEMENTATION/COMMUNICATIONS: Staff will work with ITC legal counsel to organize signatures and conveyancing of the Covenant Amendment. No communications required.

FIRST NATIONS: None.

CLIMATE CHANGE: None.

OTHER:

- The Form C – Covenant Modification must be signed by all parties and chargeholders, including having the mortgage holder provide a Priority Agreement for the Covenant Modification charge over the Mortgage charge. The mortgage holder, VanCity, has indicated their willingness to review and sign the Covenant Modification after it has been signed by all other parties.
- The Koontz NAPTEP covenant has not yet applied to the Ecological Gift Program through Environment and Climate Change Canada, so there is no impact of the covenant amendment on other agencies.
- ITC Board has approved payment of up to \$2000 towards the cost of an appraisal to support application the Ecological Gifts Program (approximately half of the cost). The landholder is currently saving towards the remainder of the cost.
- GaLLT received an Opportunity Fund grant of \$7000 to support costs associated with registering this NAPTEP covenant.

4 RELEVANT POLICY(S):

[3.2.4 Conservation Covenants Policy](#)

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

[Islands Trust Policy 2.1.10 Administration of Natural Area Protection Tax Exemption Program](#)

5 ATTACHMENT:

- Form C Land Title application for Koontz NAPTEP Covenant Amendment, 25 June 2025

RESPONSE OPTIONS**Recommendation:**

1. That the Islands Trust Conservancy Board authorize the Chair or any available ITC Authorized Signatory to sign the Modification Agreement to amend covenant CB1650359 registered on the land described as 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 Dedicated By Plan 17829, Except Those Parts In Plans 21783 And 26145.
3. That the Islands Trust Conservancy Board authorize expenditure of up to \$300 to support the landholder and GaLLT in obtaining notarized signatures for registering the Modification Agreement.

Alternative: None recommended.

Prepared By: Kathryn Martell, Ecosystem Protection Specialist

Reviewed By: Clare Frater, Director, Trust Area Services, July 16, 2025



1. Application

<p>Alexandra Greenberg YOUNG ANDERSON 1616 - 808 Nelson Street Vancouver BC V6Z 2H2 6046897400</p>

File No.: 146-252
Mod-Cov, SRW, Rent Charge CB1650359 to CB1650363

2. Description of Land

PID/Plan Number	Legal Description
005-788-447	THAT PART OF LOT 3, SECTION 5, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 6986, LYING TO THE NORTH WEST OF A ROAD DEDICATED BY PLAN 17829, EXCEPT THOSE PARTS IN PLANS 21783 AND 26145

3. Nature of Interest

Type	Number	Additional Information
MODIFICATION	CB1650359	

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

YARROW AIKO ANAIS KOONTZ

VANCOUVER CITY SAVINGS CREDIT UNION, IN TRUST, SEE BL51963 (AS TO PRIORITY)

6. Transferee(s)

<p>ISLANDS TRUST CONSERVANCY 200-1627 FORT STREET VICTORIA BC V8R 1H8</p>
--

<p>GABRIOLA LAND & TRAILS TRUST PO BOX 56 GABRIOLA ISLAND BC V0R 1X0</p>

S-48130

7. Additional or Modified Terms

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

YARROW AIKO ANAIS KOONTZ

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

VANCOUVER CITY SAVINGS CREDIT UNION, IN TRUST, SEE BL51963 (AS TO PRIORITY)
By their Authorized Signatory

Name:

(as to both signatures)

Name:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



Charge

Witnessing Officer Signature

Execution Date

YYYY-MM-DD

Transferor / Transferee / Party Signature(s)

ISLANDS TRUST CONSERVANCY
By their Authorized Signatory

Name:

(as to both signatures)

Name:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

YYYY-MM-DD

Transferor / Transferee / Party Signature(s)

GABRIOLA LAND & TRAILS TRUST
By their Authorized Signatory

Name:

(as to both signatures)

Name:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

TERMS OF INSTRUMENT – PART 2

**Modification Section 219 Conservation Covenant and
Section 218 Statutory Right of Way**

This Modification Agreement dated for reference _____, 2025 is

AMONG:

Yarrow Aiko Anais Koontz
3090 George Street
Gabriola Island, BC
V0R 1X7

(the "Owner")

AND:

Islands Trust Conservancy, a corporation under the *Islands Trust Act*
(British Columbia) with its office at 200-1627 Fort Street, Victoria, B.C.
V8R 1H8

(the "ITC")

AND:

Gabriola Land & Trails Trust, a society registered in British Columbia (Inc
No. S-48130) with a mailing address PO Box 56, Gabriola Island, BC,
V0R 1X0

(the "Co-covenant Holder")

(collectively, the "parties")

WHEREAS:

- A. The Owner is the registered owner in fee simple of the Land;
- B. The Land is subject to section 219 covenant and statutory right of way registered in the land title office under numbers CB1650359 – CB1650363 (the "Original Agreement"); and
- C. The parties have agreed to modify the Original Agreement in the manner set out below.

NOW THEREFORE in consideration of the payment of \$2.00 now paid by each of the Covenant Holders to the Owner, the receipt and sufficiency of which is acknowledged by the Owner, and in consideration of the promises exchanged below, the parties covenant and agree as follows, in accordance with sections 218 and 219 of the *Land Title Act*:

- 1. IT IS MUTUALLY UNDERSTOOD, AGREED AND DECLARED by and between the parties hereto that the Original Agreement shall be modified as follows:
 - (a) Schedule B attached to the Original Agreement is hereby deleted in its entirety and replaced with Schedule B attached hereto as Appendix 1.

2. IT IS MUTUALLY UNDERSTOOD, agreed and declared by the parties hereto that:
- (a) this Modification Agreement shall, from and after the date of its registration in the Land Title Office, be read and construed along with the Original Agreement and treated as part thereof and the Original Agreement, as modified hereby, will continue to be of full force and effect and the parties hereby confirm and ratify the Original Agreement as modified herein;
 - (b) any capitalized terms used but not otherwise defined hereon will have the meaning ascribed thereto in the Original Agreement;
 - (c) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Modification Agreement;
 - (d) all terms, conditions, covenants and agreements of the Original Agreement not specifically modified by this Modification Agreement shall remain unchanged and in full force and effect;
 - (e) the Modification Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties have executed this Modification Agreement on the Form C which is attached to and forms part of this Modification Agreement.

**SCHEDULE B
BASELINE REPORT**

**Conservation Covenant for 3090 George Street,
Gabriola Island, BC**

Covenant holders:
**Islands Trust Conservancy
Gabriola Land & Trails Trust**

BASELINE DOCUMENTATION REPORT

Original: 20 Sep 2024

Amended: 10 June 2025

Prepared by:

Shaan Aroeste, M.Sc., R.P.Bio.

Amendments by:

**Kathryn Martell, MSc, RPBio; Ecosystem Protection Specialist, Islands Trust Conservancy
Jemma Green, MSc; Covenant Management & Outreach Specialist, Islands Trust Conservancy**

Reference Statement:

This Report is the “baseline documentation report” referred to in section 5 of this Section 219 Conservation Covenant (“the Agreement”) between the Transferor (Yarrow Aiko Anais Koontz) and the Transferees (Islands Trust Conservancy, Gabriola Land & Trails Trust) dated September 23rd, 2024, to which it is appended. Where a word or expression is defined in the Agreement, that word or expression shall have a corresponding meaning in this Report. This Report was revised in June 2025 to clarify the location and nature of the ‘Driveway’ as defined in the Agreement.

Baseline Documentation Report

The purpose of this Report is to describe the Natural State of the Land and the Amenities at the reference date of the Agreement in order to establish an objective information baseline against which future monitoring will assess compliance with the Agreement. This Report is attached to and forming part of the Covenant Agreement among the landholder (Ms. Yarrow Koontz), and the Covenant Holders (Islands Trust Conservancy and Gabriola Land & Trails Trust) dated September 23, 2024 to which it is appended.

The landholder (Ms. Yarrow Koontz), biologist (Mr. Shaan Aroeste), and the co-holders hereby acknowledge and agree that the following report, dated Sep 20, 2024 and revised 10 June 2025, is an accurate description of the property at 3090 George Street and the Covenant Area as of the reference date of this Agreement.

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1. Contributors

Name	Position/Affiliation	Professional Accreditation/ Expertise	Contribution
Shaan Aroeste	Plant Ecologist	R.P.Bio.	Surveyor and report author
Yarrow Koontz	Landholder	Land steward, amateur naturalist	Wildlife observations, tour of the property
Kathryn Martell	Ecosystem Protection Specialist, ITC	R.P.Bio.	Preliminary research and site visit, background documentation
Jemma Green	Covenant Management & Outreach Specialist, ITC	M.Sc.	Site visit survey, data compilation
Barb Dashwood	GIS Technician, Islands Trust	Mapping and data management	GIS mapping for amendment

2. Property Information

The legal description of the land is: 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. The property has the following charges on title:

- Undersurface Rights (90132G): registered to several members of the Silva family in 1938;
- Coal TSN (DF43106): forfeited to the Crown in 1939, DF 45242
- Mortgage (BA321288)

The total size of the property is 3.34 ha. In 2023, the landholder, the Islands Trust Conservancy (ITC), and the Gabriola Land and Trails Trust (GaLTT) began the process of registering a conservation covenant on approximately 2.5 ha of the property. The Covenant Area covers most of the property except for two exclusion zones, referred to as non-covenant areas (NCAs), one on the east end of the property surrounding the landholder’s residence and yard and one towards the west end of the property that is enclosed within the Covenant Area.

The property is located on the northeast part of Gabriola Island and access is by public road. The closest BC Ferries terminal is the Gabriola Island Ferry Terminal on the west side of the island, located at the west end of North Road. From there, the property can be accessed by driving 12.2km east along North Road, turning left onto Marvin Road and driving 100 m north, then turning left onto George Street.

The property is currently zoned as Small Rural Residential under the Gabriola Island Official Community Plan (Islands Trust Conservancy, 2019).

3. Significance of the Land and Natural Amenities

The property at 3090 George Street is a narrow rectangle which runs west-northwest from the landholder’s house on the east end. It widens from roughly 40 m wide on the east side, to roughly 95 m wide on the west side. The layout loosely follows a natural moist depression in the landscape, with elevated ridges lining much of the north and southwest perimeters of the property. The property is 3.34 ha in total, with approximately 2.5 ha in the Covenant Area.

The property is located within the coastal Douglas-fir biogeoclimatic zone, moist maritime subzone (CDFmm). This zone totals approximately 252,000 ha, or 0.27% of British Columbia’s land area, mainly along Vancouver Island’s southeast coast and the southern Gulf Islands. Despite the rarity of this zone in the province, over 99% of old growth CDFmm forest has been lost due to logging and land development (B.C. Ministry of Water, Land and Air Protection, 2004). The most common site series within this zone is the Douglas-fir – Salal association (CDFmm/01). Descriptions of the CDFmm subzone and of the site series can be found in Green & Klinka (1994). A full description of the ecological communities in the Covenant Area is found in section 9.

There are three at-risk ecological communities found in the Covenant Area (Table 1).

Table 1. List of red- or blue-listed ecological communities found in Covenant Area.

Ecological Community Name		Status		
English	Scientific	Provincial	BC List	Global
Douglas-fir / dull Oregon-grape	<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>	S1 (2018)	Red	G2
western redcedar / vanilla-leaf	<i>Thuja plicata</i> / <i>Achlys triphylla</i>	S1 (2013)	Red	G1
red alder / slough sedge [black cottonwood]	<i>Alnus rubra</i> / <i>Carex obnupta</i> [<i>Populus trichocarpa</i>]	S2 (2022)	Red	G1

The northern extent of the property, along the fenceline, contains sections of one rare ecological community: Douglas-fir / dull Oregon-grape. The wetter parts of the property contain forested swamp with two rare ecological communities: Western redcedar – Vanilla leaf and Red alder – Slough sedge. High wildlife presence and browsing activity was observed here, and conditions in this area support a high diversity of plants, including some of ethnobotanical significance to local First Nations. In particular, a large cohort of healthy western redcedar (*Thuja plicata*) is found here. There is also an artificial pond near the western edge of the property which lends further habitat heterogeneity to this wetland complex. The pond supports numerous rough-skinned newts (*Taricha granulosa*). Other amphibians, including ensatina (*Ensatina eschscholtzii*), Pacific chorus frog (*Pseudacris regilla*), and the blue-listed northern red-legged frog (*Rana aurora*), have also been seen near the pond. This swamp also contains

several standing dead and dying trees with high habitat value for birds, insects, and cavity-utilizing species. Indeed, several woodpecker species were seen almost immediately during surveys. The rocky slopes on either side of the property also contain several boulders, which the landholder has observed being used as denning habitat by western river otters (*Lontra canadensis* ssp. *pacifica*) and as hibernacula by garter snakes (*Thamnophis* spp.). There are also two mossy balds which support a population of northwestern alligator lizards (*Elgaria coerulea* ssp. *principis*). This species has limited suitable habitat on Gabriola and is threatened by competition from invasive common wall lizards (*Podarcis muralis*) which have not yet been confirmed on Gabriola but are abundant in nearby Nanaimo with a rapidly expanding range (Engelstoft et al., 2020).

Table 2. List of red- or blue-listed species found in Covenant Area. Species were detected and identified either by the biologist during site visits or by the landholder. A full list of all wildlife species and their identifier can be found in section 13.1.

Species Name		Status				
English	Scientific	Provincial	BC List	COSEWIC	SARA	Global
Coastal western screech-owl	<i>Megascops kennicottii</i> ssp. <i>kennicottii</i>	S2S3 (2017)	Blue	T	1-T (2005)	G4G5T4 (2016)
Purple martin	<i>Progne subis</i>	S3S4B (2022)	Blue	n/a	n/a	G5 (2016)
Common nighthawk	<i>Chordeiles minor</i>	S3S5B (2022)	Blue	SC	1-SC (2023)	G5 (2016)
Little brown bat*	<i>Myotis lucifugus</i> *	S3S4 (2022)	Blue	E	1-E (2014)	G3G4 (2024)
Northern red-legged frog	<i>Rana aurora</i>	S3 (2022)	Blue	SC	1-SC (2005)	G4 (2015)

* ID uncertain. Active bats were noted during site surveys, but no capture or ultrasonic recording could confirm species.

4. Conditions at Time of Data Collection

The surveyor was on site August 13 to 15, 2024. Surveys of property features and ecological communities were conducted August 14 and 15, 2024.

Table 3. Conditions at time of data collection. All surveys were conducted by Shaan Aroeste. Each date lists the activities and weather conditions at the time of survey.

Date	Activities	Conditions	Surveyor
August 13, 2024	Received tour of property from landholder, reviewed preliminary mapped features, located property and covenant boundaries.	Overcast. Humid. 18°C.	Shaan Aroeste
August 14, 2024	Measured anthropogenic structures. Surveyed and mapped ecological communities, recorded incidental	Sunny. Few clouds. 24°C.	Shaan Aroeste

	wildlife observations, established photopoints.		
August 15, 2024	Surveyed and mapped ecological communities, recorded incidental wildlife observations, established photopoints.	Sunny. Clear sky. 20°C.	Shaan Aroeste

5. Report Methodology

Prior to surveys, a desktop exercise was conducted to review pertinent materials, namely a preliminary report from the ITC ecosystem protection specialist, the ITC baseline inventory standard, and other supporting documents and maps. Upon visiting, the landholder gave a tour of the property, highlighting boundaries, anthropogenic structures and features, known wildlife habitat, and known disturbance history. Thirty-two photopoints were established for long-term monitoring and to document baseline conditions. All photos were taken using a Google Pixel 4a smartphone and direction (in degrees) obtained using a compass. Polygons, photos, trails, and other features had UTM coordinates mapped using a handheld Garmin 60CX GPS unit. Ecological site series and communities were classified (section 9) according to Green & Klinka (1994) and community summary reports available on the BC Species & Ecosystems Explorer website (BC Conservation Data Centre, 2024). Classification was based on apparent soil moisture and nutrient regime, dominant plant species, and topography. When compiling species lists for the polygons, I elected to fully account for trace species rather than strictly representative species in order to better track the appearance or disappearance of infrequent or cryptic species and the potential proliferation of invasive species, which the landholder has worked to minimize. Soils were described according to Watson & Pennock (2016), and supplementary soils data were also obtained from the British Columbia Soil Information Finder (British Columbia Ministry of Agriculture, 2018). Maps were created using QGIS 3.28.1. Spatial data for property and covenant boundaries was provided by the ITC and by Danu van der Mark of Bennett Land Surveying Ltd.

6. Landscape Context

6.1. Surrounding Area

The Covenant Area is located on George Street in the northeast part of Gabriola. The property, along with a 94-hectare area mostly to the south and west of it, is zoned as Small Rural Residential. It, along with most lots in the area, is mostly forested. Despite mostly intact forests, there is little mature growth. Residential development is currently the primary threat to the area, though logging has also occurred relatively recently, including in the Covenant Area. Local

forest stands are generally well-drained young forest with light fragmentation and some corridors for invasive species. The whole island is part of the coastal Douglas-fir biogeoclimatic zone, moist maritime subzone. Most of the area around 3090 George Street is Douglas-fir - Salal community (CDFmm/01), including a portion within the Covenant Area which additionally contains areas with the rare Douglas-fir – dull Oregon grape community. Unlike its drier surroundings, the Covenant Area features a poorly-drained depression with a large swamp. This swamp contains a number of deciduous tree species, two rare communities (western redcedar – vanilla-leaf and red alder – slough sedge), numerous healthy western redcedars, and high-value wildlife habitat.

6.2. Climate

The climate of Gabriola, along with the CDFmm subzone as a whole, is heavily influenced by the rain shadow of the Vancouver Island Ranges and the Olympic Mountains. Unlike the west coast of Vancouver Island, the east coast and the Gulf Islands are characterized by a Mediterranean-type climate, with mild, wet winters and warm, dry, sunny summers (Green & Klinka, 1994). Precipitation varies considerably throughout the year, with summers often experiencing significant droughts. July is the warmest month, with a daily mean temperature of 17.0°C, and December is the coldest month, with a daily mean temperature of 3.6°C (Environment and Climate Change Canada, 2024). Monthly precipitation averages less than 50 mm between May and September, while November through January sees approx. 150 mm of monthly precipitation. Water tables may fluctuate dramatically in low-lying areas. Swamps and other wetlands which hold standing water throughout the winter may fully dry out for long periods during the summer. Precipitation gradually recharges wetlands, streams, and groundwater when the wet season resumes, typically beginning around October.

Climate in the area is expected to shift towards hotter, drier summers with extended heat waves and droughts, and wetter, stormier winters, with greater variability overall. A report by the Regional District of Nanaimo (2023) highlights some of the modeled changes relative to a 1981-2010 baseline. Annual mean temperatures are expected to increase 2.4°C by 2050 and 3.8°C by 2080, with the greatest seasonal change (4.7°C by 2080) occurring in the summer. Annual frost days, where temperatures dip below 0°C, are predicted to decrease from 83 to 24 by 2080, with annual snowfall similarly decreasing to a quarter of baseline levels, and annual rain increasing 35%. Annual growing season length is predicted to increase from 240 to 320 days in the same period, though droughts are also expected to intensify and impact sensitive species, such as western redcedar.

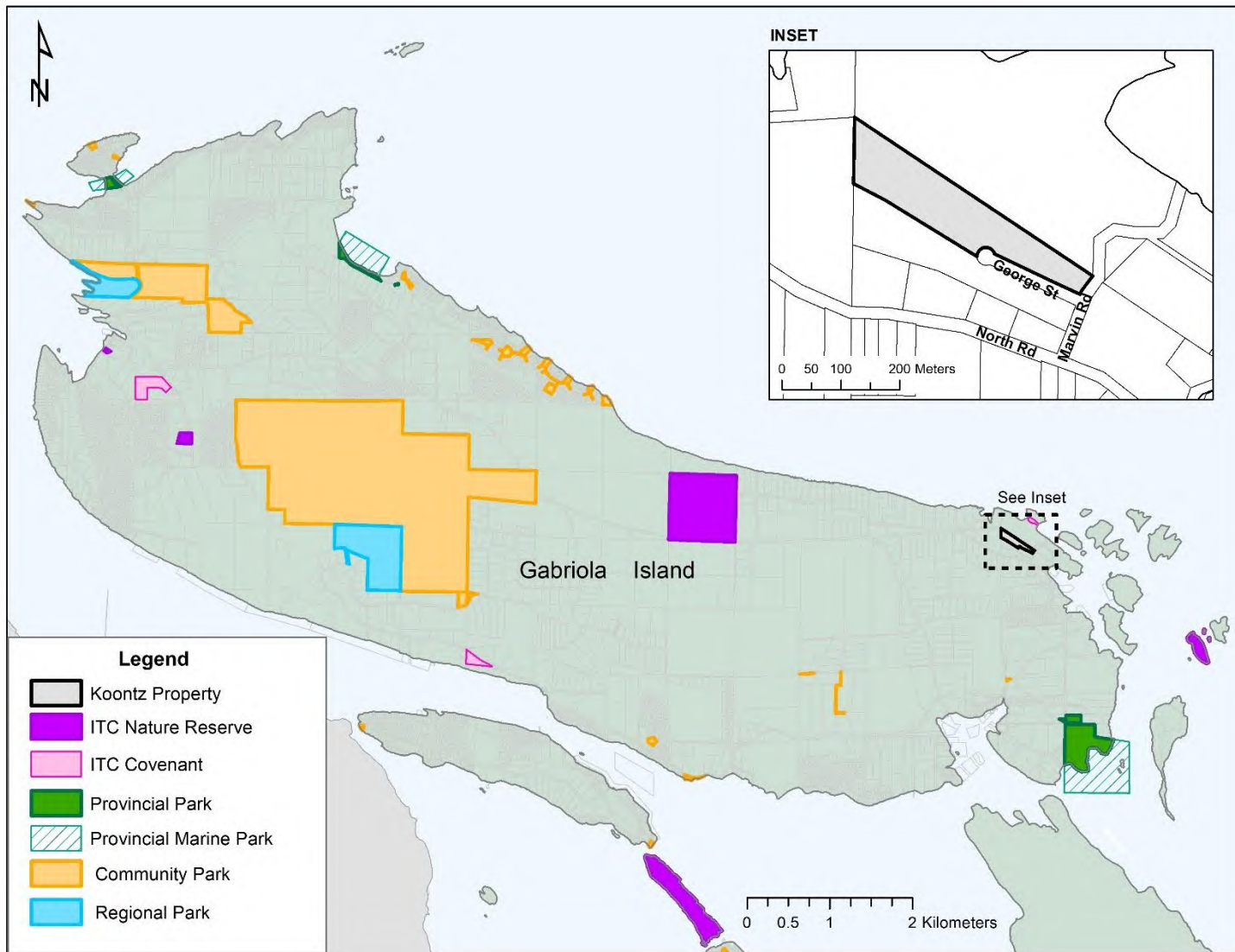


Figure 2. Location and conservation context of 3090 George Street, Gabriola Island. Map shows 3090 George Street (grey with dark outline, and on inset map) in relation to other protected areas in Gabriola Island Local Trust Area. Map created by ITC Mapping department.

7. Site History

7.1. First Nations Traditional Use

Gabriola Island is part of the traditional territory of the Snuneymuxw First Nation¹. The Snuneymuxw have inhabited the region around Nanaimo, including Gabriola, since time immemorial, relying on the rich marine and terrestrial resources of the area. Historically, the Snuneymuxw were highly dependent on marine resources, fishing and hunting marine mammals. They also harvested seaweed and farmed shellfish. They used plants and animals from terrestrial ecosystems for food, medicine, tools, clothing, and structural components (Gabriola Museum, 2024a). It is unknown exactly how many Snuneymuxw people lived on Gabriola before European contact, though several thousand people are estimated to have lived in the village at Senewélets, near Brickyard Beach (Littlefield, 2000). Hundreds of Snuneymuxw archeological sites and features have been documented on Gabriola, mostly along the coast, particularly the south coast. Comparatively few are known in inland, forested areas, with none known within the property at 3090 George Street. An archaeological survey was conducted on the property in 2002 which failed to detect any archaeological significance (Y. Koontz, pers. comm.). Due to the relative lack of wetlands in the northeast part of Gabriola, it is possible that Snuneymuxw gatherers were attracted to the swamp on the property to gather food, medicines, and materials from plant species which were locally rare in the surrounding dry forests, such as Pacific crab apple (*Malus fusca*), cascara (*Rhamnus purshiana*), salmonberry (*Rubus spectabilis*), and western redcedar.

European settlers first landed on Gabriola, which was initially named Gaviola, during a Spanish expedition in 1791. Other Spanish and British expeditions would continue to visit the island over the next few decades, occasionally trading with the Snuneymuxw. No permanent settlements were established until the mid-1850s, following the discovery of coal in Nanaimo in 1852 (Bowen, 2002). Driven by the desire to industrialize Nanaimo's coal deposits, the British negotiated a treaty with the Snuneymuxw in 1854 which recognized their title to land, culture, and economy throughout much of their territory. However, many stipulations in the treaty were ignored or misrepresented by British authorities, and the Snuneymuxw were prevented from owning the many lots which the land was quickly carved into, including over 100 on Gabriola (Gabriola Museum, 2024a). The settler population on Gabriola grew slowly over the

¹ The Islands Trust Conservancy recognizes that the language commonly used to refer to land may be disrespectful to First Nations. For example, notions of 'private' and 'Crown' land do not appropriately recognize aboriginal title, and imply a belief in the concept of terra nullius, the idea that land was not owned prior to the assertion of European sovereignty. The Islands Trust Conservancy acknowledges that terra nullius is a concept that doesn't apply to the Islands Trust Area. The words "provincially-managed land" or "federally managed land" will be used in place of "Crown". "Privately managed" will be used in place of "private" and "landholder" instead of "landowner."

next several decades, reaching approximately 400 in the 1950s, with most settlers farming to supply the growing population in Nanaimo driven by the coal industry. The population grew more rapidly in the decades that followed, initially driven by young immigrants from the United States during the hippie movement, and later by the development of summer homes and the relocation of full-time retirees seeking a more relaxed pace of life (Gabriola Museum, 2024a).

7.2. Post-colonization History

The landholder at 3090 George Street purchased the property in 2002. It was previously owned by the Krull family for approximately 20 years, who also owned several other properties around it. It was most recently logged in 2002, just before being sold, with a cohort of older western redcedars being harvested for use in siding. The most significant old growth logging on the property likely occurred between 1918 and 1925, when the Sunrise Sawmill in nearby Silva Bay was in operation (Gabriola Museum, 2024b). The presence of springboard notches on relatively decayed large stumps in the property and the lack of most development on Gabriola before this period supports this idea. Other logging has evidently occurred between these two periods, though exact dates and harvests are unknown. At some point in the late 1900s, topsoil was stripped from much of the NCA and along a stretch of low-lying area extending west from the NCA through the Covenant Area to the property boundary. The topsoil, along with gravel excavated from what is now the artificial pond, was sold off-property. Parts of the NCA and an area just south of it were apparently also used to host parties and bonfires by the previous owners. There is evidence of old burns, and although most burned garbage piles have been cleaned up, some debris is occasionally found. The current landholder's home was constructed in 2007. Topsoil removed from the footprint of the house was deposited in the NCA and used in what is now the garden next to the greenhouse. The landholder began farming in 2011 and no previous history of agriculture on the property is known. Old roads on the property were still being used until the property's purchase in 2002. These have been decommissioned to all but foot traffic, except for the road from the end of George Street to the NCA. The landholder has invested considerable time into managing invasive species on the property. Of these, Scotch broom (*Cytisus scoparius*) required the most time, with Himalayan blackberry (*Rubus armeniacus*) and tansy ragwort (*Jacobea vulgaris*) also abundant. These were located throughout the property, but were particularly well-established in disturbed open areas, such as around the western NCA. English holly (*Ilex aquifolium*) and spurge laurel (*Daphne laureola*) have also persisted in small quantities, particularly in shady areas.

8. Anthropogenic Features

The Covenant Area was delineated to exclude most of the anthropogenic infrastructure on the property. There are two NCAs, both of which contain anthropogenic structures and features. One, roughly in the center-west of the property, features a greenhouse with an adjacent fenced garden, a storage shed and pumphouse, and a compost toilet. The Driveway is an old road that runs from the cul-de-sac end of George Street through the Covenant Area to this NCA. The other NCA occupies the easternmost part of the property and is where the primary residence of the landholder is situated, along with a smaller greenhouse, two chicken pens with electric fencing, various garden beds, footpaths, and miscellaneous yard implements. The Covenant Area is free of any surface structures, though it does contain disturbed or otherwise modified terrain, namely old roads, an artificial pond, a septic field, and the remains of a small outdoor bedframe near the pond that the landholder intends to remove. The landholder and biologist are not aware of any features of archaeological significance on the property, though there are known archaeological sites nearby.

Table 4. List of anthropogenic features in the Covenant Area. For each feature, descriptions, condition, and any corresponding photopoints are provided. It is also noted whether they fall within the Covenant Area or outside of it.

Feature	Description	Condition	Photopoint	In Covenant Area
Pond	Approx. 300 m ² artificially excavated pond. Roughly square in shape. The southwest corner is the inflow, which extends east in a line approx. 10 m long and 3 m wide. The outflow is from the northwest corner, along a narrow artificial ditch running west to the property boundary. The southern edge of the pond and inflow is a wall constructed with boulders and soil. The other edges are sloped earth.	Center of pond roughly 1 m deep during the wet season and roughly 0.5 m deep during the dry season. At time of survey, depth was approx. 0.5 m, with pond margins and inflow area exposed. Pond floor is fine muddy sediment. The surface is covered in a layer of duckweed (<i>Lemna</i> sp.). Numerous rough-skinned newts inhabit the pond.	PPA12	Yes
Log pile	A pile of logs stacked from deadfall by the previous owners. 6.5 m x 4.5 m.	In varying stages of decay, but mostly early decomposition. Anthropogenic in origin but will be left in covenant as coarse woody debris and habitat feature.	PPA03	Yes

Septic field	A septic field with a capped mound. Approx. 9 m x 7 m.	Unclear when it was constructed. The exact dimensions are uncertain and the soil on top is heavily vegetated with bracken (<i>Pteridium aquilinum</i>). The septic field is described in more detail in Appendix B.		Yes
Fencing	Metal fencing runs along the full extent of the northern edge of the property. Fencing also encloses the house and yard.	The fence along the north edge is owned and maintained by the neighbouring landholder(s). ITC has confirmed that the fenceline follows the property boundary accurately, at times deviating only slightly from the true boundary into the neighbouring property (K. Martell, pers. comm.). The western and southern edges of the property are not fenced, though there are rusted traces of an old metal fence along the western edge. There is a wooden front gate south of the house on George Street, and another wooden gate at the end of the trail northwest of the house.	PPN10, PPN11	No
Old roads	Several old roads throughout property, once used for logging and potentially other uses. Typically 1.5 to 2.5 m width (defined as the portion that is visibly compacted and disturbed and mostly clear of vegetation, excluding weedy species), averaging approx. 1.9 m width.	Of variable age and in varying stages of succession. Some now largely vegetated, others still with exposed gravel. The road from George Street running north-northwest into polygon 003 has largely been passively reclaimed.	PPN02	Most
Driveway	Old road leading from the western end of George Street, northwest across the Covenant Area to the garden / greenhouse NCA.	Consisting of two unimproved tire tracks (compact dirt).	PPA02, PPA04, PPA05, PPA06b	Yes
Trails	Two footpaths throughout property. Typically 0.3 to 1.5 m wide. The trail in the northwest part of the property	The wider eastern trail appears to have once been part of the road	PPN05, PPN12,	Yes

	averages approx. 0.5 m wide. The trail leading from the house to the central NCA averages approx. 1.2 m wide. These two trails have been separated from the old roads features as they are distinctly narrower and less degraded than those mapped as road.	network used to log the property. The soil here is still compacted, and several weedy species are established along its margins, though it is undergoing passive restoration and is now partly vegetated with a developing substrate of moss and humus. The northwest trail is of minimal impact and passes through areas of already-sparse understory.	PPN15, PPN17	
Excavated drainages	A narrow, excavated drainage channel, averaging approx. 0.6 m wide and 0.2 m deep runs along the southern edge of the road between George Street and the NCA, before diverging and following the north edge of polygon 002 northwest, draining into the artificial pond. The drainage in the pond outflow is dug much deeper, approximately 1 m. A smaller dug channel, approx. 0.3 m wide and 0.15 m deep, runs from the forested edge of the yard westward into the east side of polygon 003.	The drainage is fed primarily by a swamp on the western edge of polygon 003 next to and along the old road. There is beaver activity and partial damming of the pond outflow drainage channel.	PPA12	Yes

9. Inventory by Ecological Community

Ecological community data collection in the Covenant Area took place August 14 – 15, 2024. Project budgets and timelines did not permit multiple site visits during other times of year. The species lists for both vegetation and wildlife may therefore be biased towards mid-late summer species and may underrepresent or omit certain taxa, such as migratory birds or herbaceous annual plants that flower and senesce early in the growing season. The plant assemblages documented in this section are not static and can be expected to change through ecological succession and potential future disturbance. They reflect only the conditions at the time of survey. The ecological communities below are those named and described according to Green & Klinka (1994) and the B.C. Conservation Data Centre (2024). Province-level conservation status ranks (e.g., S1) are those assigned by NatureServe.

Polygon ID:	001
Ecological Community:	75% Douglas-fir – Salal 25% Douglas-fir – dull Oregon grape (S1)
Classification:	CDFmm/01

Structural Stage:	5 – Young Forest
Status (BC List):	Red listed
Photopoint(s):	PPN01, PPN02, PPN03, PPN04, PPN10, PPN11, PPN12, PPN13
Ecological Community Description:	Healthy submesic to mesic young forest. Poor to medium nutrient regime. Stand composed primarily of young Douglas-fir (<i>Pseudotsuga menziesii</i>) nearing maturity, a few mature individuals retained since logging occurred. Smaller, similarly aged cohort of western redcedar present but lacking mature trees. Smaller amounts of arbutus (<i>Arbutus menziesii</i>), big-leaf maple (<i>Acer macrophyllum</i>), and grand fir (<i>Abies grandis</i>) consisting of mostly young trees present. The understory is dominated by salal (<i>Gaultheria shallon</i>) and dull Oregon grape (<i>Mahonia nervosa</i>) in sections, and open, mossy, and undeveloped in other sections. Parts of the polygon containing characteristics of the Douglas-fir – dull Oregon grape community are distributed throughout but generally centered in the Covenant Area immediately northwest, north, and northeast of the west NCA. Soils contain a thin but dark, well-decomposed organic layer overlaying loamy sand to sandy loam mixed with a high proportion of gravels. This community primarily occupies a band running east-west along the property's north boundary, wider on the west side and tapering to an end near the east edge of the property. It mostly overlays a rocky, sloped, southern-aspect ridge which levels out towards the east edge of the covenant boundary.
Disturbance Notes:	Some fire damage on older Douglas-firs, but no evidence of recent fire. Stand appears to have been heavily logged by previous landholders at some point in the mid-late 1900s. Cedars are generally healthy, though not as healthy as those in polygon 003, which has a significantly wetter moisture regime.
Anticipated Change/Succession:	Ongoing maturation of stand. Tree species composition is unlikely to change significantly. As self-thinning continues and canopy gaps open, a new cohort of trees is likely to begin establishing itself soon.
Wildlife Observations:	The landholder has reported seeing numerous northwestern alligator lizards and garter snakes on the rocky balds on the southern edge of the polygon in and near the NCA. Western river otters have been observed denning between the many large boulders in this part of the property. Columbia black-tailed deer (<i>Odocoileus hemionus</i> ssp. <i>columbianus</i>) were active in this polygon. A sharp-shinned hawk (<i>Accipiter striatus</i>) was observed here during surveys. Hairy woodpeckers (<i>Dryobates villosus</i>) were also observed feeding on Douglas-firs in this community. See section 13.1 for a full list of wildlife species on the property.

Vegetation Species (* denotes non-native)	Percent Cover (%)					Notes (001)
	Main Canopy*	Secondary Canopy*	Shrub Layer**	Herb Layer**	Moss, Lichen Layer**	
<i>Pseudotsuga menziesii</i> (Douglas-fir)	50	15	1			Mostly nearing maturity, a few older individuals present.

<i>Thuja plicata</i> (western redcedar)	10	5	1			
<i>Abies grandis</i> (grand fir)	2	1	3			Cohort of mature trees, several young fir regenerating in open, compacted areas.
<i>Arbutus menziesii</i> (arbutus)	1	T	T			
<i>Quercus garryana</i> (Garry oak)			T			Few seedlings in non-covenant area.
<i>Acer macrophyllum</i> (big-leaf maple)	1	1	T			One large mature tree.
<i>Alnus rubra</i> (red alder)		T				
<i>Taxus brevifolia</i> (Pacific yew)		T				Single tree.
<i>Gaultheria shallon</i> (salal)			30			
<i>Mahonia nervosa</i> (dull Oregon grape)			12			Unevenly distributed
<i>Holodiscus discolor</i> (oceanspray)			3			
<i>Rosa gymnocarpa</i> (baldhip rose)			1			
* <i>Ilex aquifolium</i> (holly)			T			
<i>Lonicera hispidula</i> (pink honeysuckle)			T			
* <i>Rubus armeniacus</i> (Himalayan blackberry)			T			
* <i>Rubus laciniatus</i> (cutleaf blackberry)			T			
<i>Rubus ursinus</i> (trailing blackberry)			T			
* <i>Cytisus scoparius</i> (Scotch broom)			T			Few seedlings, mostly in poor health.
<i>Amelanchier alnifolia</i> (Saskatoon)			T			
<i>Vaccinium parvifolium</i> (red huckleberry)			1			
<i>Polystichum munitum</i> (western sword fern)				2		
* <i>Mycelis muralis</i> (wall lettuce)				T		
<i>Galium triflorum</i> (fragrant bedstraw)				T		
<i>Lysimachia latifolia</i> (western starflower)				T		
<i>Adenocaulon bicolor</i> (American trailplant)				T		
<i>Pteridium aquilinum</i> (bracken)				T		
<i>Trisetum cernuum</i> (nodding trisetum)				1		
<i>Luzula comosa</i> (Pacific woodrush)				T		
<i>Anisocarpus madioides</i> (woodland madia)				T		
* <i>Jacobea vulgaris</i> (tansy ragwort)				T		
<i>Moehringia macrophylla</i> (largeleaf sandwort)				T		
<i>Danthonia californica</i> (California oatgrass)				T		
<i>Campanula scouleri</i> (Scouler's harebell)				T		
<i>Clinopodium douglasii</i> (yerba buena)				1		
<i>Goodyera oblongifolia</i> (western rattlesnake plantain)				T		

<i>Kindbergia oregana</i> (Oregon beaked moss)					50	
<i>Rhytidiadelphus loreus</i> (lanky moss)					T	
<i>Hylocomiadelphus triquetrus</i> (rough goose neck moss)					3	
<i>Hylocomium splendens</i> (stairstep moss)					1	
Other moss spp.					5	
Cover by Layer (%)	64	22	52	4	59	Total Canopy Cover: 70-80%

*Codominant trees, main layer of tree cover.

+Trees greater than 10m that do not reach the main canopy

**All woody plants less than 10m tall

++All herbaceous species, regardless of height and some low woody plants less than 15m tall

*+All bryophytes, terrestrial lichens and liverworts

T stands for Trace or less than 1%

Polygon ID:	002
Ecological Community:	Douglas-fir – Grand fir – dull Oregon grape
Classification:	CDFmm/04
Structural Stage:	5 – Young Forest
Status (BC List):	Yellow
Photopoint(s):	PPN14, PPN15, PPA06b, PPA13
Ecological Community Description:	Healthy mesic young forest. Medium to occasionally rich nutrient regime. Stand composed primarily of young western redcedar with significant cohort of Douglas-fir, particularly on rocky slopes. Trees in this stand are nearing maturity. Self-thinning is evident, though a secondary age cohort is not yet well-established. Several mature big-leaf maples are scattered along the southern edge of the polygon, with a trace number of young maples and red alders (<i>Alnus rubra</i>) in the understory. Mature grand firs are few, though a number of younger shrub-sized firs are present. The understory is dominated by salal, dull Oregon grape, and western sword fern. This polygon mostly follows the sloped portion along the southwest edge of the property, from the west end of George Street to the west edge of the property. It also includes a forested portion of the drainage depression and part of the sloped forest on the other side of the depression. Soils are generally sandy loam to loam with less gravel and a darker, richer, thicker organic layer than in polygon 001. The terrain is variable and includes slope crest, rocky benches, and toe.
Disturbance Notes:	The steeper slope makes for less stable terrain and a few trees have fallen over after failing to find stable rooting. Stand appears to have been heavily logged by previous landholders at some point in the mid-late 1900s. Cedars are generally healthy, though not as healthy as those in polygon 003, which has a significantly wetter moisture regime.
Anticipated Change/Succession:	Ongoing maturation of stand. Big-leaf maples in this polygon can be expected to die off as conifers mature. Intensifying droughts expected under future climate change may shift the dominant tree species from western redcedar to Douglas-fir. As self-thinning continues and canopy gaps open, a new cohort of trees is likely to begin establishing itself soon.

Wildlife Observations:	The landholder has reported seeing western river otters denning in between the many large boulders in this polygon. They have also reported beaver (<i>Castor canadensis</i>) activity in the artificial pond's outflow on the western edge of the property. American red squirrels (<i>Tamiasciurus hudsonicus</i>) appeared to be highly active in this polygon. See section 13.1 for a full list of wildlife species on the property.
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Vegetation Species (* denotes non-native)	Percent Cover (%)					Notes (002)
	Main Canopy*	Secondary Canopy ⁺	Shrub Layer**	Herb Layer ⁺⁺	Moss, Lichen Layer* ⁺	
<i>Pseudotsuga menziesii</i> (Douglas-fir)	15	3	T			
<i>Thuja plicata</i> (western redcedar)	40	5	T			
<i>Abies grandis</i> (grand fir)	2	1	2			Mostly younger saplings.
<i>Acer macrophyllum</i> (big-leaf maple)	6	T	T			
<i>Alnus rubra</i> (red alder)	T	T				
<i>Gaultheria shallon</i> (salal)			50			Consistently dense salal growth throughout much of forest.
<i>Mahonia nervosa</i> (dull Oregon grape)			10			
<i>Holodiscus discolor</i> (oceanspray)			3			
<i>Rosa gymnocarpa</i> (baldhip rose)			T			
* <i>Ilex aquifolium</i> (holly)			T			
<i>Lonicera hispidula</i> (pink honeysuckle)			T			
* <i>Rubus armeniacus</i> (Himalayan blackberry)			T			
* <i>Rubus laciniatus</i> (cutleaf blackberry)			T			
<i>Rubus spectabilis</i> (salmonberry)			T			
<i>Rubus ursinus</i> (trailing blackberry)			T			
<i>Vaccinium parvifolium</i> (red huckleberry)			T			
<i>Polystichum munitum</i> (western sword fern)				10		
<i>Dryopteris expansa</i> (spiny wood fern)				T		
* <i>Mycelis muralis</i> (wall lettuce)				T		
<i>Galium triflorum</i> (fragrant bedstraw)				T		
<i>Lysimachia latifolia</i> (western starflower)				T		
<i>Adenocaulon bicolor</i> (American trailplant)				T		
<i>Pteridium aquilinum</i> (bracken)				T		
<i>Anisocarpus madioides</i> (woodland madia)				T		
* <i>Jacobea vulgaris</i> (tansy ragwort)				T		
* <i>Holcus lanatus</i> (Yorkshire fog)				T		
<i>Goodyera oblongifolia</i> (western rattlesnake plantain)				T		

<i>Campanula scouleri</i> (Scouler's harebell)				T		
<i>Trisetum cernuum</i> (nodding trisetum)				T		
* <i>Leucanthemum vulgare</i> (oxeye daisy)				T		
* <i>Cirsium vulgare</i> (bull thistle)				T		
<i>Kindbergia oregana</i> (Oregon beaked moss)					30	
<i>Rhytidiadelphus loreus</i> (lanky moss)					3	
<i>Leucolepis acanthoneuron</i> (Menzie's tree moss)					5	
<i>Hylocomium splendens</i> (stairstep moss)					3	
Other moss spp.					8	
Cover by Layer (%)	63	9	65	10	49	Total Canopy Cover: 60-70%

*Codominant trees, main layer of tree cover.

+Trees greater than 10m that do not reach the main canopy

**All woody plants less than 10m tall

++All herbaceous species, regardless of height and some low woody plants less than 15m tall

*+All bryophytes, terrestrial lichens and liverworts

T stands for Trace or less than 1%

Polygon ID:	003
Ecological Community:	90% Western redcedar – Vanilla-leaf (S1) 10% Red alder - Slough sedge (S2)
Classification:	CDFmm/12
Structural Stage:	5 – Young Forest
Status (BC List):	Red listed
Photopoint(s):	PPN05, PPN06, PPN07, PPN08, PPN16, PPN17, PPA02, PPA06b
Ecological Community Description:	Healthy mesic to subhygric young forest. Medium to rich nutrient regime. The stand is dominated by unusually healthy western redcedars, with a smaller proportion of Douglas-fir and grand fir. Conifers are nearing maturity, though generally appear slightly younger than in the rest of the property. Deciduous trees are more abundant in this polygon, particularly red alders. There are also a few big-leaf maples of variable age and one large black cottonwood (<i>Populus trichocarpa</i>). Self-thinning is evident. There is a variable understory dominated by medium-nutrient shrub assemblages (salal, salmonberry, and western sword fern) in some parts, higher-nutrient herbaceous assemblages in others, and open moss and organic layers in others. Much of this polygon is swamp, drying out in the summer but with standing water for much of the rest of the year. This polygon occupies most of the southern part of the property, running from the house to the NCA. On its northern edge, it is roughly delineated from polygon 001 by a trail running from the NCA to the house. The swamp portions of the polygon are generally along the southern edge, with drainage running from east to west. Areas of Red alder – Slough sedge community are present in the southeast corner of the Covenant Area and in the drainage just east of the artificial pond. Smaller microsites of this community are present in the area around the east end of George Street. Soils in this polygon are generally clay loam with prominent

	mottling in richer, wetter areas, and trend towards sandy loam with a more pronounced humus layer in more mesic areas.
Disturbance Notes:	Large Douglas-fir and western redcedar stumps indicate historic logging. More recent logging seems to have occurred at some point in the mid-late 1900's, leaving no mature trees. There are also a few small openings where die-offs have occurred, primarily of red alder and grand fir. Many dead and dying grand firs show signs of severe infection by purplepore bracket fungus (<i>Trichaptum abietinum</i>).
Anticipated Change/Succession:	Ongoing maturation of stand. Most red alders in the stand are nearing maturity and will likely be succeeded by increased conifer cover. As self-thinning continues and other canopy gaps open, a new cohort of western redcedar and other conifers is likely to begin establishing itself soon.
Wildlife Observations:	This polygon attracts significant activity from Columbia black-tailed deer, with several deer seen during surveys. A high density of deer pellets and signs of intense browsing of understory vegetation were also noted (Photo 05). Raccoons (<i>Procyon lotor</i>) were detected here during surveys. See section 13.1 for a full list of wildlife species on the property.

Vegetation Species (* denotes non-native)	Percent Cover (%)					Notes (003)
	Main Canopy*	Secondary Canopy ⁺	Shrub Layer**	Herb Layer ⁺⁺	Moss, Lichen Layer**	
<i>Pseudotsuga menziesii</i> (Douglas-fir)	10	2	T			
<i>Thuja plicata</i> (western redcedar)	40	8	T			
<i>Abies grandis</i> (grand fir)	4	1	2			
<i>Acer macrophyllum</i> (big-leaf maple)	4	1	T			
<i>Alnus rubra</i> (red alder)	8	4	T			
<i>Populus trichocarpa</i> (black cottonwood)	1					
<i>Gaultheria shallon</i> (salal)			50			
<i>Mahonia nervosa</i> (dull Oregon grape)			2			
<i>Holodiscus discolor</i> (oceanspray)			T			
<i>Rhamnus purshiana</i> (cascara)			1			
<i>Malus fusca</i> (Pacific crab apple)			T			
* <i>Ilex aquifolium</i> (holly)			T			
<i>Salix scouleriana</i> (Scouler's willow)			T			
* <i>Rubus armeniacus</i> (Himalayan blackberry)			3			
* <i>Rubus laciniatus</i> (cutleaf blackberry)			T			
<i>Rubus spectabilis</i> (salmonberry)			5			
<i>Rubus ursinus</i> (trailing blackberry)			T			
<i>Vaccinium parvifolium</i> (red huckleberry)			1			
<i>Symphoricarpos albus</i> (common snowberry)			T			
<i>Polystichum munitum</i> (western sword fern)				5		
<i>Dryopteris expansa</i> (spiny wood fern)				1		

<i>*Mycelis muralis</i> (wall lettuce)				T		
<i>Galium triflorum</i> (fragrant bedstraw)				T		
<i>Lysimachia latifolia</i> (western starflower)				T		
<i>Adenocaulon bicolor</i> (American trailplant)				T		
<i>Pteridium aquilinum</i> (bracken)				3		
<i>Oenanthe sarmentosa</i> (water parsley)				T		
<i>Myosotis laxa</i> (bay forget-me-not)				T		
<i>Mentha canadensis</i> (Canada mint)				T		
<i>Lysichiton americanus</i> (skunk cabbage)				T		
<i>Juncus effusus</i> (soft rush)				1		
<i>Carex obnupta</i> (slough sedge)				3		
<i>Erythranthe ptilota</i> (wing-leaf monkeyflower)				T		
<i>Veronica americana</i> (American brooklime)				T		
<i>Stellaria crispa</i> (crisp starwort)				T		
<i>Fragaria vesca</i> (woodland strawberry)				T		
<i>*Rumex acetosella</i> (sheep's sorrel)				T		
<i>Linnaea borealis</i> (twinflower)				T		
<i>*Cirsium arvense</i> (creeping thistle)				T		
<i>Anaphalis margaritaceae</i> (pearly everlasting)				T		
<i>*Dactylis glomerata</i> (orchard grass)				T		
<i>Equisetum telmateia</i> (giant horsetail)				1		
<i>Glyceria striata</i> (fowl mannagrass)				T		
<i>Carex deweyana</i> (Dewey's sedge)				T		
<i>Equisetum arvense</i> (field horsetail)				T		
<i>*Cerastium glomeratum</i> (sticky mouse-ear chickweed)				T		
<i>Epilobium ciliatum</i> (fringed willowherb)				T		
<i>*Phalaris arundinacea</i> (reed canarygrass)				T		
<i>Carex arcta</i> (northern clustered sedge)				T		
<i>Carex hendersonii</i> (Henderson's sedge)				T		
<i>*Jacobea vulgaris</i> (tansy ragwort)				T		
<i>Stachys chamissonis</i> (coastal hedge-nettle)				T		
<i>*Holcus lanatus</i> (Yorkshire fog)				T		
<i>*Agrostis capillaris</i> (colonial bentgrass)				3		
<i>*Ranunculus repens</i> (creeping buttercup)				T		
<i>Struthiopteris spicant</i> (deer fern)				T		
<i>*Prunella vulgaris</i> (common selfheal)				T		
<i>*Hypochaeris radicata</i> (common cat's-ear)				T		
<i>*Leucanthemum vulgare</i> (oxeye daisy)				T		
<i>Poa palustris</i> (swamp meadow-grass)				1		
<i>Trisetum cernuum</i> (nodding trisetum)				T		

<i>Clinopodium douglasii</i> (yerba buena)				T		
<i>Juncus ensifolius</i> (dagger rush)				T		
<i>Cardamine</i> sp. (bittercress sp.)				T		
<i>Kindbergia oregana</i> (Oregon beaked moss)					25	
<i>Rhytidiadelphus loreus</i> (lanky moss)					T	
<i>Rhytidiopsis robusta</i> (pipecleaner moss)					T	
<i>Hylocomium splendens</i> (stairstep moss)					T	
<i>Hylocomiadelphus triquetrus</i> (rough goose neck moss)					T	
<i>Dicranum</i> sp. (forkmoss sp.)					T	
<i>Atrichum selwynii</i> (Selwyn's smoothcap)					T	
<i>Pseudoisothecium stoloniferum</i> (cat's tail moss)					1	
<i>Porella navicularis</i> (tree ruffle liverwort)					T	
Other moss spp.					3	
Cover by Layer (%)	67	16	64	18	29	Total Canopy Cover: 70-80%

*Codominant trees, main layer of tree cover.

+Trees greater than 10m that do not reach the main canopy

**All woody plants less than 10m tall

++All herbaceous species, regardless of height and some low woody plants less than 15m tall

*+All bryophytes, terrestrial lichens and liverworts

T stands for Trace or less than 1%

10. Maps

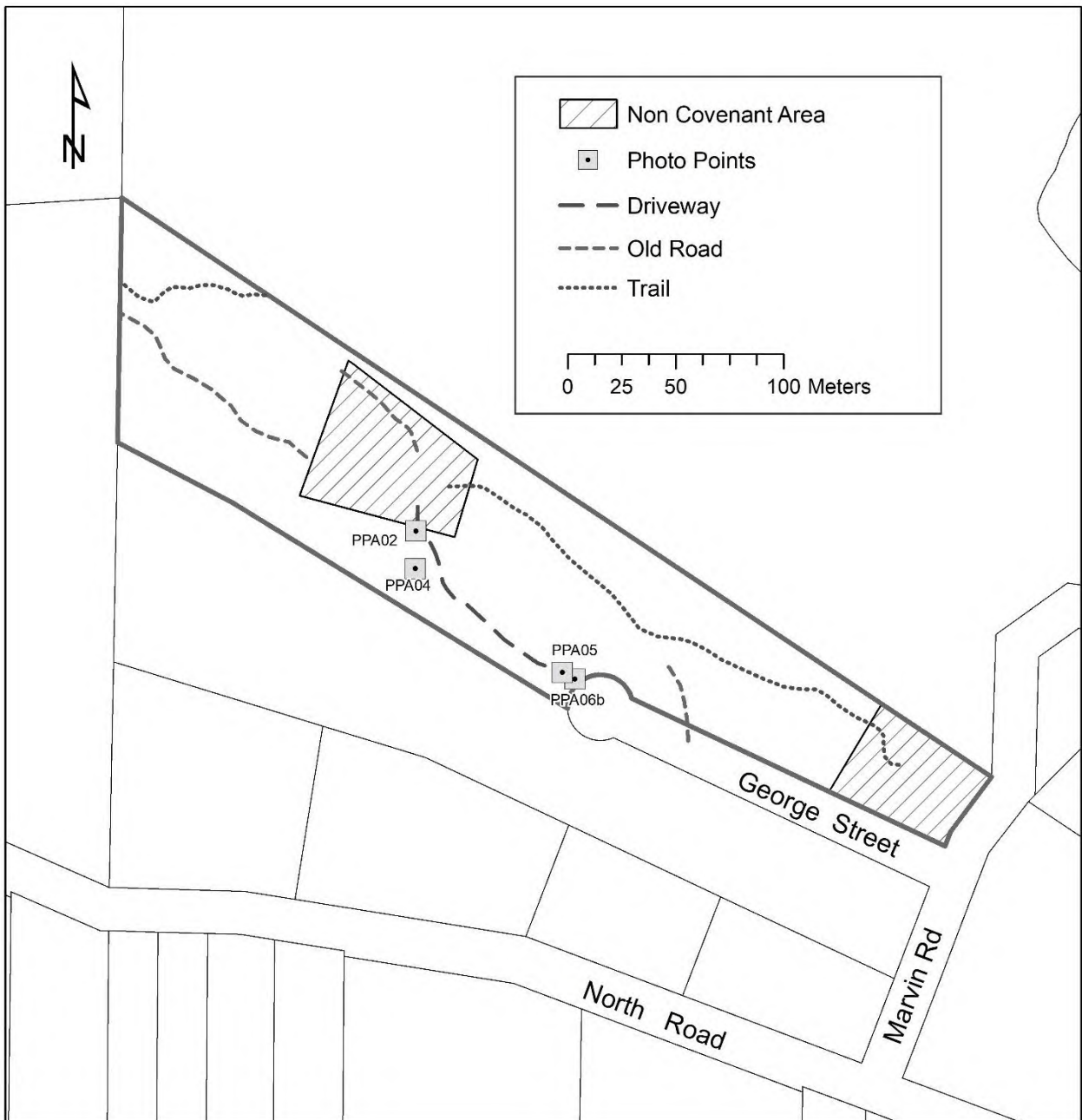


Figure 3. Property at 3090 George Street with Covenant Area, showing Driveway in relation to other trails and old roads, and photopoints depicting the Driveway. Map prepared by ITC mapping department.

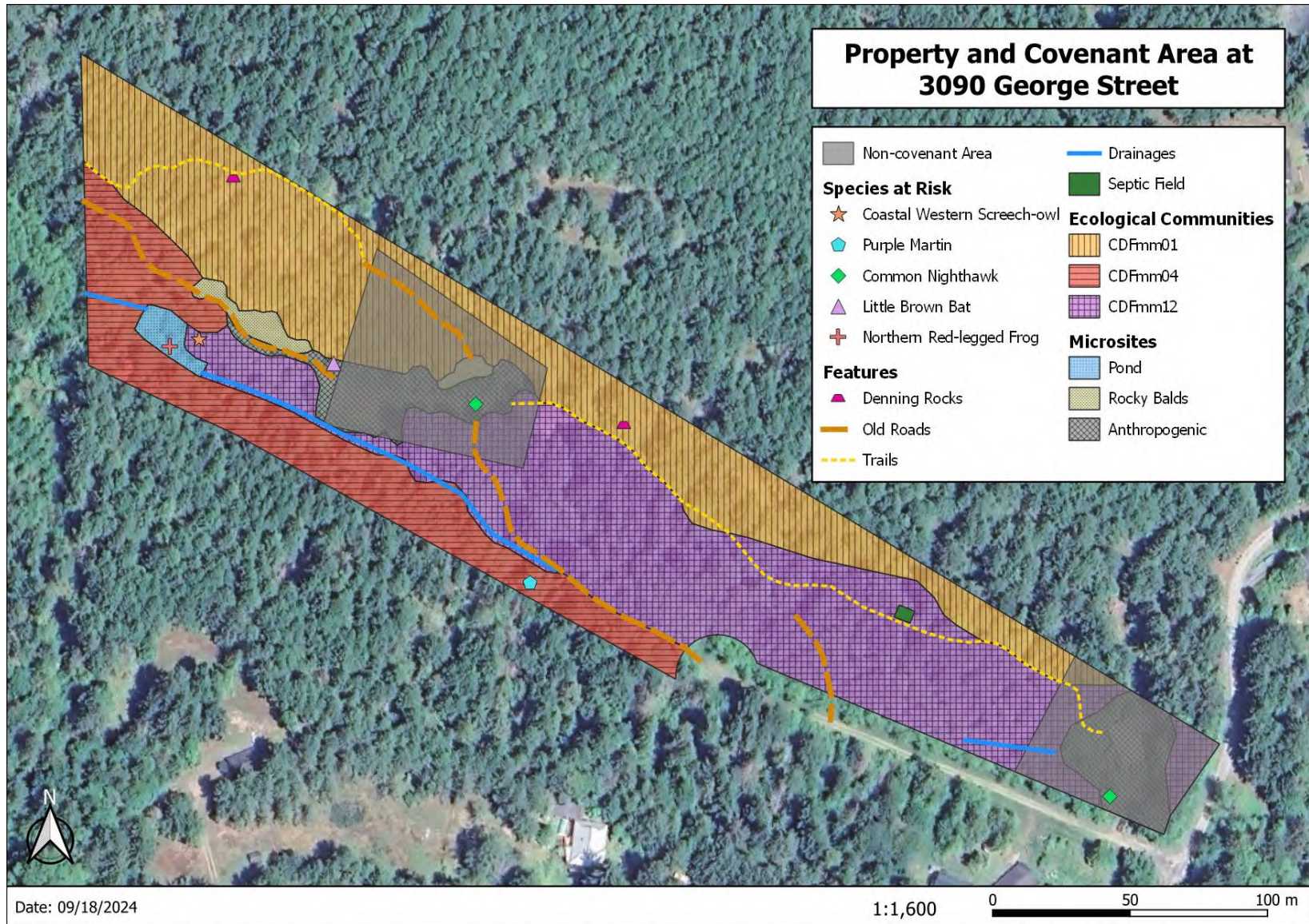


Figure 4. Property at 3090 George Street with Covenant Area, features, ecological communities, microsites, and species at risk locations. Species at risk were recorded by the landholder, excepting purple martin, which was recorded by the biologist. Refer to Figure 3 for Driveway identification.

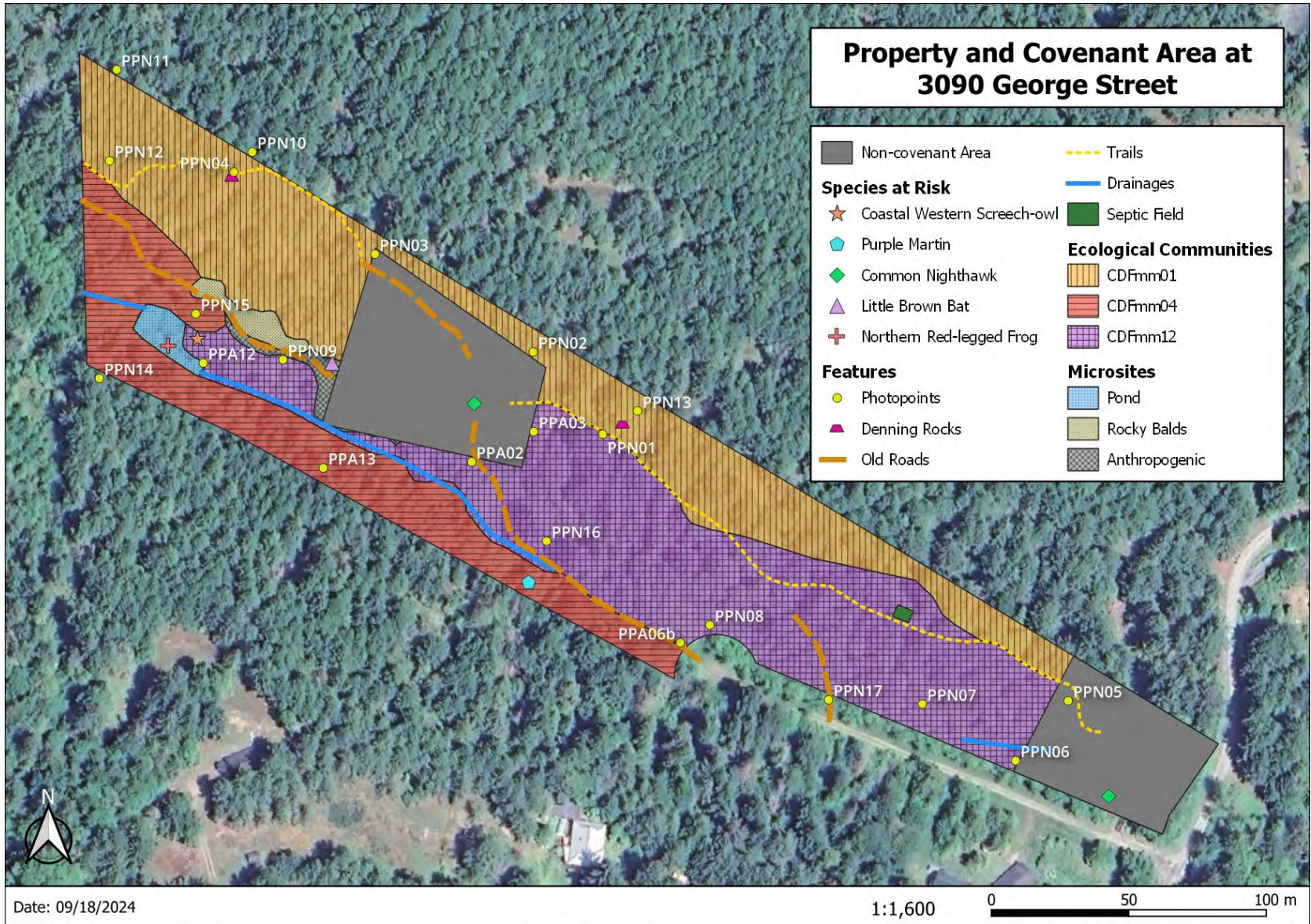


Figure 5. Photopoints at 3090 George Street. Covenant Area, features, species at risk, ecological communities, and microsites are shown for reference. Refer to Figure 3 for Driveway identification

11. Photopoints

Table 5. List of photopoints. PPA refers to photopoints showcasing anthropogenic features, while PPN refers to those showcasing natural features. All UTM coordinates are in zone 10N and all directions are in degrees representing the direction the camera was pointed. Supplementary photos P04 through P06 are described in Appendix A. All photos included in Appendix A were taken by Shaan Aroeste. Photos in Appendix B were taken by ITC staff.

Photopoint	UTM E	UTM N	Direction (°)	Date	Notes
PPA02	448317	5445050	150	2024-08-13	Driveway and moist clearing between NCA and George Street, facing SSE.
PPA03	448340	5445060	35	2024-08-13	Log pile just east of NCA.
*PPA04	448319	5445034	NNW	2023-04-06	Driveway, looking NNW towards NCA.
*PPA05	448385	5444983	W, E	2023-10-19	Driveway, just within Covenant Area
PPA06b	448390	5444981	300	2024-08-14	Driveway: End of George Street at property boundary, facing west.
PPA12	448221	5445090	305	2024-08-14	Facing towards artificial pond from inflow.
PPA13	448263	5445050	25	2024-08-14	Facing N towards garden and moist clearing along drainage. From ridge along polygon 002.

* Photopoints PPA04 and PPA05 were determined by ITC staff. Photo direction was not recorded precisely. Locations are shown on Figure 3, identifying the Driveway, but are not on Figure 5. Note that GPS error was higher for these photopoints than others.

PPN01	448365	5445058	60	2024-08-13	Boulders in polygon 001 near fenceline. Otter denning habitat.
PPN02	448341	5445089	275	2024-08-13	Upper cleared area in northeast corner of NCA.
PPN03	448285	5445127	295	2024-08-13	Beginning of northwest trail at old road end.
PPN04	448235	5445159	100	2024-08-13	Otter denning rocks near fenceline.
PPN05	448530	5444954	305	2024-08-14	Trail west at side yard gate.
PPN06	448510	5444933	285	2024-08-14	Facing E at southwest corner of Covenant Area. Wetter, richer part of polygon 003. Alder stand with slough sedge. Large cascara.
PPN07	448477	5444955	75	2024-08-14	Moist alder patch.
PPN08	448401	5444987	330	2024-08-14	Moist alder and <i>Glyceria striata</i> patch.
PPN09	448250	5445090	205	2024-08-14	Mossy bald in cleared portion of Covenant Area.
PPN10	448242	5445166	265	2024-08-14	North fenceline, facing NW.
PPN11	448194	5445198	110	2024-08-14	NW corner of property, facing SE.
PPN12	448190	5445165	90	2024-08-14	West property boundary facing SE.
PPN13	448378	5445066	90	2024-08-14	Representative habitat for polygon 001. Fenceline facing E.
PPN14	448183	5445086	75	2024-08-14	Representative habitat for polygon 002. Southwest corner of property, facing east.
PPN15	448219	5445108	275	2024-08-14	Grand fir regen on old road in cleared portion of covenant.
PPN16	448343	5445020	50	2024-08-15	Moist clearing with horsetail and thistle.

PPN17	448443	5444958	355	2024-08-15	Representative habitat for polygon 003. The mostly-reclaimed old road leading N-NW from George Street is visible centre-left.
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12. References

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13. Appendix A

13.1. Wildlife Species List

Table 6. Full list of wildlife species observed on the property. Each species is noted to have been detected either by the landholder or the biologist during site surveys, or both. Provincially blue listed species are coloured in blue and their provincial NatureServe rank is also noted in the name.

Common Name	Scientific Name	Detected by	
		Landholder	Biologist
Birds			
Mallard	<i>Anas platyrhynchos</i>	x	
Sharp-shinned hawk	<i>Accipiter striatus</i>	x	x
Barred owl	<i>Strix varia</i>	x	x
Coastal western screech-owl (S2S3)	<i>Megascops kennicottii ssp. kennicottii</i>	x	
Turkey vulture	<i>Cathartes aura</i>	x	x
Red-tailed hawk	<i>Buteo jamaicensis</i>	x	
Bald eagle	<i>Haliaeetus leucocephalus</i>	x	
American kestrel	<i>Falco sparverius</i>	x	
Osprey	<i>Pandion halietus</i>		x
California quail	<i>Callipepla californica</i>	x	
Violet-green swallow	<i>Tachycineta thalassina</i>	x	x
Belted kingfisher	<i>Megaceryle alcyon</i>	x	
Anna's hummingbird	<i>Calypte anna</i>	x	x
Rufous hummingbird	<i>Selasphorus rufus</i>	x	
Northern flicker	<i>Colaptes auratus</i>	x	x
Pileated woodpecker	<i>Dryocopus pileatus</i>	x	x
Red-breasted sapsucker	<i>Sphyrapicus ruber</i>	x	x
Hairy woodpecker	<i>Dryobates villosus</i>	x	x
Western kingbird	<i>Tyrannus verticalis</i>	x	
Alder flycatcher	<i>Empidonax alnorum</i>	x	
Western flycatcher	<i>Empidonax difficilis</i>	x	x
Tree swallow	<i>Tachycineta bicolor</i>	x	
Purple martin (S3S4B)	<i>Progne subis</i>		x
Steller's jay	<i>Cyanocitta stelleri</i>	x	
Common raven	<i>Corvus corax</i>	x	x
Black-capped chickadee	<i>Poecile atricapillus</i>	x	
Chestnut-backed chickadee	<i>Poecile rufescens</i>	x	x
Red-breasted nuthatch	<i>Sitta canadensis</i>	x	x

Pacific wren	<i>Troglodytes pacificus</i>	x	x
American robin	<i>Turdus migratorius</i>	x	
Varied thrush	<i>Ixoreus naevius</i>	x	
Swainson's thrush	<i>Catharus ustulatus</i>	x	
Golden-crowned kinglet	<i>Regulus satrapa</i>	x	
Ruby-crowned kinglet	<i>Corthylio calendula</i>	x	
Cedar waxwing	<i>Bombycilla cedrorum</i>	x	
European starling	<i>Sturnus vulgaris</i>	x	
Warbling vireo	<i>Vireo gilvus</i>	x	
Orange-crowned warbler	<i>Leiothlypis celata</i>	x	
Yellow warbler	<i>Setophaga petechia</i>	x	
Western tanager	<i>Piranga ludoviciana</i>	x	
American gold finch	<i>Spinus tristis</i>	x	
Pine siskin	<i>Spinus pinus</i>	x	x
Spotted towhee	<i>Pipilo maculatus</i>	x	x
House sparrow	<i>Passer domesticus</i>	x	
Song sparrow	<i>Melospiza melodia</i>	x	x
American tree sparrow	<i>Spizelloides arborea</i>	x	
Fox sparrow	<i>Passerella iliaca</i>	x	
Dark-eyed junco	<i>Junco hyemalis</i>	x	
Common nighthawk (S3S5B)	<i>Chordeiles minor</i>	x	
Red crossbill	<i>Loxia curvirostra</i>		x
Mammals			
Little brown bat (S3S4)	<i>Myotis lucifugus</i>	x	
American red squirrel	<i>Tamiasciurus hudsonicus</i>	x	x
Western river otter	<i>Lontra canadensis</i> ssp. <i>pacifica</i>	x	
Common raccoon	<i>Procyon lotor</i>	x	x
Columbian black-tailed deer	<i>Odocoileus hemionus</i> ssp. <i>columbianus</i>	x	x
American mink	<i>Neogale vison</i>	x	
American beaver	<i>Castor canadensis</i>	x	
Reptiles & Amphibians			
Northwestern alligator lizard	<i>Elgaria coerulea</i> ssp. <i>principis</i>	x	
Garter snake	<i>Thamnophis</i> spp.	x	
Northern red-legged frog (S3)	<i>Rana aurora</i>	x	
Pacific chorus frog	<i>Pseudacris regilla</i>	x	
Rough-skinned newt	<i>Taricha granulosa</i>	x	
Ensatina	<i>Ensatina eschscholtzii</i>	x	

13.2. Photos



Photopoint PPA02: Driveway and moist clearing between NCA and George Street, facing SSE towards George St.



Photopoint PPA03: Log pile just east of NCA.



Photopoint PPA04: Driveway, looking NNW towards NCA.



Photopoint PPA05a: Driveway, just within Covenant Area boundary from George Street, looking NNW.



Photopoint PPA05b: Driveway, looking SSE towards Covenant Area boundary and George Street.



Photopoint PPA06b: End of George Street at property boundary, facing west, showing Driveway heading northwest into the Covenant Area.



Photopoint PPA12: Facing towards artificial pond from inflow.



Photopoint PPA13: Facing N towards garden and moist clearing along drainage. From ridge along polygon 002.



Photopoint PPN01: Boulders in polygon 001 near fenceline. Otter denning habitat.



Photopoint PPN02: Upper cleared area in northeast corner of west NCA, facing west along north NCA boundary.



Photopoint PPN03: Beginning of northwest trail at old road end.



Photopoint PPN04: Otter denning rocks near fenceline.



Photopoint PPN05: Trail west at side yard gate, facing west. Approximate east NCA boundary.



Photopoint PPN06: Facing E at southwest corner of Covenant Area. Wetter, richer part of polygon 003. Alder stand with slough sedge. Large cascara.



Photopoint PPN07: Moist alder patch.



Photopoint PPN08: Moist alder and fowl mannagrass (*Glyceria striata*) patch.



Photopoint PPN09: Mossy bald in cleared portion of Covenant Area.



Photopoint PPN10: North fenceline, facing NW.



Photopoint PPN11: Approximate NW corner of property, facing SE.



Photopoint PPN12: Approximate west property boundary facing SE.



Photopoint PPN13: Representative habitat for polygon 001. Fenceline facing E.



Photopoint PPN14: Representative habitat for polygon 002. Southwest corner of property, facing east.



Photopoint PPN15: Grand fir regeneration on old road in cleared portion of covenant.



Photopoint PPN16: Moist clearing with horsetail and thistle.



Photopoint PPN17: Representative habitat for polygon 003. The mostly-reclaimed old road leading N-NW from George Street is visible centre-left.



Photo P04: Old-growth stumps, evidence of historic logging.



Photo P05: Evidence of heavy browsing in polygon 003.



Photo P06: A patch of slough sedge in polygon 003.

14. Appendix B

On September 17th, 2024, ITC staff Kathryn Martell (Ecosystem Protection Specialist, MSc, RP Bio) and Jemma Green (Covenant Monitoring and Outreach Specialist, MSc) conducted a site visit to collect additional photos and details of the Covenant Area boundaries and the septic field. A DNSS receiver was connected to an iPhone running FieldMaps, achieving sub-metre GPS accuracy to locate property boundaries.

14.1. Boundary Line Photos

Table 7. List of photos from boundary points of Covenant Area. All UTMs are in zone 10N and all directions are in degrees representing the direction the camera was pointed. The boundary line is in the approximate centre in all photos.

Photopoint	Boundary point	Direction (°)
PPA16	NE corner of covenant exclusion	307
		115
PPA17	NW corner of covenant exclusion	127
		199
PPA18	SW corner of covenant exclusion	19
		104
PPA19	SE corner of covenant exclusion	16
		284
PPA20	NW corner of property	123
		180
PPA21	SW corner of property	0
		117
PPA22	SW IP on cul-de-sac	301
PPA23	NE corner of cul-de-sac	115
PPA24	SE corner of Covenant Area	29
		295



PPA16 NE+corner+exclusion+at+307°



PPA16 NE+corner+of+exclusion+at+196°



PPA17 NW+corner+of+exclusion+at+127°



PPA17 NW+corner+of+exclusion+at+199°



PPA18 SW+corner+exclusion+at+104°



PPA18 SW+corner+exclusion+at+19°



PPA19 SE+corner+exclusion+at+16°



PPA19 SE+corner+of+exclusion+at+284°



PPA20 NW+corner+at+123°



PPA20 NW+corner+at+180°



PPA21 SW+corner+at+0°



PPA21 SW+corner+at+117°



PPA22 SW+IP+on+cul-de-sac+301°



PPA23 NE+corner+of+cul-de-sac+at+115°



PPA24 SE+corner+of+covenant+area+at+295°



PPA24 SE+corner+of+covenant+area+at+29°

14.2. Septic Field Description and Photos

The septic field is no longer well defined. It was created as a mound of fill and has since grown in with bracken and some Armenian blackberry (*Rubus armeniacus*). ITC staff took a GPS point at the approximate centre of the area:

Table 8. Reference point taken in approximate centre of septic field. All UTM's are in zone 10N.

Feature	UTM E	UTM N	Description
Septic field	44847	54449930	Approximate centre of septic field, which is a rectangular clearing and mound approximately 9m (east-west) x 7 m (north-south)

Photopoint PPA25 is near the northeast corner of the septic field.



PPA25. Looking SW from near centre of septic field. Person in orange jacket is at approximately the SW corner of the septic area (at base level, not on the mound).



View of NE corner of septic field, from several metres towards the centre. The corner is just beyond the grand fir trunk. Behind the trunk is a small trench that marks the edge of the mound.



Looking SW from near the NE corner of the septic field. ITC staff person is at approximate centre of the septic field taking the reference point. The other two people are on the trail (at base level, not on the mound).

CONSENT AND PRIORITY AGREEMENT

WHEREAS:

- A. Vancouver City Savings Credit Union ("Chargeholder") is the holder of a mortgage (the "Prior Charge") registered against title to the land described in Item 2 Part 1 of the *Land Title Act* Form C (the "Land") to which this Consent and Priority Agreement is attached and which is registered in the Victoria Land Title Office under No. BA321288; and
- B. a modification is being granted pursuant to Terms of Instrument – Part 2 to which this Priority Agreement is attached (the "Subsequent Charge") which is or will be registered against title to the Land.

This Consent and Priority Agreement is evidence that in consideration of payment of Two Dollars (\$2.00) now paid by each of the transferees described in Item 6 of Part 1 of the *Land Title Act* Form C to which this Consent and Priority Agreement is attached (the "Transferees"), the receipt and sufficiency of which is acknowledged and agreed to by the Chargeholder, the Chargeholder:

- 1) consents to the Owner granting the Subsequent Charge and agrees that the Subsequent Charge binds its interest in and to the Land; and
- 2) grants to the Transferees priority for the Subsequent Charge over the Chargeholder's right, title and interest in and to the Land, and the Chargeholder hereby postpones the Prior Charge, and all of its right, title and interest under the Prior Charge to the Subsequent Charge as if the Subsequent Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Prior Charge.

AS EVIDENCE of its agreement with the Transferees to be bound by the above terms, the Chargeholder has executed and delivered this Consent and Priority Agreement by executing Part 1 of the *Land Title Act* Form C to which this Consent and Priority Agreement is attached and which forms part of this Consent and Priority Agreement.

From: Elizabeth Rawlins <elizabeth@crabtreelaw.ca>
Sent: Monday, April 14, 2025 8:28 AM
To: Brad Smith <bsmith@islandstrust.bc.ca>
Cc: Peter Senkpiel, KC <peter@cslitigation.ca>; Andrew Crabtree <andrew@crabtreelaw.ca>
Subject: Crystal Mountain Society

Good morning Mr. Smith,

Please see the attached correspondence on behalf of Mr. Senkpiel.

Thank you.



Elizabeth Rawlins | Paralegal

CRABTREE | LAW

Direct: 250-899-6559 | elizabeth@crabtreelaw.ca
www.crabtreelaw.ca

201-815 Main Street | West Vancouver, BC V7T 2Z3

**CRABTREE
LAW**

This email may contain privileged or confidential information and is intended only for the named recipients. If you have received this email in error or are not a named recipient, please notify the sender and destroy the email.

To Brad Smith (bsmith@islandstrust.bc.ca):

I write as legal counsel for the board of Crystal Mountain Society in order to convey some recent decisions of the Board.

The LTC and Islands Trust's process to date has resulted in considerable delays and financial expense (approximately \$100,000) to CMS. These delays (and the estimated 2-4 years to go to completion) have fundamentally changed the economic viability/feasibility of the proposed retreat centre (nearly quintupling the anticipated costs), and, with the economic uncertainty as a result of the trade wars with the US, created an unstable and uncertain environment for moving forward.

As a result, the CMS board is no longer confident that this rezoning, as spearheaded by the previous committee, is viable, and it is no longer able to justify demanding so much time and hassle from the current committee members.

As such, the board of CMS had decided, effective immediately, to dissolve its current Rezoning Committee. A new committee will be constituted in the coming weeks/months, and it will be tasked with looking—with fresh eyes and energy—at the various options available for Lot A moving forward. It will, in part, keep an eye on the economic factors given the current political climate.

Independent of what the new committee decides in relation to the rezoning application for Lot A, the CMS board will direct the new committee to continue with the plan to create an emergency access route for the North End of Galiano Island.

The board of CMS wishes to thank the previous committee members for their tireless work over the past years. The outgoing committee members were unpaid volunteers who devoted considerable time from their personal lives to the goal of seeking to create a community based non-profit spiritual education retreat facility on 25% of CMS' land while also trying to find ways to ensure that the remaining 75% received Nature Protection zoning, regardless of which entity or group received those lands, for the benefit of the environment and everyone on Galiano.

Any inquiries about this letter or matters relating to CMS and its application should be directed to the Board of CMS, which will, once it is constituted, advise as to the members of the new CMS committee. To avoid issues arising amongst the Galiano community, the Board has recommended that the outgoing committee members address any inquiries by simply directing people to this letter and to the board of CMS. This will ensure that any inquiries are answered consistently to avoid the communication problems that have arisen in this matter in the past.

Yours very truly,

Peter Senkpiel, K.C.

Peter Senkpiel, K.C.
Crabtree + Senkpiel Litigation
peter@cslitigation.ca



BRITISH
COLUMBIA

July 2, 2025

Reference: 186814

Lisa Gauvreau
Chair
Island Trust Conservancy Board
200-1627 Fort Street
Victoria BC V8R 1H8
Email: itcmail@islandstrust.bc.ca

Dear Chair Gauvreau:

Thank you for your correspondence of May 23, 2025, regarding the development of the next Islands Trust Conservancy Five-Year Plan. First, thank you for your kind welcome, and I look forward to working with you.

I am pleased that the Conservancy is working to foster cooperation with Indigenous Governing Bodies through the next Five-Year Plan and is taking time to effectively engage those First Nations impacted by the Conservancy. I appreciate that the Conservancy has committed to processes that respect and honour reconciliation and mutually respectful relationships with Indigenous peoples through the adoption of its Reconciliation Declaration in July 2019.

Strengthening reconciliation and aligning the Conservancy's efforts with the rights and interests of Indigenous Peoples and Nations will be invaluable to developing the Five-Year Plan, and I am amenable to Conservancy's request to extend the timeline for submission of a new Five-Year Plan to December 2027.

The ongoing absence of an approved plan will necessitate continued ministerial approval for certain activities carried out by the Conservancy. Under section 44(2) of the *Islands Trust Act*, the Conservancy must not acquire, hold, or dispose of land, without prior approval of the Minister, except in accordance with an approved plan, meaning any new acquisitions or dispositions that were initiated after the conclusion of the past plan will need further ministerial approval before the transaction is completed.

Page 1 of 2

In 2024, Minister Kang confirmed 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 were permitted to conclude. By way of this letter, I am reconfirming that the Conservancy remains authorized as previously stated and that I am also reaffirming that the Conservancy is authorized to invest funds as permitted, subject to restrictions of Section 43(3) of the *Islands Trust Act*. 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@gov.bc.ca, or by telephone at 778-698-3450. Likewise, Ministry staff are available to support the Conservancy as it works to incorporate the spirit of the United Nations Declaration on the Rights of Indigenous Peoples into its policy framework.

I look forward to supporting the Conservancy in its endeavor to advance conservation priorities, strengthen relationships with First Nations to identify and collaborate on shared conservation goals, to maximize ecological integrity and ensure long-term nature conservation in the Islands Trust Area.

Sincerely,



Ravi Kahlon
Minister of Housing and Municipal Affairs

CC: Laura Patrick, Chair, Islands Trust
Clare Frater, Director, Trust Area Services



Public Acquisitions Update For the Meeting of July 22, 2025

Property Name and Island	Date (yyyy/mm/dd)	Notes
PUBLICLY CONSIDERED PRIVATE LAND ACQUISITIONS		
Crystal Mountain (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>TFB-2017-031: It was MOVED and SECONDED, 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"> 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; 2. Establishing legal access for the Trust Fund Board to the most eastern part of Lot A; 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; 4. Staff reaching mutual agreement with the water license holders to limit the impact of accessing and maintaining the permitted water works; 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; 6. Written agreement with the Society about the use and maintenance of the pagoda; 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 8. Final approval of the Trust Fund Board of the final survey plan, transfer agreement and all other associated agreements.
	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 the Meeting of July 22, 2025

Crystal Mountain (Galiano) 18.3 ha.	2021/05/25	<p>ITC-2021-019: It was MOVED and SECONDED, 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>ITC-2021-020: It was MOVED and SECONDED, 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>ITC-2021-021: It was MOVED and SECONDED, 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>ITC-2021-022: It was MOVED and SECONDED, 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>ITC-2021-023: It was MOVED and SECONDED, 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.
	2025/07/22	No new updates.
Current Total ITC Acquisitions:		34



ISLANDS TRUST CONSERVANCY

PUBLIC COVENANTS UPDATE For the Meeting of July 22, 2025

NAPTEP COVENANTS		
<i>29 NAPTEP Covenants on title, 2 NAPTEP covenants in progress, 2 Ecological Gifts applications in progress for complete NAPTEP covenants</i>		
Property	Date	Notes
Martin NAPTEP Covenant (Salt Spring Is., ~1 ha)	2024/08/25	Application received.
	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 at an upcoming meeting.
	2024/11/19	ITC-2024-061: It was MOVED and SECONDED 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.
	2024/12/05	Staff is preparing application for referral to First Nations.
	2025/01/09	Referrals sent to affected First Nations, with input requested by 10 March.
	2025/02/14	Sent for information to Salt Spring Island Local Trust Committee. No comments received.
	2025/02/19	Site visit with landholder and S̷ÁUTW̷ (Tsawout) to discuss the covenant project. Discussion ongoing.
	2025/03/10	Referral reminder sent to First Nations, and to offer referral window extension.
	2025/03/11	Application for tax exemption reviewed and approved by Trust Council. TC-2-25-035: It was MOVED by Trustee Gauvreau, and SECONDED by Trustee Peterson, that the Islands Trust Council request the Secretary to issue a Natural Area Protection Tax Exemption (NAPTEP) Certificate for the covenanted portion of the property described as PID: 000-363-740, Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768, subject to registration of a conservation covenant and completion of a baseline inventory report consistent with the standards developed for Natural Area Protection Tax Exemption (NAPTEP).
	2025/04/15	Referral reminder sent to three First Nations who had requested referral window extension.
	2025/05/23	Staff discussed mortgage holder consent and priority agreement for the covenant, and sent follow-up information for applicant to use in discussions with mortgage holder.
	2025/05/27	No new updates.
	2025/06/09	Referral reminder sent to three First Nations who had requested referral window extension. Ongoing discussion with Tsawout First Nation about how to address their access and cultural stewardship concerns in the covenant draft.
2025/07/22	No new updates	



PUBLIC COVENANTS UPDATE For the Meeting of July 22, 2025

Doris McHardy NAPTEP Covenant (North Pender Is, ~1 ha)	2024/02/04	Application received.
	2024/02/14	Application sent for Ministerial approval.
	2024/03/19	ITC-2024-13: It was MOVED and SECONDED 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 th , 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	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.
	2024/10/28	Applicant submitted request for fee sponsorship.
	2024/10/30	Applicant requested ITC support in arranging preliminary approval for Priority Agreement with mortgage holder. Ongoing. Any work negotiating and drafting covenant is on hold pending agreement from mortgage holder.
	2024/11/20	Executive Committee approved sponsorship of NAPTEP Application: <i>EC-2024-146: It was MOVED and SECONDED, that the Executive Committee approve financial sponsorship of \$450 for Natural Area Protection Tax Exemption Program (NAPTEP) application NP-NAP-2024.1 (Doris McHardy), North Pender Island.</i> Staff will process Ph 1 fee refund and Ph 2 fee waiver.
	2024/11/29	Referred for information to North Pender Island Local Trust Committee. No comments received.
	2024/12/04	Application for tax exemption reviewed and approved by Trust Council. TC-2024-111: It was MOVED by Trustee Elliott, and SECONDED by Trustee Morrison, that the Islands Trust Council requests the Secretary to issue a Natural Area Protection Tax Exemption Program Certificate for the covenanted portion of the property described as PID: 005-837-651, Lot 6, Sections 18 and 22, Pender Island, Cowichan District, Plan 6294, subject to registration of a conservation covenant and completion of a baseline inventory report consistent with the standards developed for NAPTEP.
2025/01/10	Staff informed applicant of TC decision and next steps.	



ISLANDS TRUST CONSERVANCY

PUBLIC COVENANTS UPDATE For the Meeting of July 22, 2025

Doris McHardy NAPTEP Covenant (North Pender Is, ~1 ha) Con.	2025/01/19	Staff provided the ITC Board with a summary of First Nations responses. Deferred to next meeting
	2025/03/18	Staff provided the ITC Board with a summary of First Nations responses.
	2025/05/27	No new updates.
	2025/06/09	Applicant informed staff that they will continue work on priority agreement in the autumn when negotiating mortgage renewal.
	2025/07/22	No new updates.
Koontz NAPTEP Covenant Gabriola Island (~2.5 ha)	2023/02/08	Application received.
	2023/05/30	ITC-2023-017: It was MOVED and SECONDED , 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: EC-2023-120: It was MOVED and SECONDED , 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.



PUBLIC COVENANTS UPDATE For the Meeting of July 22, 2025

Koontz NAPTEP Covenant (cont'd)	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.
	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	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).
	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.
	2024/11/07	Natural Area Exemption Certificate registered on title. Staff has prepared and sent all necessary notifications and copies.
	2024/11/07	NAPTEP application process complete. Application file closed.
	2024/11/19	The Islands Trust Conservancy Board authorized a rise and report relating to the approval of spending up to \$2,000 from existing budgets towards the cost of an Ecological Gifts Program appraisal for a NAPTEP covenant on Gabriola Island.
2024/12/05	GaLLT and landholder are coordinating covenant appraisal for Ecological Gift Program application.	
2025/03/27	Staff noticed oversight in baseline report. Amended baseline in progress.	



**PUBLIC COVENANTS UPDATE
For the Meeting of July 22, 2025**

Koontz NAPTEP Covenant (cont'd)	2025/05/27	No new updates.
	2025/07/22	RFD in this Board package for covenant amendment with revised baseline report.
Skye Larmour NAPTEP Covenant Salt Spring Island (2.45 ha)	2021/10/15	Application received.
	2022/01/24	ITC-2022-003: It was MOVED and SECONDED , 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 th , 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.
	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	EC-2023-131: It was MOVED and SECONDED , 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.	



PUBLIC COVENANTS UPDATE For the Meeting of July 22, 2025

Skye Larmour NAPTEP Covenant (<i>cont'd</i>)	2024/04/28	Final baseline report received.
	2024/07/23	2024-021: It was MOVED and SECONDED , that the Islands Trust Conservancy Board rise and report approval of spending 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.
	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	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.
	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.
	2024/11/05	Natural Area Exemption Certificate registered on title. Staff has prepared and sent all necessary notifications and copies.
	2024/11/05	NAPTEP application process complete. Application file closed.
	2024/11/20	ITC contracted appraiser to conduct covenant appraisal for Ecological Gift Program application.
	2024/12/16	Appraisal received. Staff is preparing Ecological Gift application with applicant.
	2025/02/10	Ecological Gifts Program application submitted.
	2025/05/13	Ecological Gifts Program replied advising that the Appraisal Review Panel agreed with the Ecological Gift valuation. Landholder and EGP undertaking next steps.
2025/05/27	No new updates.	
2025/07/22	No new updates.	
REGULAR COVENANTS		
<i>52 regular covenants on title, 0 public regular covenants in progress, 0 in camera covenants in progress.</i>		
Property	Date	Notes
None		



ISLANDS TRUST CONSERVANCY

PUBLIC COVENANTS UPDATE For the Meeting of July 22, 2025

ITC NATURE RESERVES WITH COVENANTS OUTSTANDING		
<i>9 ITC Nature Reserves are without covenants, 1 ITC Nature Reserve covenant in progress.</i>		
Property	Date	Notes
Fairyslipper Forest Nature Reserve 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.
	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.	



ISLANDS TRUST CONSERVANCY

PUBLIC COVENANTS UPDATE For the Meeting of July 22, 2025

	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.
	2025/05/27	No new updates. Covenant negotiation has been deferred since 06 2022.
Total		81 covenants registered



**ISLANDS TRUST CONSERVANCY
REPORT TO TRUST COUNCIL
1st Quarter 2025-2026**

COMPLETED SINCE LAST REPORT (April - June 2025)	PLANNED FOR SECOND QUARTER 2025-26 (July – September 2025)
1. STRATEGIC PLANNING/ADMINISTRATION	
<p>Personnel/Staffing:</p> <p>Team Lead: Re-classified position and posted it internally to ITC Team. Applications have been received and interviews have been scheduled.</p> <p>Summer Co-op Student: Interviewing and hiring process with Carlie Aston completed. Orientation and onboarding completed.</p> <p>Communications Specialist: Resignation delivered in May, last day July 18. Profile updated, and external posting complete. Applications being reviewed.</p> <p>ITC’s temporary Administrative Assistant (AA): Interview and hiring process completed. Training, onboarding and orientation in progress. Position runs from June – end of September.</p> <p>Staff participation in training opportunities related to Indigenous language and food systems, protected areas management, and biology reserved practice.</p> <p>Five Year Plan: Letter to Minister requesting extension of Five-Year Plan for engagement with First Nations sent out. Referral letters delivered to Nations inviting participation in the drafting of the Five-Year Plan. Concordance tables included from 2022 referral letter responses.</p> <p>ITC Board: Prepare and complete annual financial audit.</p> <p>Prepare agenda and staff reports and host May ITC Board meeting.</p> <p>Prepared a 2026/27 ITC budget request.</p>	<p>Personnel/Staffing:</p> <p>Team Lead: Interviews completed, offer extended and position transition in progress.</p> <p>Communications Specialist: Interviews completed, hiring process completed. Onboarding, orientation and training in progress.</p> <p>Temp AA: Training of new staff completed.</p> <p>Review staff PMDPs and annual ITC Work Plan plans based on Regional Conservation Plan (RCP) priority actions. Begin forecasting project needs to develop 26/27 fiscal year projects.</p> <p>ITC’s Five-Year Plan: Contact with First Nations to schedule and hold initial engagement meetings. Provide capacity assistance to interested First Nations. Collaborate with Nations to draft relationship agreements. Review policies/draft new policies to align with relationship agreements with Nations. Develop outline for Plan.</p> <p>ITC Board: Prepare agenda and staff reports and host July ITC/EC joint Board meeting.</p> <p>Submit a 2026/27 ITC budget for approval.</p> <p>ITC Policy: Continue ITC Policy and Procedures Review. Risk Management Policy presented to ITC Board for adoption. Focus on competing the update to Working Alone policies and procedures, and initiated policy update and development that aligns with Five-Year Plan objectives.</p>



**ISLANDS TRUST CONSERVANCY
REPORT TO TRUST COUNCIL
1st Quarter 2025-2026**

<p>ITC Policy: Continue ITC Policy and Procedures Review. Focus on Risk Management and Working Alone policies and procedures.</p> <p>Admin: Safety - Implement new field safety devices (Bivy stick)</p> <p>Training:</p> <p>Operations:</p> <p>Keela CRM - Reviewed and approved new CRM platform – Keela. Scheduled and initiated data transfer.</p> <p>Data Management/GIS: Continue investigating software solutions for ITC’s Protected Areas Data Management Project using information provided by Needs Assessment Report.</p> <p>CityView - Continue report templates, legacy data updates, and staff training with CityView applications software.</p> <p>TAPIS 3 - Updated database and mapping with new protected areas throughout Islands Trust Areas from last fiscal.</p> <p>Continue working with GIS staff to ensure TAPIS 3.0 functionality for ITC projects Support Islands Trust Biologist position</p>	<p>Training: Field staff completed Wilderness First Aid Training.</p> <p>Operations:</p> <p>Keela CRM – Data transfer continues. Staff training initiated.</p> <p>Data Management/GIS – Solution obtained; business case submitted.</p> <p>CityView - Complete revisions, staff training, and procedure development for CityView applications software.</p> <p>FieldMaps - Assess FieldMaps functionality and provide feedback to GIS Team for requesting improvements as determined.</p>
<p>2. COVENANT AND PROPERTY ACQUISITIONS</p>	
<p>Current Projects: Responded to 3 enquiries about securement options (Saturna, Salt Spring, Denman)</p> <p>Continue securement negotiations on ~36 ha of land for ITC nature reserve (1 Galiano, 2 Salt Spring).</p>	<p>Current Projects: Continue securement negotiations on ~36 ha of land for ITC nature reserve (1 Galiano, 2 Salt Spring).</p> <p>Continue negotiations on ~2 ha of land for NAPTEP covenants (1 North Pender, 1 Salt Spring).</p>



ISLANDS TRUST CONSERVANCY

**ISLANDS TRUST CONSERVANCY
REPORT TO TRUST COUNCIL
1st Quarter 2025-2026**

<p>Continue negotiations on ~2 ha of land for NAPTEP covenants (1 North Pender, 1 Salt Spring).</p>	
<p>3. COVENANT AND PROPERTY MANAGEMENT</p>	
<p>Nature Reserve and Covenant Monitoring: Initiated 2025 monitoring program.</p> <p>Field Technology Improvements: Training on updates to Field Maps by GIS staff and trial in the field.</p> <p>Planning Referrals to ITC: Staff addressed multiple referral requests from Islands Trust Planners and submitted recommendations to the ITC Board for decision.</p> <p>Species at Risk and Invasive Species Projects: Execute service contracts to continue surveys and monitoring of species at risk in priority areas.</p> <p>Begin procurement processes for habitat restoration and infrastructure management contracts for conservation covenants and nature reserves.</p> <p>Service contracts completed and work begun on invasive removal on most of the nature reserves and specific covenants.</p> <p>Begin planning and implementation of in-house habitat monitoring and restoration activities in covenants on Saturna, North Pender, Bowen, and Salt Spring islands.</p> <p>Property Management Strategy: Review Property Management Strategy and incorporate priority actions to protect species and ecosystems at risk and cultural species of significance.</p> <p>Other: Negotiate minor amendments to 3 covenants (Gabriola, North Pender).</p> <p>Continued work on archeological overview assessment /preliminary field reconnaissance</p>	<p>Nature Reserve and Covenant Monitoring: Complete 2025 monitoring program site visits. Complete data processing and reporting.</p> <p>Species at Risk and Invasive Species Projects: Contract work for species at risk monitoring and invasive species management continue.</p> <p>Continued implementation of in-house habitat monitoring and restoration activities in covenants on Saturna, North Pender, Bowen, and Salt Spring islands.</p> <p>Other: Complete 3 minor covenant amendments (Gabriola, North Pender)</p> <p>Work on First Nations referral plan and system for tracking referrals and conversations with First Nations for management plans as part of the engagement for the ITC Five-Year Plan.</p>



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surveys for Link and Saturnina Islands.	
4. COMMUNICATIONS AND OUTREACH	
<p>Social Media: Launch of reflections from the field summer series</p> <p>Ongoing 35th anniversary promotion and survey response collection for the ITC Journal</p> <p>Social media posts focused on Legacy Giving</p> <p>Publications: Publish and circulate Species at Risk education material through social media and the ITC Journal</p> <p>Publish two articles on the new Islands Trust Conservancy blog – “The Journal”</p> <p>Publish Spring Heron Newsletter</p> <p>Publish Spring ITC eNews</p> <p>Celebrations: Plan celebration for new NAPTEP covenant</p> <p>Celebrate ITC’s 35th Anniversary at Trust Council</p> <p>Reports: Complete the 2024/25 ITC Annual Report</p>	<p>Social Media: Ongoing reflections from the field summer series</p> <p>Ongoing 35th anniversary promotion and survey response collection for the ITC Journal</p> <p>Publications: Publish four articles on the new Islands Trust Conservancy Journal</p> <p>Publish Fall Heron Newsletter</p> <p>Publish Fall ITC eNews</p> <p>Celebrations: Host celebration for new NAPTEP covenant</p> <p>Attend community events on the islands to promote ITC’s 35th anniversary</p> <p>Reports: Publish 2024/25 ITC Annual Report</p>
5. FUNDRAISING AND CONSERVANCY SUPPORT	
<p>Donors: Stewardship of donors and advisors (ongoing).</p> <p>Initiating 35th anniversary fundraising goals.</p> <p>Strategic Giving: Continued WillPower Campaign seeking bequests of conservation lands or conservation funds.</p> <p>Legacy Giving Ads developed and placed in Gabriola Sounder and Folklife Magazine</p>	<p>Donors: Stewardship of donors and advisors (ongoing).</p> <p>Continue implementing 35th anniversary fund development activities</p> <p>Strategic Giving: Continue WillPower Campaign seeking bequests of conservation lands or conservation funds.</p> <p>Fund Management: Finalize update of Opportunity Fund Guidelines.</p>



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<p>Fund Management: Completed initial draft update of Opportunity Fund Guidelines.</p> <p>Processed one opportunity fund application.</p> <p>Updating signing authorities for ITC investment accounts.</p> <p>Other: Initial exploration into external funding opportunities that would support continued species at risk program work.</p> <p>Attended several webinars/online courses on strategic giving and fundraising.</p>	<p>Process Opportunity Fund applications as required</p> <p>Other: Extended external grant opportunity research</p>
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