



Islands Trust Conservancy

Regular Meeting Agenda

Date: Tuesday, March 30, 2021
Time: 10:00 am
Location: Electronic Zoom Meeting

Pages

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. RISE AND REPORT
 - 3.1. Item 4.1.1 Fund Development Action Plan

The Islands Trust Conservancy Board approved an Internal Fund Development Action Plan.
4. MINUTES/COORDINATION
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	The next meeting is scheduled for Tuesday, May 25, 2021 at 10:00 am.	
9.	CLOSED MEETING	
9.1.	Motion to Close the Meeting	
10.	ADJOURNMENT	



Islands Trust Conservancy

Minutes of Regular Meeting

Date: Tuesday, January 26, 2021
Time: 10:00 a.m.
Location: Electronic Zoom Meeting

Board Members Present Kate-Louise Stamford, Chair
Sue Ellen Fast, Vice Chair
Donald Clarke
Doug Fenton
Linda Adams

Staff Present Kate Emmings, ITC Manager
Clare Frater, Director, Trust Area Services (joined the meeting at 11:50 a.m.)
Carla Funk, Acting Fundraising Specialist
Corlynn Strachan, Administrative Assistant/Recorder
Erin Coulson, Acting Communications Specialist (left the meeting at 11:00 a.m.)
Kathryn Martell, Acting Ecosystems Protection Specialist
Nuala Murphy, Property Management Specialist

1. CALL TO ORDER

Chair Stamford called the meeting to order at 10:00 a.m. and acknowledged that the meeting was being held in Coast Salish First Nations territory.

1.1 Election of Chair and Vice-Chair

As per Islands Trust Conservancy *Policy 1.2, Islands Trust Conservancy Board and Committee Elections*, all Islands Trust Conservancy members are eligible to be nominated and run for the positions of Chair and Vice Chair of the Islands Trust Conservancy Board. These members are: Linda Adams; Donald Clarke; Sue Ellen Fast; Doug Fenton; and Kate-Louise Stamford.

The Islands Trust Conservancy Manager reviewed the voting procedure and called for nominations for Islands Trust Conservancy Board Chair.

Trustee Adams nominated Kate-Louise Stamford as Chair of the Islands Trust Conservancy Board and Trustee Fast seconded the nomination. Trustee Stamford agreed to stand for the nomination of Chair of the Islands Trust Conservancy Board. The ITC Manager called for nominations a second time and third time, hearing none, she declared trustee Stamford Chair of the Islands Trust Conservancy Board, by acclamation.

The Islands Trust Conservancy Manager reviewed the voting procedure and called for nominations for Islands Trust Conservancy Board Vice-Chair.

Chair Stamford nominated Sue Ellen Fast as Vice-Chair of the Islands Trust Conservancy Board and Trustee Fenton seconded the nomination. Trustee Fast agreed to stand for the nomination of Vice-Chair of the Islands Trust Conservancy Board. The ITC Manager called for nominations a second and third time, hearing none, she declared trustee Fast Vice-Chair of the Islands Trust Conservancy Board, by acclamation.

1.2 Staffing Updates

The Board congratulated Kate Emmings on being the successful candidate for the ITC Manager position in a permanent role.

The ITC Manager provided the following updates:

- The Communications and Fundraising position has been split in half. Carla Funk has taken over the Fundraising Specialist role and Erin Coulson has taken over the Communications Specialist role, in addition to taking over the Islands Trust Communications role.
- The Ecosystem Protection Specialist position, formerly Kate Emmings' role, has been posted internally.
- Two new positions are being created, including a Species at Risk (SAR) Program Coordinator and a co-op position to assist. This SAR Program Coordinator role is currently under classification review with the Public Service Agency.

2. APPROVAL OF AGENDA

By general consent, the Islands Trust Conservancy Board approved the agenda as presented.

3. RISE AND REPORT

None

4. MINUTES/COORDINATION

4.1 Minutes of Meetings/Resolutions without Meetings

4.1.1 Approval of November 24, 2020 Meeting Minutes

By general consent, the Islands Trust Conservancy meeting minutes of November 24, 2020 were adopted as amended.

- Under Item 5.4.1 Executive Committee update (page 7 of the draft minutes), change "Financial Advisory Committee" to "Executive Committee".

4.2 Follow-up Action List

The Islands Trust Conservancy Manager provided updates on the following:

- Staff are still working on adjustment to the Pender Island covenant related to the septic field. Staff are paused, trying to pinpoint the location of the septic field and the fieldwork required to complete this task has been halted due to CoViD-19 travel restrictions. Staff will come to the Board with further details when the septic field location is established.

- Trustee Adams questioned if the follow up action list could be reviewed for dated items, noting the importance of realistic targets and a meaningful list. The ITC Manager will review the document to provide suggestions on items that can be removed with Board consensus.

5. BUSINESS

5.1 Items for Approval

5.1.1 Lasqueti Official Community Plan Referral, Bylaw 98 - Request for Decision

The ITC Manager advised the Official Community Plan (OCP) for Lasqueti is under revision and has been referred to the ITC through the referrals process. Staff have reviewed how the OCP will affect ITC lands.

The ITC Manager has spoken with the Regional Planning Manager (RPM) responsible for the OCP Review, and a draft of the request for decision and staff report were provided to the RPM.

ITC-2021-001

It was MOVED and SECONDED,

that the Islands Trust Conservancy indicate to the Lasqueti Island Local Trust Committee that it recommends approval of proposed Bylaw 98 (OCP), subject to the following conditions:

- 1) Development of a "Parks and Protected Areas" land use under Section 3.5 to clarify which uses are allowed on ITC Nature Reserves;
- 2) Addition of a Parks and Protected Areas land use designation to Schedule B to clarify uses available for protected lands; and,
- 3) Consultation between Islands Trust planning staff and ITC staff in the development of land use objectives for Parks and Protected Areas that are conducive to the uses in ITC Nature Reserves.

CARRIED

5.1.2 Species at Risk Project Charter - Request for Decision

The ITC Manager provided a background and reviewed key items in the Species at Risk (SAR) Program project charter, highlighting the challenge of completing project planning while the project is already in progress, without a SAR Program Coordinator, and noted there may be requested changes moving forward.

Discussion ensued on the following:

- Program goals and what "big difference" we are making in the world?
- Opportunities for outreach to landowners and how to we communicate what we are doing.
- Measureable objectives, quantitative targets, or action items could be included in more detailed program planning.
- Using this as a "first" step charter to guide the SAR Program now, more to come once the SAR Program Coordinator is in place.

- Trustee Clarke congratulated the ITC team on securing this funding, expressed concern over micromanagement of projects, and noted this is a good opportunity to develop relationships with First Nations.
- Strategy for reconciliation, relationship development, and the idea of using funds for property management for First Nation contractors.
- Trustee Fast suggested making this an “interim project charter” until the SAR Program Coordinator is in place, with a commitment to revisit this.
- United Nations and Federal level commitment to contribute to Canada’s goals; the 30 % land and ocean protection by 2030, 30x30 goal.
- Objectives and getting a firm grip on what species at risk in the Islands Trust Area with outreach to knowledge holders.
- Trustee Fenton provided the following links:
Conservation through Indigenous Protected and Conserved Areas (IPCAs).
<https://www.conservation2020canada.ca/who-we-are>.

We rise together - Read the Indigenous Circle of Experts report:

https://static1.squarespace.com/static/57e007452e69cf9a7af0a033/t/5ab94aca6d2a7338ecb1d05e/1522092766605/PA234-ICE_Report_2018_Mar_22_web.pdf

ITC-2021-002

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board approve the Species at Risk Program Interim Project Charter, dated January 26, 2021.

CARRIED

ITC-2021-003

It was MOVED and SECONDED,

that the ITC Board request that staff provide recommendations about revised objectives to the Interim SAR Project Charter after a SAR Program Coordinator is in place.

CARRIED

5.1.3 Deep Ridge Nature Reserve Management Plan, Salt Spring - Request for Decision

The Property Management Specialist advised that the Deep Ridge Nature Reserve Management Plan and the following agenda item, the Lower Mt Erskine Nature Reserve Management Plan, were delayed due Covid-19 restrictions. She also noted that letters were sent to First Nations in December 2020, and thanked Lisa Wilcox, the Internal Government Liaison, for her instrumental work on these plans.

Trustee Adams questioned the procedure of communicating a section of trail would be closed off and if this is a contentious issue. The ITC Property Management Specialist noted the trail is erosion worn and in a steep section leading to private property. Additional signage will be added to reinforce the closure.

Trustee Fast requested staff add the island name added to resolutions moving forward.

ITC-2021-004

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board approve the 2020 update of the Deep Ridge Nature Reserve Management Plan dated December 14, 2020.

CARRIED

5.1.4 Lower Mt Erskine Nature Reserve Management Plan, Salt Spring - Request for Decision

The ITC Property Management Specialist presented the request for decision to the Board highlighting this is a larger property with many well-used trails, connectivity to parks and private property, and rare species found in surrounding protected areas.

The ITC Property Management Specialist noted the use of nature reserves has increased during COVID-19 which has resulted in further erosion and disturbance, noting trail improvement are planned, including rebuilding of trails and planting of species as deterrents.

Trustee Fast questioned which kinds of usage have been most damaging during Covid-19. The ITC Property Management Specialist noted there has been an increase of dogs off leash and mountain biking which is very difficult to deal with when we are not onsite, highlighting the need a good communication program, effective signage and presence.

Chair Stamford questioned if after we approve management plans, is there a way of going back to neighbors with report/plan and closing the loop. The ITC Property Management Specialist noted a survey is sent to neighbours and approved management plans are posted on ITC website.

ITC-2021-005

It was MOVED and SECONDED,

that the Islands Trust Conservancy Board approve the 2020 update of the Lower Mount Erskine Nature Reserve Management Plan dated December 14, 2020.

CARRIED

5.1.5 ITC Town Hall - Request for Decision

The ITC Manager advised during the recent website update review, it became clear the ITC Board is the only corporate body within the Islands Trust without a town hall. The ITC Meeting Bylaw does not prevent this function and the ITC may wish to add a town hall component to its meetings to provide more options for public participation. This would require extra management from the Chair.

Trustee Fast commented liking the idea of inviting partners, transparency, and recommends changing the wording of "Town Hall" to "Public Comments" to distinguish between role of the Local Trust Committee (LTC) and the ITC Board.

ITC-2021-006

It was MOVED and SECONDED,

that the ITC Board direct staff to add “Public Comments and Delegations” to the standing agenda for ITC Board meetings, limiting the allocated total time to a maximum of 15 minutes, unless otherwise directed through Board resolution.

CARRIED

ITC-2021-007

It was MOVED and SECONDED,

that the ITC Board direct staff to develop guidelines for public participation during Islands Trust Conservancy meetings and bring them back to the ITC Board for approval.

CARRIED

5.2 Items for Discussion/Direction

None

5.3 Correspondence

5.3.1 Proposed VQOs for Lasqueti Island, Response to MFLNRORD

The Islands Trust Conservancy Board accepted the correspondence for information. The ITC Manager noted FLNRORD will make changes at some point, but we don't when those are.

5.4 Updates for Information

5.4.1 Executive Committee Updates

Trustee Fast advised Board members that Trust Council was held December 2-3, 2020. A number of letters resulted from meeting on advocacy topics including a coastal strategy and requesting powers to regulate tree cutting. Letters from the Chair can be viewed here: <http://www.islandstrust.bc.ca/trust-council/advocacy/>.

There are many projects underway including:

- groundwater
- strategic funding
- policy statement update
- regional growth strategy
- budget

These items are up for public comment. Links for policy statement and budget review:

<http://www.islandstrust.bc.ca/>

<http://www.islandstrust.bc.ca/trust-council/budget/>

At the last Trust Council meeting a Select Committee for Governance and Management Review was struck to review the overall management and governance of the Islands Trust as an external review. The first meeting was held January 18, 2021. Trust Council approved the terms of reference and a consultant will be hired. The Chair of Islands Trust is part of review committee

and the Staff Liaison is the CAO. Terms of reference notes ITC and BIM are not included in review.

5.4.2 Public Acquisitions Report

The ITC Manager advised Board members of a declared conflict of interest regarding the Crystal Mountain conservation proposal on Galiano, and noted the file will be managed by the Trust Area Services Director, Clare Frater, and the Ecosystem Protection Specialist. The following updates were also provided:

Sandy Beach, Keats Island, officially transferred on December 18, 2020. Staff received \$12,000 as a contribution and will initiate development of a property management fund as previously directed by the ITC Board. A news release will be sent out Thursday and includes quotes from the Skwxwú7mesh (Squamish Nation) and the Minister of Municipal Affairs. The ITC Manager thanked the Communications staff and Lisa Wilcox for their work on this.

Trustee Fast noted congratulations on thirty properties in thirty years.

5.4.3 Public Covenants Report

The Islands Trust Conservancy Board reviewed the Public Covenants Report for information.

- The Acting Ecosystem Protection Specialist highlighted the Moss Mountain Covenant on Salt Spring, staff just put out an Invitation to Quote (ITQ) for a survey with the intent of moving forward on getting the survey and background pieces done this fiscal.

5.4.4 Budget Report

The Islands Trust Conservancy Manager advised the budget is closing out the 3rd quarter, these numbers are not finalized due to entries still being done. Most budget lines are on track with a couple budget lines under spent, balanced by overspending in legal and property management areas. Staff are doing a good job on spending SAR program funding and anticipate fully spending the 2020/21 grant allocation.

The ITC Manager thanked to Carla Funk for putting out a call for donations for Opportunity Fund, putting out feelers, and rustling up funding.

A restricted budget line was added to reflect the newly establish property management fund. More news on impact investing to come.

5.4.5 Guidance for Open Meetings and Electronic Meetings under Current PHO Orders and Ministerial Order 192

Item received for information.

6. **NEW BUSINESS**

There was no new business.

7. NEXT MEETING

The next meeting will take place on Tuesday, March 30, 2021 at 10:00 a.m.

8. CLOSED MEETING

8.1 Motion to Close the Meeting

ITC-2021-008

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4 Division 3, section: 90 (1) (d) the security of the property of the Islands Trust Conservancy board; and (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; (k) negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages and that, in the view of the board, could reasonably be expected to harm the interests of the Islands Trust Conservancy board if they were held in public; and that staff be invited to remain in the meeting.

CARRIED

The Islands Trust Conservancy Board convened the closed portion of the meeting at 12:30 p.m. Rise and Report from the in camera session will occur during the next regular board meeting on March 30, 2021.

9. ADJOURNMENT

By general consent, the meeting adjourned at 11:59 p.m.

Kate-Louise Stamford, Chair

Certified Correct:

Corlynn Strachan, Recorder

Follow Up Action Report

Trust Conservancy Board

24-Sep-2010

Activity	Responsibility	Dates	Status
1 Staff to work with landowners to clarify wording of Cunningham Covenant (Salt Spring) regarding vegetation removal, while maintaining conservation as a priority.	Jemma Green Kate Emmings	Target: 17-Dec-2021	In Progress

31-Mar-2015

Activity	Responsibility	Dates	Status
1 Staff to prepare possible revisions to the Trust Council Procedure 2.1.xxi Administration of the Crown Land Acquisition Initiative.	Clare Frater Kate Emmings	Target: 21-Mar-2019	In Progress

27-Nov-2018

Activity	Responsibility	Dates	Status
1 Staff to continue to pursue the following options and report back to the ITC board regarding their status at future board meetings until they are complete: ... 3. Integrate reminders into planning processes that provide opportunities for the RCP to inform the work of the LTCs and BIM such as integration of RCP consideration into LTC Staff Report and Site Context Report templates and investigate with BIM to see if they can be integrated into BIM templates...	David Marlor Kate Emmings	Target: 15-Nov-2019	In Progress

Follow Up Action Report

Trust Conservancy Board

27-Nov-2018

Activity	Responsibility	Dates	Status
2 Staff to continue to pursue the following options and report back to the ITC board regarding their status at future board meetings until they are complete: ... 4. Coordinate with Islands Trust Council to ensure that RCP goals are recognized in the Islands Trust Policy Statement and the Islands Trust Strategic Plan; ...	Clare Frater Kate Emmings	Target: 17-Dec-2021	In Progress

29-Jan-2019

Activity	Responsibility	Dates	Status
1 Staff to work with the Comox Valley Regional District and the Denman Conservancy Association on the location and design of the Lindsay Dickson Nature Reserve portion of the Denman Cross-island Trail and return to the Board for approval of the trail location and design prior to dedicating resources to developing the associated legal agreements.	Nuala Murphy	Target: 31-Dec-2020	In Progress

26-Nov-2019

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Trust Conservancy Board

26-Nov-2019

Activity	Responsibility	Dates	Status
1 Staff to: a) develop a modification agreement to allow for maintenance of the septic field in the Woodwinds NAPTEP Covenant (North Pender); and, b) allow for maintenance of the septic field in the Woodwinds NAPTEP Covenant; and, c) provide resources about alternatives to traditional septic fields to land owners contemplating septic field maintenance or replacement, and new covenants.	Jemma Green Kathryn Martell	Target: 30-Jun-2021	In Progress

26-May-2020

Activity	Responsibility	Dates	Status
1 Staff to complete the approved actions regarding the Morrison Waxler Biodiversity Protection Legacy Fund (North and South Pender) and to return to the ITC Board for approval. *See IC minutes of May 26, 2020 meeting.	Carla Funk Kate Emmings	Target: 30-Jun-2021	Completed
2 Determine and develop access for Fairyslipper Forest Nature Reserve (Thetis Island). *See IC minutes of May 26, 2020 meeting.	Kathryn Martell Nuala Murphy	Target: 31-Oct-2021	In Progress

Follow Up Action Report

Trust Conservancy Board

26-May-2020

Activity	Responsibility	Dates	Status
3 It was MOVED and SECONDED, that the Islands Trust Conservancy Board approve the Climate Change Project Charter as drafted and request that staff forward the Climate Projections for Islands Trust Area final report to Trust Council and Bowen Island Municipality for information.	Kathryn Martell	Target: 31-Mar-2021	In Progress

06-Oct-2020

Activity	Responsibility	Dates	Status
1 Staff to: 1) use \$10,000 of the contribution provided as part of the Sandy Beach Nature Reserve (Keats Island) transfer to create a Property Management Fund with the purpose of providing for long term management of ITC Nature Reserves; 2) use the remaining \$2,000 of the contribution provided as part of the Sandy Beach Nature Reserve transfer to revise and finalize the conservation covenant and baseline report for the Sandy Beach Nature Reserve; and, 3) direct any remaining funds to the newly created Property Management Fund.	Kate Emmings	Target: 31-Mar-2021	Completed
2 Staff to remove "Canada's" from the ITC tagline so that the tagline reads "Protecting islands in the Salish Sea".	Erin Coulson	Target: 31-Mar-2021	Completed

Follow Up Action Report

Trust Conservancy Board

06-Oct-2020

Activity	Responsibility	Dates	Status
3 Staff to complete an ITC Reconciliation Action Plan that incorporates actions in Goal 2 of the Regional Conservation Plan.	Kate Emmings Lisa Wilcox	Target: 31-May-2021	In Progress

24-Nov-2020

Activity	Responsibility	Dates	Status
1 Staff to investigate the use of electronic meetings and return to the Board with a revised meeting bylaw to increase use of electronic meetings if possible.	Carmen Thiel Kate Emmings	Target: 25-May-2021	In Progress
2 Staff to report back to board on the progress of of sustainable investing using the "Impact GIC" offered by Cash Management Group at Canaccord Genuity.	Julia Mobbs Kate Emmings	Target: 31-May-2021	In Progress
3 Staff to investigate board training options for delivery in the early New Year.	Kate Emmings	Target: 31-Mar-2021	In Progress

26-Jan-2021

Activity	Responsibility	Dates	Status
1 Staff to review the Follow Up Action List document to provide suggestions on items that can be removed with Board consensus.	Kate Emmings	Target: 30-Mar-2021	Completed

Follow Up Action Report

Trust Conservancy Board

26-Jan-2021

Activity	Responsibility	Dates	Status
2 Staff to indicate to the Lasqueti Island Local Trust Committee that it recommends approval of proposed Bylaw 98 (OCP), subject to the following conditions: 1) Development of a "Parks and Protected Areas" land use under Section 3.5 to clarify which uses are allowed on ITC Nature Reserves; 2) Addition of a Parks and Protected Areas land use designation to Schedule B to clarify uses available for protected lands; and, 3) Consultation between Islands Trust planning staff and ITC staff in the development of land use objectives for Parks and Protected Areas that are conducive to the uses in ITC Nature Reserves.	Kate Emmings	Target: 27-Jan-2021	Completed
3 Staff to provide recommendations about revised objectives to the Interim SAR Project Charter after a SAR Program Coordinator is in place.	Kate Emmings	Target: 18-May-2021	In Progress
4 Staff to add "Public Comments and Delegations" to the standing agenda for ITC Board meetings, limiting the allocated total time to a maximum of 15 minutes, unless otherwise directed through Board resolution.	Corlynn Strachan	Target: 30-Mar-2021	Completed
5 Staff to develop guidelines for public participation during Islands Trust Conservancy meetings and bring them back to the ITC Board for approval.	Kate Emmings	Target: 30-Mar-2021	In Progress



Follow Up Action Report

Trust Conservancy Board

26-Jan-2021

Activity	Responsibility	Dates	Status
6 Staff staff to implement the Fund Development Action Plan. *See IC minutes January 26, 2021	Carla Funk	Target: 30-Mar-2021	Completed
7 Staff to add the requested locations to the calendar of actions on the Fund Development Action Plan document. *See IC minutes January 26, 2021	Carla Funk	Target: 30-Mar-2021	Completed
8 Staff to proceed with the approved actions regarding Bowen Island Conservancy conservation proposal. *See IC minutes January 26, 2021	Kathryn Martell	Target: 31-Oct-2021	Completed
9 Staff to proceed with the approved actions regarding the Morrison Waxler Biodiversity Protection Legacy Fund. *See IC minutes January 26, 2021	Carla Funk	Target: 30-Mar-2021	In Progress



REQUEST FOR DECISION

To: ITC Board

For the Meeting of: March 30, 2021

From: Staff

Date Prepared: March 23, 2021

SUBJECT: Request to waive NAPTEP fees

RECOMMENDATIONS:

- 1) That the ITC Board approve payment of up to \$450 from its Conservation Planning and Land Securement Budget to cover NAPTEP fees for the Baile/Pare NAPTEP Application (NP-NAP-2021.1).
- 2) That the ITC Board request that Trust Council develop policy guidance for sponsorship of Natural Area Protection Tax Exemption Program (NAPTEP) applications.

-
- 1 PURPOSE:** To provide a response to Lisa Baile and Peter Pare regarding their request for waiver of their NAPTEP fees.

BACKGROUND:

Lisa Baile and Peter Pare have requested a waiver to their NAPTEP fees (see application in this Board meeting package). Currently the ITC Board has policy that allows this request; however, NAPTEP is a program of Trust Council (TC) and TC does not have a mechanism for approval.

The ITC Policy states the following:

The Board will consider assisting a landowner with all or a portion of the application fee where the applicant demonstrates financial need and where the land has high conservation value.

Currently, NAPTEP fees are regulated through Trust Council Bylaw No. 85. Under the bylaw there are no provisions for waiver of fees. This is consistent with other fees bylaws at Islands Trust, e.g. development application fees; however, TC does have a related policy that allows sponsorship of development applications in some instances. See [Guidelines for Executive Committee Sponsored or LTC Initiated Development Applications](#).

The proposed Pare/Baile NAPTEP covenant includes the following significant habitat features:

- presence of four at-risk plant communities, and potential to increase protection of sensitive and at-risk ecosystems and habitat for species at risk;
- relatively intact nature of the forest present on the property and the diversity of structural stages including mature forest and remnant veteran trees; and,
- presence of wetland and riparian communities.

For more detail, refer to staff report included in the Board meeting package.

ITC staff have discussed options with Senior Management for possible coverage of NAPTEP fees for the Baile/Pare application and have two options:

- 1) Coverage of fees through ITC Securement Budget; or,

- 2) Coverage of fees through ITC grant programs, e.g. Opportunity Fund or Morrison Waxler Biodiversity Legacy Fund.

Should the ITC Board wish to cover applicant fees, staff recommend using the ITC Securement Budget.

For the long term, the ITC Board may also wish to direct staff to work with Trust Council to create guidelines for sponsored NAPTEP applications or may wish to remove policy reference to assisting landowners with fees.

2 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: This is the first time staff have received a request to waive NAPTEP fees. Clarifying a process would assist staff with processing of requests and clear communications with applicants.

FINANCIAL: The NAPTEP fees are \$450 and would reduce the available budget for other securement and conservation planning items. Fees would be split between the current 2020/21 fiscal year (\$275) and the 2021/22 fiscal year (\$175) as they are paid in two phases. While payment of one set of NAPTEP fees is not significant within the scope of the ITC budgets, if other requests are received, they could add up over time. In contemplating guidelines for sponsorship of applications, ITC and TC may wish to set limits on the amount of sponsorship provided within a fiscal year.

POLICY: Board direction regarding policy is required. There are two options for next steps:
1) request that Trust Council develop policy guidance for sponsoring applications in collaboration with TC; or,
2) remove reference to assisting landowners with coverage of NAPTEP fees from ITC policy. Staff have recommended pursuing the first option.

IMPLEMENTATION/COMMUNICATIONS: Staff will communicate the ITC Board decision to Lisa Baile and Peter Pare and will follow up as directed regarding potential sponsorship of future NAPTEP applications.

FIRST NATIONS: NAPTEP Covenants have the potential to protect cultural features of the landscape. In contemplating sponsorship of fees, TC and the ITC Board may wish to contemplate prioritizing protections for archaeological and cultural sites.

CLIMATE CHANGE: NAPTEP Covenants have the potential to help mitigate climate change impacts. In contemplating sponsorship of fees, TC and the ITC Board may wish to contemplate prioritizing protections for carbon storage and sequestration as well as areas impacted by sea level rise.

OTHER: Earlier in 2021, Lisa Baile and Peter Pare donated a 4.05 ha property to the ITC. The new ITC Nature Reserve is near to their current NAPTEP application properties.

3 RELEVANT POLICY(S):

[Policy 2.5: Natural Area Protection Tax Exemption Covenants](#)
[Trust Council Bylaw No. 85: A bylaw to prescribe fees for issuing Natural Area Exemption Certificates](#)

4 ATTACHMENT(S): None.

RESPONSE OPTIONS

Recommendation:

- 1) That the ITC Board approve payment of up to \$450 from its Conservation Planning and Land Securement Budget to cover NAPTEP fees for the Baile/Pare NAPTEP Application (NP-NAP-2021.1).
- 2) That the ITC Board request that Trust Council develop policy guidance for sponsorship of Natural Area Protection Tax Exemption Program (NAPTEP) applications.

Alternatives:

- 1) That the ITC Board decline to pay NAPTEP fees for the Baile/Pare NAPTEP Application (NP-NAP-2021.1).
- 2) That the ITC Board direct staff to revise ITC policy to remove reference to assisting landowners with coverage of NAPTEP fees.

Prepared By: Kate Emmings, ITC Manager

Reviewed By/Date: Clare Frater, Director, Trust Area Services/March 24, 2021

File No.: Paré-Baile NAPTEP Covenant
NP-NAP-2021.01

DATE OF MEETING: March 30, 2021

TO: Islands Trust Conservancy Board

FROM: Kathryn Martell, Ecosystem Protection Specialist

SUBJECT: Paré-Baile NAPTEP Application, North Pender Island

Applicant: Peter Paré and Elisabeth (Lisa) Baile

Location: 3209 Armadale Road &
3210 Clam Bay Road (Lot A, Section 22, Pender Island, Cowichan District,
PLAN 22662)
North Pender Island

RECOMMENDATION

1. That the Islands Trust Conservancy Board approve the conservation proposal submitted by Peter Paré and Lisa Baile to place a conservation covenant on approximately 3.7 ha on North Pender Island, 3209 Armadale Road (PID 029-414-890) and 3210 Clam Bay Road (PID 000-543-527).
2. That the Islands Trust Conservancy Board pay registration costs for the Paré-Baile covenant.

REPORT SUMMARY

The applicants submitted a Conservation Proposal for a covenant on February 23rd, 2021, for Islands Trust Conservancy Board consideration. Section A(1) of Islands Trust Conservancy (ITC) Policy 2.2, *Assessing Conservation Proposals*, states the Board will only consider a proposal that is accompanied by a completed Conservation Proposal Form and a Staff Report. This staff report presents an assessment of the Conservation Proposal, based on selection criteria outlined in Policy 2.2, Policy 2.4 *Assessing Conservation Proposals*, and the ITC Land Securement Strategy.

This proposal relates to a 4.34 ha property comprised of 2 lots on North Pender Island, near Clam Bay. The applicants have owned the property at 3209 Armadale Road for several years and it contains their home. They purchased the adjacent property at 3210 Clam Bay Road in 2020 in order to protect the wetlands and mature forest on this largely undeveloped 2.88 ha and to combine it with undeveloped areas of their existing property to create a more contiguous protected wetland with a Conservation Covenant across both lots. The Residential Area does sit between the two undeveloped areas. A public trail runs along the property's eastern and southern boundaries (see Figure 2), created and maintained via informal agreement with the [Moving Around Pender project](#) (MAP).

The property contains 4 ecological communities that are Red-listed in BC—all plant communities identified on the property are considered at-risk by the BC Conservation Data Centre—and a mix of forest and wetland types. The variety of habitat types, including wetlands of diverse types, increases the conservation value of this property.

Staff recommends that the ITC Board accept this application, and direct staff to pursue next steps in negotiating a conservation covenant on this property, based upon:

- presence of 4 at-risk plant communities, and potential to increase protection of sensitive and at-risk ecosystems and habitat for species at risk;
- relatively intact nature of the forest present on the property and the diversity of structural stages including mature forest and remnant veteran trees;
- presence of wetland and riparian communities;
- alignment with NAPTEP and Regional Conservation Plan conservation priorities.

Implications of the recommendation include staff capacity to negotiate and complete a covenant within the timeframe for NAPTEP benefits next year. The presence of a public trail adds complexity to the negotiation, and risk to placing a conservation covenant on the property.

1 PROPERTY INFORMATION

Property Description:

3209 Armadale Road

PID: 029-414-890

Property size: 1.46 ha, proposed protected area of lot: 0.85 ha

3210 Clam Bay Road

PID: 000-543-527

Lot A, Section 22, Pender Island, Cowichan District, PLAN 22662

Property size: 2.88 ha, proposed protected area of lot: 2.88 ha (entire lot)

The property is located on the northeast section of North Pender Island, south of Clam Bay (Figure 1). This application covers portions of two adjacent lots. The larger property, at 3210 Clam Bay Road, is 2.88 ha and is a largely undeveloped lot with areas of young forest, mature forest, and wetland. There is a short driveway and a small cleared building site near Clam Bay Road, and some very old logging or skid trails, but no current buildings or infrastructure. The adjacent 3209 Armadale Road property is 1.46 ha, and has a residential area and garden on the western side and a dug pond, wetland complex, and mature forest on the eastern side. There is a short, small seasonal creek along the southern boundary of 3209 Armadale Road that connects the wetlands between these two properties and to a wetland on the neighbouring property to the south. The proposed conservation covenant will protect all of 3210 Clam Bay Road and the undeveloped portion of 3209 Armadale Road, with a proposed narrow protected area along the southern property boundary to connect the two (see Figure 2, and map in attached Conservation Proposal).

Property size: 4.34 ha (10.717 ac)

Proposed protected area size: 3.73 ha (9.22 ac)

Co-covenant Holder: Pender Islands Conservancy Association (PICA)

Property notes: The ITC Ecosystem Protection Specialist visited the property on March 5th, 2021. The applicants intend to apply to amalgamate the two lots into one property. A public trail runs along the property edges, with sections on both the applicants' property and a neighbour's, to connect Clam Bay Road and Armadale Road. When the trail was created in 2000, the applicants acquired a small portion of the adjacent property which was amalgamated into 3209 Armadale Road.

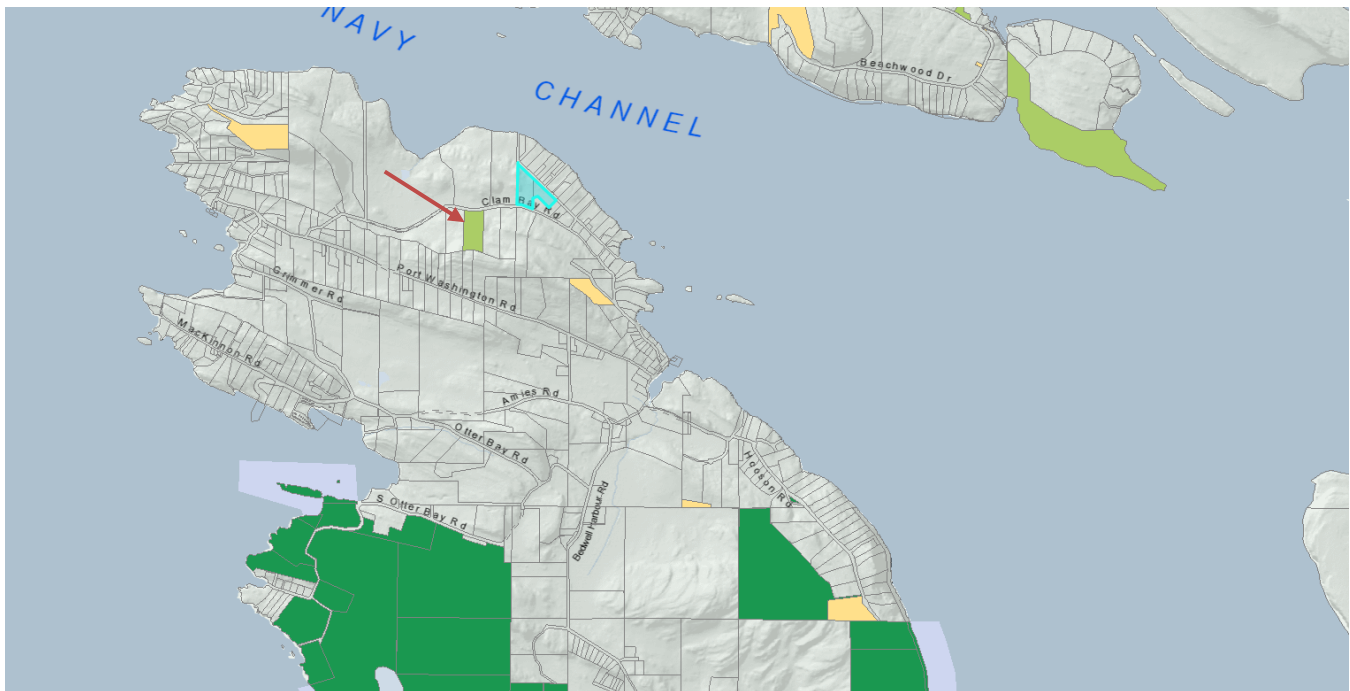
2 BACKGROUND

The applicants have owned the property at 3209 Armadale Road for several years and it contains their home and garden. They purchased the adjacent property at 3210 Clam Bay Road in 2020 in order to protect the wetlands and mature forest on this largely undeveloped 2.88 ha and to combine it with undeveloped areas of their existing property to create a more contiguous protected wetland with a Conservation Covenant across both lots. The Residential Area does sit between the two undeveloped areas.

A public trail runs along the property's eastern and southern boundaries (see map in Conservation Proposal, attached). The trail goes from Clam Bay Road along the property boundary through adjacent 3214 Clam Bay Road, to a cairn on the applicants' property that is in the proposed covenant area. This section of the trail has been surveyed and there is a Statutory Right of Way (SRW) held by the Capital Regional District (CRD) to permit public access and to maintain the trail and cairn. See figure 2 below. From the cairn, the trail runs through the proposed covenant area on 3209 Armadale Road, to Armadale Road; this portion of the trail is created and maintained by an informal (and revocable) arrangement with Moving Around Pender (MAP).

Figure 1. Subject Property and nearby Protected Areas

- A. **Location of property (blue outline) on North Pender Island, showing landscape context of nearby Protected Areas.** Shown are: Federal Park (dark green), Federal Marine Park (violet), Community Park (orange), Regional Park (light green). Location of the newly-created Baile Nature Reserve indicated with arrow.



- B. Location of property (blue outline) on North Pender Island, showing landscape context. Lisa Baile Nature Reserve shown with red arrow.



Figure 2. Approximate proposed covenant area and existing trails. The proposed covenant area excludes the residential area and is designed to include the seasonal stream that connects the dug pond, wetland, and mature forest on the eastern portion of 3209 Armadale Rd with the wetland in the southern area of 3210 Clam Bay Rd.



The yellow outline shows the approximate proposed covenant area.

Blue dashed line: public trail on adjacent property; CRD has SRW

Solid red square: cairn on applicant property; CRD has SRW for public access

Red dashed line: public trail on applicant property, by informal agreement with MAP

3 ANALYSIS

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

Natural Values

The overall property is bounded to the north by Armadale Road, to the west by an undeveloped forested property, Clam Bay Road to the south, and other rural residential properties to the east and southeast (see Figure 2). It is flat in the south and east portions, then rises to the north and west in a relatively steep, rocky, forested knoll with a summit about 1/3 of the way down the western boundary. The proposed protected area

on the western lot contains largely undisturbed young forest and mixed mature forest, dominated by Douglas-fir and Western redcedar, with some mature big-leaf maple and arbutus. The wetland areas have mature alder and dense shrub areas as well as emergent rushes and sedges.

The property contains 4 ecological communities Red-listed in BC (see details in next section). It is relatively undisturbed, particularly the western portion, which has a short unimproved driveway and a small cleared area where the former cabin was. The applicants recently had the (derelict) cabin removed. The proposed covenant area in the eastern portion of the property is more disturbed, with a dug pond that connects to a wetland complex, alder patch, and mixed mature conifer forest. There is a mix of young and mature forest of different types, and a variety of wetland and riparian habitats.

This property qualifies for the NAPTEP program based on the presence of areas relatively undisturbed by human activity that are good examples of target ecosystems (Regulation 2[a]) and that are key habitat for rare native plant communities (2[b]).



Photo 1 (left). Looking west into 3210 Clam Bay Road, proposed covenant area, from Residential Area on 3209 Armadale Road. The small shed shown in the photo is in the Residential Area.



Photo 2 (right). Mixed mature conifer forest in southern area of 3210 Clam Bay Road.



Photo 3 (left). Wetland complex in eastern portion of 3209 Armadale Road. The wetland spans the property boundary into the adjacent southern property. This photo is looking south from the dug pond. The boardwalk trail is approximately 2m into the subject property, and within the proposed covenant area.



Photos 4 & 5. There are wildlife trees scattered throughout all of the proposed covenant areas, including this veteran Douglas-fir and Arbutus on the rocky knoll of 3210 Clam Bay Road.

Ecosystems and Species at Risk

Almost the entire proposed covenant area consists of ecological communities that are considered at-risk (Red-listed) in British Columbia:

- a. Douglas-fir – Dull Oregon-grape
- b. Grand fir – Dull Oregon-grape
- c. Western redcedar / Indian-plum
- d. Western redcedar / slough sedge

There are no recorded sightings of species at risk on the property, however, a detailed baseline survey has not been done. The wetland complexes and creek provide diverse habitat for a variety of bird, amphibian, and insect species.

Sensitive Ecosystems

The proposed covenant area contains mapped areas of 2 sensitive ecosystems, Mature Forest and Wetlands. Most of the property is mixed mature conifer forest.

Regional Conservation Plan Context

The proposed covenant is not within the Islands Trust Conservancy's top 3000 identified hectares for conservation, however, it does directly address conservation of the following Biodiversity Priorities of the 2018-2027 Regional Conservation Plan (RCP) (see attached SEM map):

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

The ITC conservation prioritization model indicates that the property is in a medium to high priority area. Compared with other islands in the Trust Area, protection of Sensitive Ecosystems and of Forests is considered of Medium conservation priority for the North Pender Island Local Trust Area, and the North Pender LTA in general is considered a medium conservation priority in the RCP.

Securement Strategy Assessment

Assessment category	Score	Comments
Representation:	12 /15	Mature second growth forest, and wetlands: representation of sensitive ecosystems
Site Condition:	12/15	The riparian and wetland areas on the eastern property have invasive species and a walking trail but the larger western property is largely undeveloped, with relatively small presence of invasive species
Viability:	10/15	The property is bounded by roads and by areas that may become more developed by residential use in the future, limiting connectivity; impacts from trail use may affect conservation values

Known Rare Species:	0 /15	None known.
Ecological Value Subtotal:	34/60	
Management Ease:	8/10	Management needs from ITC limited since this is a conservation covenant; presence of access trail and proximity to residential area, and proximity to roads may lead to use, trespass or invasives issues
Time/Urgency	5/10	
Threat Subtotal:	13/20	
Total:	47/80	

4 IMPLICATIONS AND CONSIDERATIONS

Organizational

No major considerations. Negotiation of a covenant will require staff time. The site is readily accessible and monitoring can be incorporated into monitoring of existing nearby covenants. The presence of the public trail, the CRD SRW for the small cairn, and the unusual Covenant Area shape may require additional staff capacity and legal counsel when drafting and reviewing appropriate covenant restrictions and rights.

Policy

The application is consistent with ITC policies and regulations for accepting covenants, and aligns with the Regional Conservation Plan and Securement Strategy conservation priorities.

- [2.2 Assessing Conservation Proposals Policy](#)
- [2.4 Conservation Covenants Policy](#)
- [2018-2027 Regional Conservation Plan](#)
- [2017-2027 Land Securement Strategy](#)

Financial

Negotiating and drafting the covenant may take slightly more resources than usual (staff time and legal costs) because of the need to consider how best to address the public trail that runs along the boundary. The trail is already surveyed and the applicant has already initiated the necessary survey to delineate the Covenant Area from the residential area of 3209 Armadale Road. It will cost approximately \$2,500 to \$3,000 for legal review and covenant registration. The registration of this covenant will result in an increase to the ITC Property Management budget of \$1,160 for 2022/2023 under the ITC's new property management formula. This budget increase is to cover annual monitoring as well as signage and management of ecological and cultural features, although any management costs will primarily be borne by the landowners, and none are anticipated at this time. The risk of unauthorized use in the proposed covenant area is considered to be low. The landowners have applied for assistance from the Morrison-Waxler Biodiversity Conservation Fund.

Property Management Consideration

The pond and wetland area on the eastern side is at significant risk from Armenian blackberries, and the presence of Armadale Road and Clam Bay Road along the boundaries pose a risk for introduction and spread of invasive species across the covenant area. The area around the trail has some damage from trampling and use, although the boardwalk may alleviate this issue over time. The driveway and former cabin site on 3210 Clam Bay Road are surprisingly free of invasives however will need to be monitored, especially as the equipment that recently removed the building and garbage may have introduced weed seeds to the property. Staff considers these issues to be easily manageable by the landowner if they are willing and able. There have been no issues to date with use of the public trail.

Land Title and Relevant Land Status Information

The applicants are the registered owners of both properties. The 3209 Armadale Rd property has a Statutory Right of Way (EP106989) in favour of the CRD registered on title, to permit public access and maintenance of the cairn. The SRW is limited to a small area, defined by survey. Staff does not foresee any issues with this SRW although additional time will be needed to discuss the conservation covenant with the CRD.

The property is classed as Residential. The landowners intend to apply to have the two properties amalgamated prior to placing the covenant. They have had it surveyed for this purpose but have not yet submitted an application.

First Nations

In negotiating and drafting the conservation covenant, staff will follow guiding principles of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the Truth and Reconciliation (TRC) Calls to Action. Staff has done a desktop review of RAAD data as per guiding principles of the Archaeological Branch and will discuss with the SIPA whether this application should be sent for referral. ITC collaborates with First Nations governments regarding conservation, and management plans related to covenants, and works with Cultural Knowledge Holders to create greater understanding and stewardship.

Communications

Following Board decision, staff will continue to discuss the project with the Pender Islands Conservancy Association (PICA), the proposed co-holder. Staff will also continue conversations with North Pender Planner, in relation to the lot amalgamation, and contact the CRD about the trail.

Climate Change

This property contains mature forest, with components of young forest, and wetlands, and therefore contributes towards climate change mitigation by protecting carbon sequestration sources. Additionally, protecting properties that contain a mosaic of ecosystems in several seral stages provides a range of habitats and may assist with species persistence and/or migration in response to future climate instability and change.

Referrals

Following ITC Board decision, the proposal will be sent to Islands Trust Executive Committee / Trust Council for their review and approval of the tax exemption certificate at their meeting June 8-10, 2021.

The proposal will be sent to the North Pender Islands Local Trust Committee for their information, for their meeting April 29th, 2021.

Staff will discuss with the SIPA whether or not any First Nations referrals are warranted.

Other Issues and Opportunities

A number of issues remain outstanding:

- Staff is discussing best approaches with the land holders in terms of whether or not to include the trail in the covenant area (either by shifting the covenant area boundary, or by decommissioning the trail)
- The land holders have applied for the Morrison-Waxler Fund to assist with costs.
- The applicants have requested that the Board waive the NAPTEP application fees of \$450 in light of the other costs they are accruing related to conserving several properties on North Pender

5 RECOMMENDATION AND RATIONALE

Staff recommends that the ITC Board approve this NAPTEP covenant application, and direct staff to pursue next steps in negotiating a conservation covenant on this property, based upon:

- The potential to increase protection of sensitive and at-risk ecosystems;
- The relatively intact nature of the mature forest and wetland habitats present on the property; and,
- Alignment with NAPTEP and Regional Conservation Plan conservation priorities.

RESPONSE OPTIONS

Recommendations:

1. That the Islands Trust Conservancy Board approve the conservation proposal submitted by Peter Paré and Lisa Baile to place a conservation covenant on approximately 3.7 ha on North Pender Island, 3209 Armadale Road (PID 029-414-890) and 3210 Clam Bay Road (PID 000-543-527).
2. That the Islands Trust Conservancy Board pay registration costs for the covenant.

Alternative:

The Islands Trust Conservancy Board may consider the following alternatives to the staff recommendation:

1. Approve the proposal with conditions

The Islands Trust Conservancy Board approves the Conservation Proposal, but subject to specific requirements with regard to the existing trail.

2. Decline to cover registration costs

NEXT STEPS

- Referral to North Pender Local Trust Committee for information, April 29, 2021
- Trust Council review of application, June 2021
- First Nations review, as deemed necessary.

Submitted By:	Kathryn Martell, Ecosystem Protection Specialist	March 10, 2021
Concurrence:	Kate Emmings, Manager	March 18, 2021

ATTACHMENTS

1. Conservation Proposal
2. Additional photos



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



Natural Area Protection Tax Exemption Program

APPLICATION FORM

OFFICE USE ONLY

Size of Property _____ Application Fee _____ Receipt Number _____ File Number: NP-NAP-2021.1

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

We can only accept and process complete applications.

PROPERTY OWNER (Please Print)

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

Peter Pare

Name _____
Street Address _____
City _____ Province _____
Postal Code _____
Telephone _____
Cell Phone _____
Email _____

Elisabeth Baile

Name _____
Street Address _____
City _____ Province _____
Postal Code _____
Telephone _____
Cell Phone _____
Email _____

APPLICANT INFORMATION (If different from owner)

Name _____ Street Address _____
City _____ Province _____ Postal Code _____
Telephone _____ Cell _____ E-mail _____

DESCRIPTION OF PROPERTY

(As indicated on State of Title Certificate)

Parcel Identifier (PID) 000-543-527 And PID 029-414-890

Legal Description: LOT A, SECTION 22, PENDER ISLAND, COWICHAN DISTRICT, PLAN 22662 AND LOT A,
SECTION 22, PENDER ISLAND, COWICHAN DISTRICT, PLAN EPP 39014
Street Address or General Location _____

Jurisdiction and Folio Number 01-764-08791.000 01-764-08791.260 (from Property Assessment/Tax Notice)

Property Size (hectares) 4 . 3 4 Proposed Covenant Size (hectares) 3.73

(1) Why do you want to covenant your land?

The properties contain a substantial wetland and second growth Douglas Fir/ Western Red Cedar ecosystem. These are rare on the Gulf Islands and we want to see them preserved. The protection of land around the home we built in the 1980s will make it an attractive property for future conservation-minded individuals.

(2) Please describe the **current** use(s) of land and building(s) on the property.

An approximately 1100 square foot log home serves as our primary residence. Our buildings include a carport, (about 200 square feet) a sauna and bath house, (110 square feet) a pump house (60 square feet) and two sheds which are less than 100 square feet. All buildings are on the non-covenanted portion of land. There is a septic field and a green house as well as a large vegetable and flower garden on this portion of land.

(3) Please describe the **current** use(s) of land and building(s) on **adjacent** properties.

The adjacent lots are zoned rural residential. and contain homes.

(4) Please check as many of the following boxes as necessary to indicate the natural features on your property that you believe make it eligible for a Natural Area Exemption Certificate and that the property owner(s) is (are) willing to permanently protect through NAPTEP.

- ☒ Areas relatively undisturbed by human activity that are good examples of eligible ecosystems (see *Islands Trust Act* *NAPTEP Regulations* for details)
- ☒ Areas relatively undisturbed by human activity that are key habitat for rare native plant species or plant communities
- ☒ Areas that are critical habitat for native animal species in relation to breeding, rearing, feeding or staging
- ☒ Geological features

(5) If you have additional information, such as photographs, maps, reports, letters from qualified parties or professional assessments that support your application for a Natural Area Exemption Certificate, please attach to your application.

(6) Site Plan: Please submit a sketch that shows the location of the natural features and buildings on the property. Reference the attached Application Checklist for a list of features to be included on the Site Plan.

(7) Is your property adjacent to a park or a protected area? YES ☐ NO ☒

(8) Do you have a preference for an organization/conservancy to co-hold the covenant with the Islands Trust Conservancy? Note that such an organization/conservancy must be authorized to accept covenants under Section 219 of the *Land Title Act* and authorized to accept a statutory right of way under Section 218 of the *Land Title Act*.

YES ☒ PENDER ISLAND CONSERVANCY NO ☐
Name of Organization/Conservancy

(9) Please indicate what you would like to name your NAPTEP Covenant. If you do not have a preference, the default is to name it using your last name (i.e. Jones NAPTEP covenant).

Woodpecker Preserve

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

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

CERTIFICATION

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

Signature of Applicant

Date

FEB 23, 2021

Print Name

PETER D. PARE

AUTHORIZATION

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

I hereby consent to the application contained herein.

Signature

Signature of Owner

Print Name

Peter D Pare

Print Name

Elisabeth M Baile

Date

February 23, 2021

Date

February 23, 2021

Signature of Owner

Signature of Owner

Print Name

PETER D. PARE

Print Name

Date

Date

Freedom of Information and Protection of Privacy

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

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

Contaminated Sites Regulation

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



Photos of Pare-Baile NAPTEP Application Conservation Covenant property, taken during 5 March 2021 site visit



Photo 1. Dug pond looking east into wetland complex, alder forest, and mature conifer forest beyond.



Photo 2. Boardwalk trail along southern boundary of 3209 Armadale Road, in the proposed covenant area. Property boundary is approximately 1m to the right of the boardwalk.





Photo 3 (left). Cairn and built trail at SW corner of 3209 Armadale Road. Cairn is on applicant's property and within proposed covenant area. The trail heading south (photo left) runs through the neighbouring property, along the boundary with 3210 Clam Bay Road, to Clam Bay Road (adjacent to proposed covenant area but not on the applicant's property).

Photo 4 (right). Looking east into 3210 Clam Bay Road from the trail on adjacent property, near the southern boundary. The wetland spans the property boundary. (Western redcedar / Indian-plum)





Photo 5. Mixed forest characteristic of much of 3210 Clam Bay Road, young forest with scattered mature trees.



Photo 6 & 7. Looking north towards Armadale Road (visible in photos), showing mix of mature trees on slope and young forest





Photo 8. View from residential area east into proposed covenant area on 3209 Armadale Road. The proposed covenant area boundary would be several metres beyond the fence and gate visible in the photo.



REQUEST FOR DECISION

To: ITC Board

For the Meeting of: March 30, 2021

From: Staff

Date Prepared: March 23, 2021

SUBJECT: Follow up Action List Revisions

RECOMMENDATION: That staff remove the following items from the Follow up Action List (FUAL):

Meeting Date	Activity
31-Mar-2015	Staff to prepare possible revisions to the Trust Council Procedure 2.1.xxi Administration of the Crown Land Acquisition Initiative.
27-Nov-2018	Staff to continue to pursue the following options and report back to the ITC board regarding their status at future board meetings until they are complete: ... 3. Integrate reminders into planning processes that provide opportunities for the RCP to inform the work of the LTCs and BIM such as integration of RCP consideration into LTC Staff Report and Site Context Report templates and investigate with BIM to see if they can be integrated into BIM templates.
29-Jan-2019	Staff to work with the Comox Valley Regional District and the Denman Conservancy Association on the location and design of the Lindsay Dickson Nature Reserve portion of the Denman Cross-island Trail and return to the Board for approval of the trail location and design prior to dedicating resources to developing the associated legal agreements.
24-Nov-2020	Staff to investigate board training options for delivery in the early New Year.

- 1 PURPOSE:** To remove items that are no longer relevant or that aren't part of current work plans from the FUAL.

BACKGROUND: At its January 2021 meeting, the ITC Board requested that staff review and 'clean up' the FUAL. Staff are suggesting that the following items be removed for the reasons noted:

Meeting Date	Activity	Reason for removal
31-Mar-2015	Staff to prepare possible revisions to the Trust Council Procedure 2.1.xxi Administration of the Crown Land Acquisition Initiative.	Action requires a dedication of time from Senior staff and direction from Trust Council.
27-Nov-2018	Staff to continue to pursue the following options and report back to the ITC board regarding their status at future board meetings until they are complete: ... 3. Integrate reminders into planning processes that provide opportunities for the RCP to inform the work of the LTCs and BIM such as integration of RCP consideration into LTC Staff Report and Site Context	Action requires a dedication of time from Regional Planning staff and Bowen Island Municipality staff and requires direction from other decision making bodies.

	Report templates and investigate with BIM to see if they can be integrated into BIM templates.	
29-Jan-2019	Staff to work with the Comox Valley Regional District (CVRD) and the Denman Conservancy Association on the location and design of the Lindsay Dickson Nature Reserve portion of the Denman Cross-island Trail and return to the Board for approval of the trail location and design prior to dedicating resources to developing the associated legal agreements.	The trail development process is being driven by work plans of the CVRD. Staff have submitted ITC Board comments and the onus is on the CVRD to return to the ITC Board for further approvals.
24-Nov-2020	Staff to investigate board training options for delivery in the early New Year.	Staff have not been able to accomplish this task within the timeframe desired, but will continue to pursue training for the 2021/22 fiscal year as part of regular work programs.

2 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: Removal of old items from the FUAL and adjusting timelines to ongoing items will help staff to coordinate and manage work plans.

FINANCIAL: None

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: Staff will revise the FUAL as directed.

FIRST NATIONS: Clean-up of the FUAL will help staff to focus on better implementation of the Reconciliation Declaration by clarifying priorities.

CLIMATE CHANGE: Clean-up of the FUAL will help staff to focus on development of climate change actions by clarifying priorities.

OTHER: None

3 RELEVANT POLICY(S): [1.3 : Islands Trust Conservancy Board Roles and Responsibilities](#)

4 ATTACHMENT(S): None

RESPONSE OPTIONS

Recommendation: That staff remove the following items from the Follow up Action List:

Meeting Date	Activity
31-Mar-2015	Staff to prepare possible revisions to the Trust Council Procedure 2.1.xxi Administration of the Crown Land Acquisition Initiative.
27-Nov-2018	Staff to continue to pursue the following options and report back to the ITC board regarding their status at future board meetings until they are complete:

	... 3. Integrate reminders into planning processes that provide opportunities for the RCP to inform the work of the LTCs and BIM such as integration of RCP consideration into LTC Staff Report and Site Context Report templates and investigate with BIM to see if they can be integrated into BIM templates.
29-Jan-2019	Staff to work with the Comox Valley Regional District and the Denman Conservancy Association on the location and design of the Lindsay Dickson Nature Reserve portion of the Denman Cross-island Trail and return to the Board for approval of the trail location and design prior to dedicating resources to developing the associated legal agreements.
24-Nov-2020	Staff to investigate board training options for delivery in the early New Year.

Alternative: As directed by the ITC Board.

Prepared By: Kate Emmings, ITC Manager



REQUEST FOR DECISION

To: ITC Board

For the Meeting of: March 30, 2021

From: Staff

Date Prepared: March 24, 2021

SUBJECT: Property Management Fund Guidelines

RECOMMENDATION: That the ITC Board approve the Property Management Fund Guidelines as drafted and request that staff refer them for review to the Legislative Services Manager.

1 PURPOSE: To provide guidelines for the newly established Property Management Fund.

BACKGROUND: As part of a recent development related conservation proposal, the ITC Board received a contribution of \$12,000 and passed the following resolution:

ITC-2020-023

It was MOVED and SECONDED that the Islands Trust Conservancy (ITC) Board direct staff to:

- 1) use \$10,000 of the contribution provided as part of the Sandy Beach Nature Reserve transfer to create a Property Management Fund with the purpose of providing for long term management of ITC Nature Reserves;
- 2) use the remaining \$2,000 of the contribution provided as part of the Sandy Beach Nature Reserve transfer to revise and finalize the conservation covenant and baseline report for the Sandy Beach Nature Reserve; and,
- 3) direct any remaining funds to the newly created Property Management Fund.

Staff have created a tracking system for the Property Management Fund and are working with the Director of Administrative Services to open an investment account that will include the funds. To conclude the creation of the Property Management Fund, staff have drafted Property Management Fund Guidelines for Board review.

2 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: Guidelines will create clarity for donors, contributors (i.e. through development processes) and ITC Board and staff regarding the receipt of contributions to the Property Management Fund as well as their use.

FINANCIAL: Staff will advise the Director of Administrative Services about the creation of the Property Management Fund for audit purposes and will work with finance staff to invest the fund productively.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Staff will add the Property Management Fund to the website and other communications related media so that donors are informed that the Fund is an option for receipt of donations.

FIRST NATIONS: The fund may be used for archaeological studies and to contract cultural knowledge holders to visit ITC nature reserves. Funds will help ITC to move towards implementation of the principles of UNDRIP and the Trust and Reconciliation Commission Calls to Action.

CLIMATE CHANGE: Improved access to property management funds may increase carbon storage and sequestration on ITC Nature Reserves and assist ITC staff to improve climate change adaptation and mitigation strategies for Nature Reserves.

OTHER: The ITC currently holds funds for covenant management and defense in its Covenant Management and Defense Fund. The Property Management Fund Guidelines mirror some of the language in the Covenant Management and Defense Fund Guidelines and add additional guidelines specific to property management.

The ITC is anticipating an additional contribution to the Property Management Fund of at least \$15,000 in the next two years from the Crystal Mountain Conservation Proposal (development related, Galiano Island). Having guidelines and a fund set up will help with the administration of this anticipated contribution.

3 RELEVANT POLICY(S):

[1.3 Islands Trust Conservancy Board Roles and Responsibilities](#)

[1.7 Fundraising and Donation Policy](#)

[2.1 Board Approval of Projects and Transactions](#)

[2.2 Assessing Conservation Proposals](#)

4 ATTACHMENT(S): Property Management Fund Guidelines (Draft)

RESPONSE OPTIONS

Recommendation: That the ITC Board approve the Property Management Fund Guidelines as drafted and request that staff refer them for review to the Legislative Services Manager.

Alternative: That the ITC Board approve the Property Management Fund Guidelines with the following amendments:

[insert desired amendments]

and request that staff refer them for review to the Legislative Services Manager.

Prepared By: Kate Emmings, ITC Manager



POLICY MANUAL

Code: _____

Policy ☐ Procedure ☐ Guideline ☒

Title: Property Management Fund Guidelines

Approved By: Islands Trust Conservancy Board

Date: March 30, 2021

Resolution #:

Chair Signature:

Related Files:

Purpose

The Property Management Fund's purpose is to provide funding for the long-term management lands owned or managed by the Islands Trust Conservancy.

Background

The Islands Trust Conservancy has an on-going obligation to its donors, as well as to the landowners and residents of the Islands Trust Area and British Columbia generally, to steward land it manages. As with other land conservancies, the Islands Trust Conservancy needs secure and lasting sources of dedicated funds sufficient to cover the property management costs.

The Board established the Property Management Fund in 2021 in response to receiving a cash donation from a development application that required a land transfer. The ITC Board elected to use the financial contribution to start a fund for the ongoing management of ITC nature reserves. These Guidelines set out how the Board will manage and use funds that are donated or otherwise received to support management of ITC nature reserves.

Use of Moneys held in the Property Management Fund

Generally, cash contributions given to the Islands Trust Conservancy to provide funding for the management of nature reserves will be deposited into the Property Management Fund. The ITC Board may also elect to allocate unrestricted donations and cash contributions to the Property Management Fund by resolution.

The Board will use the money held in this Fund only to cover costs associated with the following purposes:

- Maintenance, enhancement, restoration and improvement of the natural features, habitats, ecosystems and amenities of ITC nature reserves.
- Maintenance and establishment of recreational features within ITC nature reserves as determined through management planning.
- Signage needed to properly manage ITC nature reserves.
- Risk mitigation to ensure the safety of the public and workers.
- Legal services, arbitration processes and mediation processes required to properly manage nature reserves and to address issues of trespass.
- Reports and expert guidance required to manage the land, including archaeological and biological reports and assistance from First Nations Cultural Knowledge Holders.

The Board will not use the funds held in the Property Management Fund for costs associated with land acquisition.

Allocation of Funds to Specific Nature Reserves

Where a donor requests that donated funds be used to support the management of a specific nature reserve, the Board will identify and keep a separate accounting of those funds for the management of the specified nature reserve in accordance with these Guidelines. Funds obtained through development applications will not be allocated to a particular property, but will be made available to manage any and all nature reserves managed by the ITC.

Generally, the Board will use moneys that are allocated to a specific nature reserve only for purposes relating to the management of that nature reserve. However, the Board may in its discretion use all or a portion of such funds for the management of other

nature reserves managed by the Board. While such decisions are in the Board's sole discretion, reasons it may decide to reallocate such funds include where:

- the Board ceases to manage a specific nature reserve;
- the Board determines that there is sufficient money to use a portion for another covenant management use without detracting from the original allocated use; or
- where the donor agrees with the proposed alternate use.

Maintaining the Fund

The Islands Trust Conservancy will solicit donations to the Property Management Fund on an on-going basis through its land securement program, its website, Islands Trust Conservancy newsletters and eNews, social media and other regular communications.

Reviewing and Revising These Guidelines

These Property Management Fund Guidelines will be reviewed and revised as needed.

Partner agencies and the public are welcome to provide feedback to the Board on these Guidelines and can direct comments in writing to the Board Chair.



REQUEST FOR DECISION

To: ITC Board

For the Meeting of: March 30, 2021

From: Staff

Date Prepared: March 11, 2021

SUBJECT: Regional Conservation Plan Evaluation Deferral

RECOMMENDATION: That the Islands Trust Conservancy Board direct staff to:

1. defer evaluation of the Regional Conservation Plan (2018-2027) until January 2022;
 2. extend the current 3-year Work Plan #1 until December 2021; and,
 3. defer development of the next 3-year Work Plan #2 until February/March 2022.
-

1 PURPOSE: In approving the current [Regional Conservation Plan \(2018-2027\)](#) (RCP), the Islands Trust Conservancy Board set timelines for review of the 3-year Work Plans created to implement the RCP. Work Plan #1 was developed for the timeframe of April 2018 – December 2020 and is now due for evaluation, followed by development of Work Plan #2 to guide the Conservancy's work for the next 3 years. Staff proposes to extend the current Work Plan #1 to December 2021, and its evaluation to January 2022.

2 BACKGROUND:

The 2018-2027 Regional Conservation Plan contains goals and objectives to guide the work of the Islands Trust Conservancy (ITC) and then uses of 3-year work plans for detailed work planning.

In January 2018, the Board approved the current RCP, which sets goals and areas of focus for 2018-2027, and reviewed the 3-year work plan for 2018-2020. The RCP contains a set schedule for evaluation and development of each new Work Plan (see pg. 41 of the RCP). The anticipated timeline was to evaluate Work Plan #1 (April 2018 – Dec 2020) in January 2021, followed by developing Work Plan #2 (April 2021-December 2023) for implementation in April 2021.

Key Areas of Work Underway

Goal 1. Identify, investigate, and communicate about important natural areas to generate action on conservation priorities

- Completion of forage fish mapping still on hold pending partnership, eDNA work progressing with UBC Masters Student to determine presence at Salt Spring Island Nature Reserves
- Currently exploring options for mapping bull kelp
- Working with SSI planners to develop [CDF Protection Project](#)
- CMOS conducted CDF protection outreach with landowners, EPS working with TAS on outreach opportunities involving ITC/Islands Trust overlap

Goal 2. Strengthen relationships with First Nations to identify and collaborate on shared conservation goals

- Reviewing and revising policies, procedures, and templates to ensure align with First Nations core concerns—in progress
- Drafting an ITC Reconciliation Action Plan for review in May 2021

- Meaningful engagement with local First Nations is on-going and continuing
- Staff cultural training, language and TEK training on-going and continuing

Goal 3. Continue to secure and manage Islands Trust Conservancy lands and conservation covenants to maximize ecological integrity

- Creating and revising Management Plans for all ITC Nature Reserves
- Working with IT to integrate property information into TAPIS for storage and management—development of the database delayed and on-going
- Seven large-scale restoration projects underway (Sidney Island (2), Lasqueti Island (3), Salt Spring Island (2))
- Negotiations underway for multiple covenant and land donations, and one major acquisition
- Initiation and development of a Species at Risk Program which is expanding land management and securement due to increased funds

Goal 4. Continue to build internal and shared organizational strength and resilience to ensure long-term nature conservation in the Islands Trust Area

- Implementing fundraising strategy, and creating engagement strategy and communications materials
- Integration of ITC website into new Islands Trust website ongoing
- Transitioning to new contact management database (Salsa CRM)
- New field-based technologies and software being developed for the 2021 monitoring season
- Working with IS department to store and display property management data in TAPIS Map and TAPIS Info (internal mapping system and database)

Deferral request:

ITC Staff is requesting that the Board defer this evaluation by one year, until January 2022, with a corollary extension of Work Plan #1 until December 2021, for the following reasons:

- **Current staff capacity to conduct the evaluation**
ITC staff are currently working at full capacity with heavy workloads. It is unlikely that the EPS can conduct the RCP Evaluation this quarter and also effectively negotiate current securement projects to meet NAPTEP and BC Assessment deadlines for this year.
- **Delays in progress with Work Plan #1**
The past several years have involved substantial changes in ITC capacity. While now fully-staffed with permanent employees in most positions, the 3 years of Work Plan #1 have included turnover in all ITC staff positions as well as capacity expansion to include the Covenant Management & Outreach Specialist (CMOS) position and bring covenant monitoring in-house. This disruption in staffing, coupled with changes in capacity and program implementation due to Covid-19, has led to delays in progress in some components of the RCP.
- **To implement and incorporate the new Species at Risk Program, including hiring, training , and integrating new staff position**
The next 3-year Work Plan should fully consider the opportunities presented by the new SAR Program, which may provide different focus or priorities to ITC's work. Hiring and training the new staff person, and launching the program, will take considerable staff capacity over the next several months. With current workloads, it is unlikely that existing staff can effectively conduct the RCP evaluation, update the work plans, and continue with on-going projects while also launching this major new initiative.

- **To more fully integrate Climate Change Action, the Fund Development Action Plan and the Reconciliation Action Plan**

Over the past year, ITC staff has been learning about:

- the implications of climate change for our region,
- the changes required to meet ITC commitments to Reconciliation; and,
- ways to implement planned giving and support donors.

On-going workloads have delayed progress on the Climate Change Project (see also Climate Change Project Charter Revision RFD, in this meeting package) as well as the Reconciliation Action Plan. ITC staff feels that development of Work Plan #2 will be significantly improved if it is delayed until there has been more progress on these initiatives. This additional time will allow staff to develop more specific actions in the Work Plan.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

A delay in the RCP evaluation will permit ITC staff to deal with a backlog of conservation projects, and to get the new SAR Program Coordinator in place before developing the next 3-year work plan. The ITC Manager will develop interim adaptations to include the Species at Risk Program and new staff.

FINANCIAL: None.

POLICY: Although multiple policies reference the RCP (see section 4), none specifically direct RCP evaluation or work planning. There are no specific policy implications of this deferral.

IMPLEMENTATION/COMMUNICATIONS: Staff will continue to implement the current Work Plan #1 and prepare for evaluation in January 2022. Staff will provide an update to the Islands Trust Executive Committee at the ITC/EC Liaison meeting in July.

FIRST NATIONS: The extended timeline will allow for better integration of the Reconciliation Action Plan into the next RCP Work Plan.

CLIMATE CHANGE: The extended timeline will allow for better integration of the Climate Change Project outcomes into the next RCP Work Plan.

OTHER: There is precedent for extending timelines for Regional Conservation Plans. The 2010-2015 Regional Conservation Plan timeline was extended by two years.

4 RELEVANT POLICY(S):

[Regional Conservation Plan](#)

[Islands Trust Fund 5-Year Plan](#)

[1.7 Fundraising and Donation Policy](#)

[2.1 Board Approval of Projects and Transactions](#)

[2.2 Assessing Conservation Proposals](#)

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

[2.7 Disposition of Land Policy](#)

[3.1 Islands Trust Fund and Local Planning Services Coordination](#)

5 ATTACHMENT(S): No attachments.

RESPONSE OPTIONS

Recommendation: That the Islands Trust Conservancy Board direct staff to:

1. defer evaluation of the Regional Conservation Plan (2018-2027) until January 2022;
2. extend the current 3-year Work Plan #1 until December 2021; and,
3. defer development of the next 3-year Work Plan #2 until February/March 2022.

Alternative: That the Islands Trust Conservancy Board defers evaluation of the Regional Conservation Plan (2018-2027) for a different length of time.

Prepared By: Kathryn Martell, Ecosystem Protection Specialist

Reviewed By/Date: Kate Emmings, Manager/ March 22, 2021



REQUEST FOR DECISION

To: Islands Trust Conservancy
Board

For the Meeting of: March 30, 2021

From: Staff

Date Prepared: March 19, 2021

SUBJECT: Naming of a North Pender land donation (Baile)

RECOMMENDATION: That the four-hectare property on North Pender Island (SDAY,ES), most recently added as Islands Trust Conservancy's 31st nature reserve (PID 024-289-582), be known as "Lisa Baile Nature Reserve", per the wishes of the donor.

1 PURPOSE: To approve the name of Lisa Baile Nature Reserve, on North Pender Island, as per the landholder's request.

BACKGROUND: The nature reserve name would normally have been approved at the application stage, but as the name was not included in the application, itself, the process must be completed now.

2 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: Staff require the confirmed name in order to proceed with related work.

FINANCIAL: None

POLICY: There is no formal policy that applies to naming of protected places. For land donations, the donor can request a name as described in Policy 1.7, which currently states:

24. The Board will consult land or covenant donors on the naming of nature reserves or covenant areas. The Board will consider the donors' suggestions, but retains the right to make the final decision respecting the naming of protected areas.

Current policy is not inclusive of First Nations place names; although the ITC Board has named some protected areas with First Nations place names. There is direction to staff under the Regional Conservation Plan to review ITC policy with a view towards better recognition of UNDRIP and the Truth and Reconciliation Commission Calls to Action. Naming conventions for protected areas will be included in this process, but the ITC Board may wish to direct staff to review naming conventions as a priority.

IMPLEMENTATION/COMMUNICATIONS: The name will be used throughout communications materials, such as the Protected Places section of our website, the news release announcing our 31st nature reserve, and social media or other channels that may help us to fully communicate this news.

The proposed name is easy to associate to the landholder story, and is in line with the naming convention used elsewhere throughout most protected places in the Islands Trust Area.

It should be noted that without a final decision on the name for this nature reserve, external communications cannot proceed. The decision will trigger a related group of staff activities, including final drafting of the news release, web slider, mapping updates, e-news, and publications content. For example, we will want to mention this in our Annual Report 2020-21.

FIRST NATIONS: The proposed name is in English, not in a First Nations language. There are only a few protected places within the ITC list that use First Nations names. This practice is under review as ITC policy revisions occur (see above policy implications). The news release announcing the new nature reserve will include the Sencoten name for North Pender Island (SDÁY,ES).

CLIMATE CHANGE: None

OTHER: None

3 RELEVANT POLICY(S):
[ITC Policy 1.7 - Fundraising and Donation Policy](#)

4 ATTACHMENT(S): None

RESPONSE OPTIONS

Recommendation: That the four-hectare property on North Pender Island (SDÁY,ES), most recently added as Islands Trust Conservancy's 31st nature reserve (PID 024-289-582), be known as "Lisa Baile Nature Reserve", per the wishes of the donor.

Alternative: That the Islands Trust Conservancy Board propose an alternate name to the land donor, or simply choose an alternate name and inform all concerned. Suggest if this alternative option is taken that a brief rationale be included.

Prepared By: Erin Coulson, A/Communications Specialist

Reviewed By/Date: Kate Emmings, ITC Manager / March 24, 2021



BRIEFING

To: ITC Board **For the Meeting of:** March 30, 2021
From: Staff **Date Prepared:** March 23, 2021
SUBJECT: EC/ITC Liaison Meeting

PURPOSE: To facilitate discussion about the July ITC / Executive Committee (EC) liaison meeting agenda and to provide guidance to staff to draft the agenda.

BACKGROUND:

Executive Committee (EC)/ITC communications are guided by [Islands Trust Policy 6.10.4](#) which states the following:

2.2 The Islands Trust Conservancy Board will meet with Executive Committee as soon as possible after each December Trust Council meeting to establish a schedule for regular meetings to plan or respond to Trust Council items. At a minimum, the Board and Executive Committee will meet annually.

Typically the ITC and EC meet annually, with other meetings scheduled as needed. Also of note, is that Trust Council (TC)/ITC Liaison is required under [Islands Trust Bylaw 86](#) which states the following:

3.1 In order to foster and maintain communications between the Board and the Council, the Council and the Board will meet at least once each calendar year to discuss matters of mutual concern in light of their respective roles and responsibilities. The Council and the Board may also agree to meet more often.

TC/ITC communications are further guided through [Islands Trust Policy 6.10.4](#) which states the following:

1.1 Islands Trust Conservancy Board will provide an annual workshop at Trust Council meetings to provide trustees with information regarding the work of the Islands Trust Conservancy.

Currently the ITC meets with EC annually and presents information to Trust Council about programs of interest annually. The ITC and EC have a scheduled meeting on July 13. This meeting is hosted by ITC and EC members are invited guests. ITC members are able to put forward and vote on resolutions during the meeting and these become directions for the ITC Board and staff.

ITC/EC Meeting Agenda

Past agendas have included a roundtable, an overview of ITC/EC roles, and then a series of general conversations about working with:

- Province of British Columbia;
- Trust Council;
- Local trust committees;
- First Nations; and,
- the public.

See agenda links in attachments.

Discussion

The ITC/EC Liaison meeting is typically two hours in length. The time provided is not sufficient for conversations that are large in scope on multiple topics. To increase productivity of the conversations, the ITC Board may wish to focus conversation on a selection of topics of mutual interest to advance conversations. Ideally, these would be confined in number (e.g. three). Alternatively, the ITC could request a longer meeting or additional meetings for topics of interest.

A possible revised agenda might be as follows:

Roundtable and introductions (30 mins)

Trust Council often has a focus for the roundtable discussion. ITC may wish to consider selecting a topic for reflection.

Overview of ITC work since last meeting (20 mins)

ITC staff could create an image heavy slide presentation reviewing the ITC year.

Topics of Mutual Interest (70 mins)

Current action items of mutual interest:

- Provincial Funding request: Trust Council has the following standing resolution:
That Trust Council consider approaching the Province of British Columbia to request additional funding for the Islands Trust annual budget, ensuring any request that goes forward is appropriately strategized in line with other requests currently being asked of the Province; and that Trust Council direct staff to work with Executive Committee and the Islands Trust Conservancy Board to strategize an approach for requesting additional funding from the Province.
- Natural Area Protection Tax Exemption Program: Trust Council currently has the following item on its Strategic Plan:
Amend legislation to increase the percentage of the Natural Area Protection Tax Exemption Program (NAPTEP) to act as an incentive for the protection of forest cover for climate change mitigation and adaptation in the Islands Trust Area.

The following areas of mutual interest may also be appropriate for further discussion:

- Species at Risk Program
- Islands Trust Policy Statement Referral
- Climate Change Emergency
- Reconciliation Action Plans
- Fund Development Action Plan (ITC)
- Agreements with Crown agencies and Crown land

If the ITC Board is interested in topics above, it may wish to direct staff to provide information at the meeting. The Board may also wish to ask the EC if it has additional topics for discussion.

ATTACHMENT(S):

[Meeting Minutes, July 14, 2020 ITC/EC Liaison Meeting](#)

[Agenda Package, ITC/EC Liaison Meeting July 14, 2020](#)

FOLLOW-UP: Staff will follow up a directed.

Prepared By: Kate Emmings, ITC Manager

Reviewed By/Date:



BRIEFING

To: ITC Board **For the Meeting of:** March 30, 2021
From: Staff **Date Prepared:** March 16, 2021
SUBJECT: Update on Climate Change Impacts Project

PURPOSE:

To update the Board about delays in implementing ITC's Climate Change Impacts Project.

BACKGROUND:

In May 2020, the ITC Board reviewed and approved the Project Charter for the Climate Change Impacts Project (attached). The project charter was developed to follow up on the [Climate Change Projections Report](#), and defined the project purpose as,

"To determine the costs and scope of work associated with better identifying the local area impacts of climate change, in order to adapt ITC's work to best protect local species and ecosystems".

Responsibility for leading this project rests with the Ecosystem Protection Specialist (EPS), supported by the Manager. The project's purpose and objectives were intentionally broad because ITC staff knew that they were still figuring out best approaches. Nonetheless, the EPS identified next steps as identifying projected species and ecosystem shifts using expert consultation workshops, and using expert-facilitated internal workshops to develop specific management and strategic actions to address these impacts. The project charter anticipated that this phase of the project would complete in 2020, and then ITC work plans and budgets would be updated in February 2021 with identified adaptation actions.

Not surprisingly, given the size and scope of the task of incorporating climate change actions into ITC's work, this project timeline would have been ambitious even in a business-as-usual year. Workload, other priorities, and reduced work hours due to coronavirus restrictions meant that the EPS had little time to continue the climate change project in 2020 and progress was considerably delayed.

This delay in the project activities presented a better opportunity to consider the wide variety of approaches for this work. Since the Project Charter was prepared, the EPS has researched climate change tools and approaches for land managers, and available data and resources, and participated in a training course through the Land Trust Alliance US, "A quick start to adaptation planning for land trusts".

At this point, ITC staff is informing the Board about the delay to implementation of the Climate Change Impacts Project, to enable:

- Launch the Species at Risk Program;
- Address the volume of ongoing securement projects; and,
- Develop an updated Project Charter reflecting reworked activities, timelines, and budget.

ATTACHMENT: Climate Change Impacts Project, Project Charter 1.0

FOLLOW-UP: ITC staff will update the Project Charter for Board consideration.

Prepared By: Kathryn Martell, Ecosystem Protection Specialist

Reviewed By/Date: Kate Emmings, ITC Manager / March 22, 2021

Climate Change Impacts Project

Project Charter v 1.0

Islands Trust Conservancy

Date: May 15, 2020

Purpose: To determine the costs and scope of work associated with better identifying the local area impacts of climate change, in order to adapt Islands Trust Conservancy's work to best protect local species and ecosystems

Background: Islands Trust Conservancy's Board directed staff to incorporate climate change actions into work programs and budgets. ITC staff commissioned a data review synthesizing available climate change projections for key indicators for the Islands Trust Area. This information can now support development of policies and strategic approaches to explicitly consider climate change impacts in how ITC manages existing nature reserves and prioritizes land securement.

Objectives

- Develop and implement next steps for understanding species and ecosystem changes due to climate change
- Identify potential changes to securement and management of conservation properties in response to anticipated climate change impacts
- Communicate results of climate change projections report
- Determine budget requirements for mapping and analysis

In Scope

- Liaison with Islands Trust staff via internal Climate Action Working Group
- Hiring consultant and/or conducting expert workshops
- Staff and First Nations consultations to determine needs and approaches
- Consultations with applied ecologists and protected areas managers at Provincial and Federal agencies
- Developing a news release, social media, and website content to communicate results of Climate Impact Projections Report
- Mapping expected impacts of sea level rise, and ecosystem / species range shifts

Out of Scope

- Original research
- Production of data
- Developing outreach materials or stewardship actions for land holders (forms part of Phase 2)

Workplan Overview

Deliverable/Milestone	Date
Develop communications about Climate Change Projections Report	May—June 2020
Determine appropriate approaches for expert consultations	May—June 2020
Analyse anticipated species/ecosystem impacts of projected climate changes	July—November 2020
Evaluate potential actions and incorporate into work planning and budgets	November 2020—February 2021

Project Team

Kate Emmings	Project Manager
Kathryn Martell	Project Lead
Contractor	Researcher
Carla Funk	Communications
Jackie O'Neill	Mapping support

Approved by:

ITC Board

Date:

Endorsement:

Resolution #:

Date:

Budget 2020/21

Budget Source: 2020/21 approved budget

Item	Approximate-Cost
Third-Party Contractor (Phase 1)	\$5,000
Expert consultation workshops	\$3,000
Expert-facilitated internal workshops (SHIFT collaborative)	\$3,000
Contingency	\$4,000
Total	\$15,000

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BRIEFING

To: ITC Board **For the Meeting of:** March 30, 2021
From: Staff **Date Prepared:** March 15, 2021
SUBJECT: ITC involvement with BC Kelp Resiliency Project

PURPOSE:

To update the Board about ITC involvement with the BC Kelp Resiliency Project, a UVic-led coalition research project to define bull kelp dynamics across the BC Coast.

BACKGROUND:

The [ITC Regional Conservation Plan](#) (2018-2027) includes the following goal and objective:

Goal 1: Identify, investigate and communicate about important natural areas to generate action on conservation priorities

Objective 1.1: Identify data that will support better decision-making for land securement and land management and collaborate with partners to source and acquire it

The current RCP Work Plan, under Objective 1.1, also includes these Actions:

- Develop partnership to complete forage fish mapping
- Complete forage fish mapping if partnership established / funding available
- Explore options for mapping of Bull Kelp

For several years, ITC staff has been actively looking for partnership opportunities to fill gaps in our knowledge and mapping of nearshore ecosystems, including eelgrass beds, kelp beds, and forage fish spawning areas. In 2012-2014 the ITC partnered with SeaChange Marine Conservation Society and the Islands Trust to create eelgrass mapping for the Islands Trust area. In 2013-2019, the ITC worked with contractors to complete forage fish spawning habitat assessments for several islands. Mapping of bull kelp has been a priority, but suitable partners and methods have not been available.

The ITC Board has also directed staff to determine how to adapt our work as a land trust in light of project climate change impacts (both how protected areas are managed and how we might adapt securement priorities to support regional biodiversity, based upon these impacts).

Recently, the ITC was asked to join the BC Kelp Resiliency Project (BCKelpR) spearheaded by Dr. Maycira Costa at the University of Victoria's Spectral Laboratory (<http://uvicspectral.com/>). Dr. Costa and her students are conducting research to better understand kelp dynamics across coastal British Columbia—what are the past, present, and future drivers of change across both time and space? One over-arching goal of this research is to determine both the current status of kelp habitats and their capacity for resilience (resistance and/or recovery) with climate change (see project summary: Spatial-temporal kelp resilience project (<http://uvicspectral.com/kelp>)). An area of the southern Salish Sea is the current pilot study area.

Dr. Costa has gathered multiple partners for this project and is currently preparing a multi-year funding proposal to NSERC (National Science and Engineering Research Council) under their Alliance grants stream (https://www.nserc-crsng.gc.ca/innovate-innovover/alliance-alliance/index_eng.asp). As explained on the Alliance grants website, “These grants support research projects led by strong, complementary, collaborative teams that will generate new knowledge and accelerate the application of research results to create benefits for Canada.”

ITC staff is working with Dr. Costa to define how ITC will contribute to this partnership. Currently, we have identified the following potential involvement:

- Share ITC and IT data related to shorelines, including eel grass, bull kelp, and forage fish spawning habitat mapping;
- Act as a liaison where possible between ITC partners and the SPECTRAL lab researchers to assist them to secure other data;
- Assist with developing key research questions to support ITC’s conservation efforts;
- Advise SPECTRAL lab researcher about ITC potential uses of research results to ensure project design and implementation meets ITC needs;
- Funding support through Ecosystem Mapping budget.

Project Development is underway as part of compiling the grant application, expected to be submitted in early April; typical time for review and approval of these NSERC Alliance grants is 3-4 months from submission. ITC will not commit budget or staff time until the 2nd or 3rd quarter of the 2021/22 fiscal year, aside from assisting with developing the grant proposal.

ATTACHMENT(S):

1. Draft BCKelpR Project Description for NSERC Alliance Grant Proposal

FOLLOW-UP:

- ITC staff will work with Dr. Costa and other partners to review project parameters and NSERC Alliance application.
- ITC staff will update the Board once we have determined ITC’s contribution, role, and expected outcomes and timelines
- ITC Staff have advised the Director of Regional Planning Services and the Director of Trust Area Services of the project as both Regional Planning Committee and Trust Programs Committee have expressed interest in kelp mapping. The Island Trust CAO has also been notified as kelp mapping is included in the Islands Trust Strategic Plan.

Prepared By: Kathryn Martell, Ecosystem Protection Specialist

Reviewed By/Date: Kate Emmings, ITC Manager / March 22, 2021

Dr. Maycira Costa from the University of Victoria (Spectral Laboratory, Department of Geography), is partnering with the Pacific Salmon Foundation (PSF), Hakai Institute, Marine Plan Partnership for the North Coast (MaPP), Fisheries and Oceans Canada (DFO) and other (pending) government and regional institutes, to lead a British Columbia (BC)-wide kelp research project, the BC Kelp Resiliency Project (BCKelpR). A proposal is being prepared for submission to the NSERC Alliance Grant in Spring (May) 2021. The purpose of this proposal is to better integrate current collaborations with the listed partners and expand research objectives to align collective and complimentary goals focused on understanding kelp dynamics across the entirety of coastal British Columbia. **The goal of the proposed partnership is to integrate existing BC-wide sources of information to understand spatial-temporal distribution patterns and dynamics of canopy forming kelp forests in response to global, regional and local drivers of kelp change. Do BC's kelp habitats demonstrate spatial-temporal resilience and can kelp habitats act as (future) climate-refugia to support regional biodiversity of cultural and socio-economic importance?** The BCKelpR Partnership aims to:

- Fulfill the need for long-term spatio-temporal datasets to help define resilience, and from data synthesis, produce geospatial maps of kelp distribution for BC;
- Determine the extent to which regional kelp forests respond to a variety of natural environmental (e.g., warming oceans), biotic (e.g., sea urchins), human-induced (e.g., harvesting) and climatic (i.e., El Niño) stressors, across overlapping scales;
- Provide an analysis of the status of kelp habitats within the framework of marine protected and conservation areas; and
- Increase awareness regionally, nationally and globally of the significance of BC's kelp forests as a critical marine habitat and mobilize knowledge using methods that convey information suitable for scientists, managers, local coastal communities and policy-makers.

[REDACTED]

March 6, 2021

Re: Donor Support for *Mt. Trematon Biodiversity Study*, Lasqueti Island

Dear Kate,

Alasdair Gordon and I donated Mt. Trematon to Islands Trust Conservancy in 2006. Alasdair came from the northern tip of the Isle of Skye. His parents were natural historians and he spent much of his childhood accompanying them in their field work of documenting the flora and fauna of the Scottish Outer Isles.

He and I spent our long-married life together on the BC coast and shared a deep interest in its native flora and fauna. We treasured our island forests – their layered understories and the rocky outcrops with *Arbutus* and ephemeral spring flowers including:

Chocolate and white fawn lily

Stonecrop

Sea thrift

Columbine

Speedwell

Indian paintbrush

Harebells

Honeysuckle; and the Crossbills, Pine Siskin and Violet-green swallows.

When we donated the Trematon Land in 2006 we could see the varied life that the Trematon Creek, the forest and bluffs *could* support. We hoped that with active stewardship the land could recover from logging and road-blasting.

I am in full support of the **Biodiversity and Restoration Proposal for Mt Trematon (2021)**; I have reviewed it and it is a well-conceived project with oversight by ecologists Dr.C. Skaen and Dr. K. Lertzman. Fencing and monitoring recovery will be essential for future conservation initiatives.

As the land donor in her 89th year, my hope is that Mt. Trematon will be given the chance to once again become resilient life-giving land -- and that I will see the recovery begin.

Yours, in conservation,

[REDACTED]

Nancy Gordon



HABITAT CONSERVATION
TRUST FOUNDATION



Sent by MFLRORD to:

- Tseycum First Nation
- Tsawout First Nation
- Tsartlip First Nation
- Pauquachin First Nation
- Semiahmoo First Nation

March 8th, 2021

Dear Chief and Council:

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) and Islands Trust Conservancy would like to share information with your Nation regarding a Conservation Economic Stimulus Initiative project that is funded under the B.C. Economic Recovery Plan and delivered by the Habitat Conservation Trust Foundation.

The restoration project will take place on Sidney Island. This project, *Wetlands restoration for species at risk habitat enhancement in the Coastal Douglas-fir Zone*, will involve activities at Dragonfly Pond in the Sallas Strata where ITC holds a conservation covenant. The project will be taking place this year from early March through late autumn. The focus of the work will be on removing two exotic invasive species: parrot's feather (an aquatic plant) and American bullfrog.

This project is being administered and led by Islands Trust Conservancy. While this is a small and focused project, they are aware that Sidney Island is a culturally important area, and the Islands Trust Conservancy would like to invite your guidance and involvement in this restoration. They are hoping that this Initiative will allow for youth engagement, Cultural Knowledge Holder engagement, or conversations about land stewardship. If you have monitoring or engagement processes in place that could include travelling to Sidney Island to observe or participate in learning with the Islands Trust Conservancy restoration specialists it could be a great opportunity to be on the land together.

If you have any questions or would like to receive further information regarding this project, please contact Jemma Green, Covenant Management and Outreach Specialist for the Islands Trust Conservancy at jgreen@islandstrust.bc.ca or 250-405-5182.

More information regarding the Conservation Economic Stimulus Initiative can be found at the following link <https://hctf.ca/grants/conservation-economic-stimulus-initiative>.

Note: This project may require permitting/approval for the work, which would result in contact again regarding specific permit consultation needs.

Sincerely,

Page 1 of 1



HABITAT CONSERVATION
TRUST FOUNDATION



Alanna Furness
Biologist – South Island Natural Resource
District Ministry of Forests, Lands, Natural
Resource Operations and Rural Development

Kate Emmings
Manager, Islands Trust Conservancy



HABITAT CONSERVATION
TRUST FOUNDATION



Sent by MFLNRORD to:

- Qualicum First Nation
- Tla'amin Nation
- Snaw-Naw-As First Nation

March 8th, 2021

Dear Chief and Council:

The Ministry of Forest, Lands, Natural Resource Operations and Rural Development (FLNRORD) and Islands Trust Conservancy would like to share information with your Nation regarding a Conservation Economic Stimulus Initiative project that is funded under the B.C. Economic Recovery Plan and delivered by the Habitat Conservation Trust Foundation.

The restoration project will take place on Lasqueti Island. This project, *Wetlands restoration for species at risk habitat enhancement in the Coastal Douglas-fir Zone*, will involve activities at Salish View Nature Reserve and John Osland Nature Reserve throughout 2021. Some of the work will include surveys for species at risk (bats, frogs, birds), placing nestboxes for bats and owls, removing invasive plant species, and planting native plants.

This project is being administered and led by Islands Trust Conservancy. The Islands Trust Conservancy would like to undertake this habitat restoration project with your guidance and involvement. They are hoping that this Initiative will allow for youth engagement, Cultural Knowledge Holder engagement, or Traditional Ecological Knowledge to be shared. If you have monitoring or engagement processes in place that could include travelling to Lasqueti to observe or participate in learning with the Islands Trust Conservancy restoration specialists and the Lasqueti Island Nature Conservancy it could be a great opportunity to share knowledge together.

If you have any questions or would like to receive further information regarding this project, please contact Nuala Murphy, Property Management Specialist for the Islands Trust Conservancy at nmurphy@islandstrust.bc.ca or 250-405-5193.

More information regarding the Conservation Economic Stimulus Initiative can be found at the following link <https://hctf.ca/grants/conservation-economic-stimulus-initiative>.

Note: This project may require permitting/approval for the work, which would result in contact again regarding specific permit consultation needs.

Sincerely,

Page 1 of 1



HABITAT CONSERVATION
TRUST FOUNDATION



Alanna Furness
Biologist – South Island Natural Resource
District Ministry of Forests, Lands, Natural
Resource Operations and Rural Development

Kate Emmings
Manager, Islands Trust Conservancy



Public Acquisitions Update March 30, 2021

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	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: 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 for project management 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.
Current Total ITC Acquisitions:		31



PUBLIC COVENANTS UPDATE March 30, 2021

NAPTEP COVENANTS		
25 NAPTEP Covenants on title, 2 NAPTEP covenants in progress, 1 new application.		
Property	Date	Notes
Paré-Baile Covenant North Pender Island (3.73 ha)	2021/02/23	Staff Report in package for this meeting.
Moss Mountain Covenant Salt Spring Island (45 ha)	2020/09/10	Application received.
	2020/11/24	ITC-2020-037 It was MOVED and SECONDED , that the Islands Trust Conservancy Board approve the conservation proposal submitted by Gay Young to place a NAPTEP covenant on approximately 45 ha on Salt Spring Island, PID: 006-760-112, LOT 12, SECTIONS 64, 65, 66, 67 AND 68, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 1914.
	2020/12/02	TC-2020-111 It was Moved by Trustee Stamford and Seconded by Trustee Fenton , that the Islands Trust Council request the Secretary issue a Natural Area Protection Tax Exemption Certificate for the covenanted portion of the property described as “Lot 12, Sections 64, 65, 66, 67 and 68, South Salt Spring Island, Cowichan District, Plan 1914, Parcel Identifier 006-760-112” subject to registration of a conservation covenant and completion of a baseline inventory report consistent with the standards developed for NAPTEP.
	2020/12/15	Referred for information to the Salt Spring Island Local Trust Committee.
	2021/02/02	Phase II application fee received
	2021/02/12	ITC hires surveyor to conduct survey of property boundaries and Covenant Area.
R Leader Covenant Salt Spring Island (3.54 ha)	2020/06/16	Application received.



PUBLIC COVENANTS UPDATE March 30, 2021

R Leader Covenant (Con.)	2020/11/24	ITC-IC-2020-03 It was MOVED and SECONDED, that the Islands Trust Conservancy Board approve the conservation proposal submitted by Robert Leader to place a NAPTEP covenant on approximately 5 ha on Salt Spring Island, PID: 000-395-081, LOT 2, SECTION 72, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 36292 Except Plan 40974
	2020/12/02	TC-2020-112 It was MOVED by Trustee Stamford and SECONDED by Trustee Fast, that the Islands Trust Council request the Secretary issue a Natural Area Protection Tax Exemption Certificate for the covenanted portion of the property described as "Lot 2, Section 72, South Salt Spring Island, Cowichan District, Plan 36292 Except Plan 40974, Parcel Identifier 000-395-081" subject to registration of a conservation covenant and completion of a baseline inventory report consistent with the standards developed for NAPTEP.
	2020/12/15	Referred for information to the Salt Spring Island Local Trust Committee.

REGULAR COVENANTS		
51 regular covenants on title, 1 regular public covenant in progress, 3 in-camera covenants in progress.		
Property	Date	Notes
Brooks Point Covenant South Pender Island (1.17 ha, 6.02 ha if combined with surrounding covenants)	2014/03/23	It was MOVED and SECONDED, that the Trust Fund Board agrees to hold a covenant on the 2010 addition to Brooks Point Regional Park, South Pender Island, subject to agreement on the terms of the covenant and a satisfactory baseline report, and directs staff to continue working with CRD Parks and partners to determine the best way to covenant the three protected areas at Gowlland and Brooks Points.
	2014/04/08	Staff provide CRD staff with a template covenant for review.
	2014/04/15	Staff met with partners to discuss combining covenants for the Brooks Point and Gowlland Point properties.
	2014/05/22	Covenant Draft 1 sent to PICA, Friends of Brooks Point, HAT and CRD.
	2014/08/01	CRD response to Covenant Draft 1 received.
	2014/08/19	ITC/HAT/PICA express concerns to CRD with respect to Management Plan approval and other selected clauses.



ISLANDS TRUST CONSERVANCY

PUBLIC COVENANTS UPDATE March 30, 2021

Property	Date	Notes
Brooks Point Covenant South Pender Island	2014/08/20	Baseline Report completed.
	2014/08/22	CRD respond to ITC/HAT/PICA concerns.
	2014/09/17	ITF/HAT/PICA response re draft covenant sent to CRD.
	2014/10/08	Kate Emmings appointed to the Brooks Point Management Plan advisory group by the CRD.
	2014/10/16	ITF staff attended CRD Parks Open House for public review of the Brooks Point Management Plan update.
	2014/12/03	CRD submit revised covenant draft to ITC and HAT.
	2014/12/10	CRD Board approves revised Management Plan.
	2014/12/12	Covenant sent to legal counsel for review.
	2014/12/18	Covenant revisions and comments sent to CRD.
	2015/07/29	Met with the CRD to discuss the covenant. There are several unresolved clauses.
	2015/08/28	Met with PICA and HAT. Agreed that we were at an impasse and required more direction from PICA.
	2015/09/02	CRD returned a covenant draft for review, staff are concerned with several clauses, including the strength of restrictions and the enforcement mechanisms.
	2015/09/09	Staff provided a briefing to PICA requesting info about the type of covenant contemplated. Staff updated the CRD that a response to the covenant draft would be post-poned until further information is available from PICA.
	2015/09/24	Staff met with HAT, Friends of Brooks Point (Paul Petrie) and the CRD to discuss covenant concerns. CRD staff agreed to revise covenant and circulate.
	2015/10/28	Staff met with HAT and CRD staff to review revised covenant draft and CRD will do further revision and circulate.
	2015/12/18	CRD Staff provided revised covenant.
	2016/01/25	ITF/HAT responded to CRD revisions.
	2016/07/15	CRD Staff provide a revised version of the covenant for further review.
	2016/08/16	HAT/ITF/CRD staff meet to discuss CRD edits. HAT/ITC agree to add definition regarding the permitted activities and will forward legal edits. CRD to re-approach NCC and TLC regarding process for discharge of prior covenants.
	2016/11/28	ITF/HAT forwarded the draft list of restricted and permitted uses for CRD review.



ISLANDS TRUST CONSERVANCY

PUBLIC COVENANTS UPDATE March 30, 2021

Property	Date	Notes
Brooks Point Covenant South Pender Island (Con.)	2016/01/11	CRD response received, ITF/HAT to forward revised covenant draft for CRD review. Conversations ongoing regarding details.
	2017/09/07	Brooks Point covenant revised and reviewed by ITF legal and HAT.
	2017/09/21	Revised Brooks Point covenant sent to CRD Parks for review
	2018/06/14	Revised covenant received from the CRD, currently under review.
	2018/07/06	Legal review of covenant identifies ongoing concerns.
	2018/07/31	CRD notified of ITC covenant concerns and meeting of all parties with legal representatives requested.
	2019/05/01	ITC provided reviewed covenant to CRD with a request to meet with all parties and legal counsel.
	2020/12/23	Revised draft covenant received from CRD for review. Staff to meet with HAT to discuss next steps in early February.
Earl Batista Covenant Salt Spring Island Property size: (0.85 ha) (previously 200 Collins Rd)	2019/07/16	It was moved and seconded that the Islands Trust Conservancy Board approve the conservation proposal submitted by Jordan Litke on behalf of Manuel and Cythia Batista, approximately 0.85 ha on Collins Road, Salt Spring Island: PID 009-595-694, Section 3, Range 2 West, North Salt Spring Island, Cowichan District, Except part in plan 3985, subject to the removal of any vehicles or equipment that are located in the covenant area.
	2019/07/25	Staff provided applicant with a covenant template for review.
	2019/08/27	Development Variance Permit approved by Salt Spring Local Trust Committee
	2019/10/01	Comments received on Draft 1 of the covenant.
	2019/10/04	Draft 2 of the covenant sent to Applicant for review.
	2019/11/05	Baseline Report received. Comments provided Nov. 7, 2019.
	2019/11/25	Revised, Final Baseline Report received.
	2019/12/16	Phone call with landholder regarding covenant terms.
	2020/01/20	Continuing discussion regarding landholder's concerns with the terms and definitions in the covenant.
	2020/03/12	Land holder has decided to go ahead with the covenant as drafted. Staff is awaiting final survey and then will proceed with legal review.
	2020/03/31	Survey plan of covenant area received.



ISLANDS TRUST CONSERVANCY

PUBLIC COVENANTS UPDATE March 30, 2021

Property	Date	Notes
Earl Batista Covenant Salt Spring Island (Con.)	2020/03/21	Draft covenant updated and sent for legal review.
	2020/06/18	Final covenant draft sent to applicant for review. Applicant expresses desire to call it the 'Earl Batista Covenant'.
	2020/06/25	ITC staff and applicant agree on final covenant. Covenant provided to ITC Board for approval, July 14.
	2020/07/14	ITC Board approved signing covenant upon confirmation that garbage noted in the Baseline Report had been removed from the covenant area, and corollary updating of Baseline Report.
	2020/07/29	Landowner indicated that garbage had been removed and staff agreed to conduct site visit to confirm.
	2020/08/21	EPS and CMOS visited the property and found that the boundary lines had been misinterpreted by the landowner, and the garbage (abandoned tent camp) remains in the covenant area. Landowner will now coordinate removal, and confirmation / updated Baseline Report using independent contractor.
	2020/09/15	Landowner sent photos of garbage being removed, EPS confirmed that condition has now been met.
	2020/09/30	Updated baseline report, sent final covenant draft to landowner's agent; discussion about order of registration and whether old charges will be discharged from title upon subdivision.
	2020/10/21	Confirmed with landowner's agent that all is complete from ITC perspective, and we do not require undertaking to secure covenant registration after subdivision registration.
	2021/02/24	IT signoff for the 200 Collins Rd subdivision issued and sent to MOTI. The covenant will be registered at time of subdivision.
ITC NATURE RESERVES WITH COVENANTS OUTSTANDING		
<i>22 Nature Reserves have covenants, 7 Nature Reserves are without covenants, 2 ITC Nature Reserve covenants in progress.</i>		



PUBLIC COVENANTS UPDATE March 30, 2021

Property	Date	Notes
Sandy Beach Nature Reserve Keats Island (3.3 ha.)	2015/03/02	Consultant has indicated that the landowners would like a covenant registered on the land at the time of transfer. ITC has approached Gambier Island Conservancy (GIC) and Sunshine Coast Conservation Association (SCCA). GIC has declined, but SCCA is potentially interested.
	2015/05/07	SCCA agrees to hold covenant; suggests TLC as a co-holder as they have worked together before.
	2015/08/18	Draft conservation covenant provided to ITC staff for review.
	2015/08/26	Edits to covenant provided to applicant and covenant holders for review.
	2015/12/15	Comments on covenant draft received from TLC.
	2015/01/12	Covenant revised with TLC edits and returned to TLC and SCCA for comment. TLC is happy with the draft. SCCA has sent the covenant for legal review, still awaiting SCCA comments.
	2016/02/10	SCCA comments received.
	2016/03/04	ITF responded to SCCA edits. SCCA reviewing with lawyer.
	2016/04/11	Requested that landowner contract development of baseline report for covenant.
	2016/06/05	SCCA comments received for covenant.
	2016/10/05	Draft 3 covenant sent to covenant holders for review. TLC and SCCA have agreed to the draft.
	2017/03/02	Covenant sent for legal review.
	2017/04/13	Revised covenant draft sent to TLC and SCCA. Comments received from both agencies.
	2017/08/31	Edits made to covenant and reviewed by legal. Draft 5 sent to TLC and SCCA for review. TLC has no further comment; awaiting SCCA comment. Both TLC and SCCA have requested a site visit.
	2017/09/07	Draft baseline report received from the applicant.
	2017/10/24	Feedback on baseline report submitted to applicant and revisions requested.
	2018/05/28	Site visit with ITC staff, trustees & SCCA
	2018/07/19	Next draft of baseline received and provided to covenant holders for feedback.
	2018/08/28	Baseline report feedback provided to applicant and biologist for review and revision.
	2019/01/04	Applicant's biologist revised draft baseline report. Forwarded baseline to covenant holder for review.
	2019/11/18	Received survey from the Applicant. Also notified that a new trail has been developed to access the beach within the proposed Sandy Beach Nature Reserve.



ISLANDS TRUST CONSERVANCY

PUBLIC COVENANTS UPDATE March 30, 2021

Property	Date	Notes
Sandy Beach Nature Reserve (Con.)	2019/12/19	Met on site with applicant to review the location of the newly developed beach access trail.
	2020/04/23	ITC Staff begin a conversation with BC Hydro regarding removal of BC Hydro Statutory Rights of Way.
	2020/06/24	BC Hydro staff respond with information about mechanisms for discharge of existing Statutory Rights of Way and reregistration of a revised Statutory Right of Way.
	2020/07/06	Staff respond to BC Hydro process regarding Statutory Rights of Way and request further information from the landowners regarding cost recovery for required surveys and fees.
	2020/12/18	Land transfer complete. Covenant still to be finalized as per Transfer Agreement by Dec. 18, 2021.
	2021/02/01	ITC Staff renew covenant discussions with TLC and SCCA.
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	First draft of 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.
	2019/03/11	Contractor and ITC complete ThINC and CCLT's requested revisions to management plan and baseline report. The baseline report will be finalized once the trail is relocated.
	2019/03/19	ITC consults with Islands Trust's Senior Intergovernmental Policy Advisor on opportunities to introduce First Nations content throughout management plan.
	2019/03/20	Further revisions completed by ITC and contractor to address additional edits from ThINC.
	2019/05/08	ITC completes addition of First Nations content throughout management plan and content is reviewed by Islands Trust's Senior Intergovernmental Policy Advisor.



PUBLIC COVENANTS UPDATE March 30, 2021

Property	Date	Notes
Fairyslipper Forest Nature Reserve Thetis Island (Con.)	2019/05/12	Contractor approves First Nations content added to management plan by ITC.
	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. Staff posted Management Plan to the website.
	2020/02/03	Trail reclamation 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.
	2020/05/08	ThINC informed ITC that the trail license is not proceeding.
	2020/05/26	ITC Board directs staff to work with ThINC on an appropriate trail access.
	2020/07/14	Landowner signs Trail Licence Agreement with TIRRA (Thetis Island Residents and Ratepayers Association). Staff continues to work with owner to develop permanent legal access.
Total	76 covenants registered	

Islands Trust Conservancy Expenditure Tracking 2020-2021

GL	Description	Budget	Revenue	Total Available	Spent	Remaining	% Remaining	Committed Funds
54500-210	Communications	\$ 13,000		\$ 13,000	\$14,463	\$ (1,463)	-11%	\$ 2,062
61100-210	Board Honoraria	\$ 6,600		\$ 6,600	\$4,550	\$ 2,050	31%	\$ 700
61200-210	Board Meeting Expense	\$ 13,850		\$ 13,850	\$101	\$ 13,749	99%	\$ -
61210-210	Board Training & Conferences	\$ 4,000		\$ 4,000	\$0	\$ 4,000	100%	
61300-210	Property Management	\$ 72,000		\$ 72,000	\$24,456	\$ 47,544	66%	\$ 72,920
61500-210	Cons Planning / Land Securement	\$ 15,000		\$ 15,000	\$10,170	\$ 4,830	32%	\$ 5,800
63000-210	Legal	\$ 8,000		\$ 8,000	\$12,170	\$ (4,170)	-52%	\$ 1,269
61600-210	Ecosystem Mapping	\$ 15,000		\$ 15,000	\$0	\$ 15,000	100%	\$ -
73001-210-8040	Photo Management	\$ 2,750		\$ 2,750	\$1,323	\$ 1,427	52%	\$ 1,427
80300-210	Mobile Devices	\$ 2,400		\$ 2,400	\$2,240	\$ 160	7%	\$ 201
81300-210	Training & Conferences	\$ 4,168		\$ 4,168	\$1,019	\$ 3,149	76%	\$375
81305-210	Travel for Training	\$ 2,750		\$ 2,750	\$20	\$ 2,730	99%	\$ 300
82300-210	Travel	\$ 6,245		\$ 6,245	\$6,396	\$ (151)	-2%	\$ 95
73001-210-8053	Species at Risk Program	\$ -	\$ 187,000	\$ 187,000	\$110,658	\$ 76,342	41%	\$ 76,342
		\$ 165,763	\$ 187,000	\$ 352,763	\$ 187,567	\$ 165,196	47%	\$ 161,491
Restricted Funds		Opening Balance						
	Alton Maintenance Account	\$ 91,665.57	\$ 17,720	\$ 109,385	\$ 1,398	\$ 107,988		\$ 2,000
	Ruby Alton Endowment Fund	\$ 125,191	\$ 19,475	\$ 144,665		\$ 144,665		
	Opportunity Fund	\$ 23,974	\$ 4,046	\$ 28,020	\$ 13,524	\$ 14,496		\$ -
	Covenant Mgmt and Defence Fund	\$ 111,786	\$ 3,487	\$ 115,273		\$ 115,273		
	Property Management Fund	\$ 12,000		\$ 12,000		\$ 12,000		\$ 2,000
	Lasqueti Island Acq Fund	\$ 33,069	\$ 2,232	\$ 35,301	\$ 1	\$ 35,300		
	Gambier Island Acq Fund	\$ 124,243	\$ 5,767	\$ 130,009		\$ 130,009		
	Morrison Waxler Legacy Fund	\$ 20,262	\$ 23	\$ 20,285		\$ 20,285		
	Thetis Island Acq Fund	\$ 1,293	\$ 1	\$ 1,294		\$ 1,294		
	McFadden Creek	\$ 23,628	\$ 28	\$ 23,656	\$ 25	\$ 23,631		

Updated: March 24, 2021

We are humbly thankful to live and work in the treaty lands and territories of the BOKÉĆEN, Cowichan Tribes, Halalt, K'ómoks, Lək'wəŋən (SXIMEĒĒ, Songhees, T'Sou-ke), Lyackson, MÁLEXĒĒ, ʔop qaymɪxʷ, Penelakut, Qualicum, scəwəθən məsteyəxʷ, Scia'new, səlilwətaʔt, SEMYOME, shishálh, Snaw-naw-as, Skwxwú7mesh, Snuneymuxw, STÁUTW, Stz'uminus, təʔamən qaymɪxʷ, toq qaymɪxʷ, Ts'uubaa-asatx, We Wai Kai, Wei Wai Kum, WJOĒĒP, WSIKĒM, and xʷməθkʷəy̓əm.

Islands Trust



The Islands Trust is a special-purpose government mandated to **preserve and protect** over 450 islands and surrounding waters in the Salish Sea.

Islands Trust

It was created by the provincial government in 1974 in response to rates of development in the Gulf Islands and the need to protect the environment.

Implementing the Preserve and Protect Mandate

Today the Islands Trust works to preserve and protect the Islands Trust Area through land use planning; programs and services; and the Islands Trust Conservancy.

Land Use Planning

Land use planning contributes to preserving and protecting our environment, cultural heritage, and communities through the maintenance of 20 unique official community plans; hosting community information meetings to help islanders understand matters related to land use planning; rezoning; and application processing. This team also develops and delivers longer-term projects to support strategic goals for climate change, freshwater management, and reconciliation.

Programs and Services

The Islands Trust Council supports the preserve and protect mandate through region-wide programs and services. They advocate for decisions that affect the islands; deliver public education on topics such as sea-level rise, wells and groundwater, and climate change; offer a stewardship award program recognizing community members; provide online mapping; and work with other governments, including First Nations, to benefit the Trust Area.

Islands Trust Conservancy

Islands Trust Area ecosystems are rare and fragile and need our protection. Working with land-holders, donors, First Nations, and island organizations, Islands Trust Conservancy protects 1,307 hectares of land through conservation covenants and nature reserves. As of March 2021 the Islands Trust Conservancy protects 107 conservation properties, 31 nature reserves, and 76 covenants (of which 25 have NAPTEP certificates).

The Trust Area

The Trust Area, located in Coast Salish territory, is the homeland of over 28,000 Coast Salish Peoples who have called this Area home since time immemorial. Covering 5,200 square kilometres of land and water in the Salish Sea, the Trust Area has 26,000 residents and 10,000 non-resident property owners. The region features spectacular beauty, extensive archaeological and culturally significant sites, and some of the world's most endangered and precious ecosystems.

Governance

Every four years, island communities — other than Ballenas-Winchelsea, which has very few residents — elect two local Islands Trust trustees to represent the group of islands where they live. There are 13 island groups called local trust areas and each has a local trust committee. These local trust committees, except for one with few residents, are made up of two elected trustees and an appointed chair. Local trust committees are responsible for land use decisions within their local trust area. Bowen Island is the only island municipality in the Islands Trust Area.



In total there are 26 trustees, including two municipal trustees from Bowen Island Municipality. Together they form the Islands Trust Council, which makes decisions that impact the whole Trust Area. The Trust Council meets four times a year. Generally, all Trust meetings are open to the public and community members are encouraged to attend. Dates and times are posted on the Islands Trust website.

Tax Savings Opportunity: Natural Area Protection Tax Exemption Program

Benefits to you

- ✓ For eligible properties, you can save 65% of your annual property tax on the portion of your land protected by a NAPTEP covenant (also known as an easement).
- ✓ You'll gain peace of mind knowing the land you care for will be safe forever, regardless of who eventually owns your property.
- ✓ Islands Trust Conservancy will visit the property annually to ensure ongoing protection; a collaboration between landholders and conservation experts.

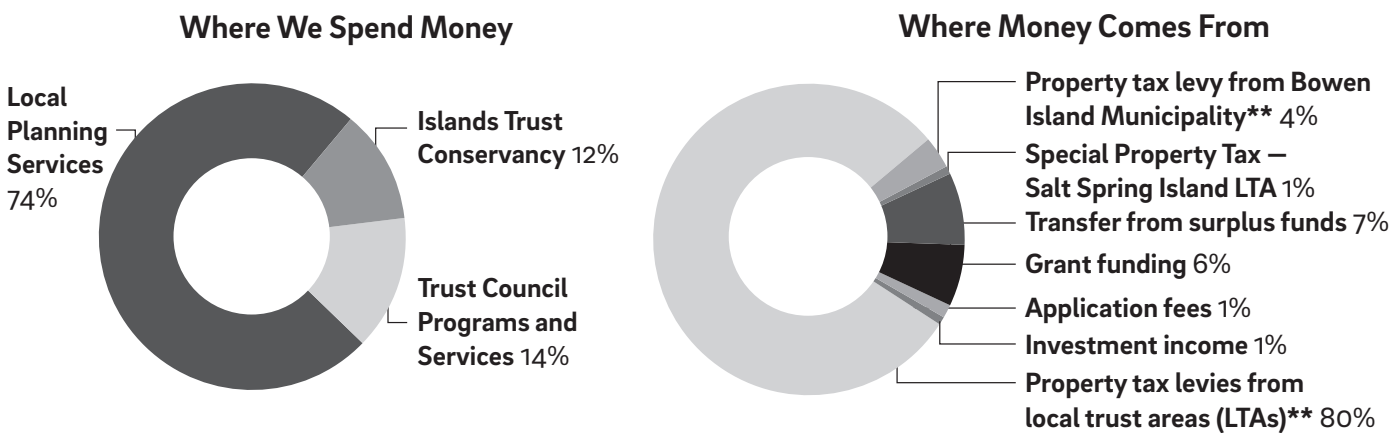
Interested in applying? ✉ itcmail@islandstrust.bc.ca ☎ 250-405-5176

Islands Trust Budget 2021/22

Following a robust public consultation process, Islands Trust Council adopted its 2021/22 budget in March 2021. The budget features:

- Total approved budget of \$9.1M, made up of: operating budget \$8.2M, projects budget \$881,900, and capital budget \$33,500
- The budget is funded by:
 - \$7.07M – local trust area property taxes (excludes Bowen Island)
 - \$75,500 – Salt Spring Island Local Trust Area special property tax for Salt Spring Island Watershed Protection Alliance
 - \$311,188 – Bowen Island Municipal tax requisition
 - \$563,000 – external grant funds
 - \$657,660 – transfers from accumulated surplus funds
 - \$120,000 – land-use application fees
 - \$68,000 – investment and other income
- 3.5% general tax increase for the Islands Trust Area as a whole* (excluding Bowen Island) plus 0.87% in new tax funds from new development and construction
- 4.7% tax requisition increase to Bowen Island Municipality

In addition to regular operations, the budget funds the implementation of Trust Council's Strategic Plan for 2018–2022, has a climate-action focus, and facilitates the implementation of Trust Council's Reconciliation Action Plan.



*Actual tax changes by individual LTA may vary based on distribution of property values within the Trust Area

**Includes tax revenue from new construction

For more information or to subscribe to e-news, education events, and governance highlights:
islandstrust.bc.ca

NOTE: The Provincial Surveyor of Taxes issues your Rural Property Tax Notice, and the BC Provincial Government receives your tax payment. Please refer to your Rural Property Tax Notice for payment options. Questions about your property tax notice should be directed to:
BC Surveyor of Taxes Toll-Free: 1-888-355-2700 | E-mail: ruraltax@gov.bc.ca



the Heron



A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrustconservancy.ca

SPRING 2021

30 Nature reserves in 30 years!

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Artist Eliot
White-Hill
Signage Project





Islands Trust Conservancy Manager Kate Emmings with son Dylan. PHOTO: KEITH ERICKSON

Kate Emmings reflects on 14 years and what's next for the team

Reaffirming her commitment as Manager, Islands Trust Conservancy

Courage, wisdom, and heart. Qualities that one might look for in a colleague, in a friend, and in our case, in a leader. Kate Emmings has held the post of Acting Islands Trust Conservancy Manager since July 2018, and as of January 2021 she has accepted the role on a permanent basis.

“Kate has always had the respect of the Islands Trust Conservancy Board through her open and nuanced understanding of our vision for the organization,” said Board Chair Kate-Louise Stamford.

When asked what gives her the greatest job satisfaction, Emmings said, “I like problem solving. Helping people

who struggle with complex systems to do what they want to do — to make it simpler for them to protect nature.”

“It’s good to work in an organization where you can have a hand in a little bit of everything and that quick visibility to what you have accomplished. We’re not so big that we can’t talk to people on the ground.”

Are there challenges that spark a sense of urgency for her? “We’re on the threshold of still having enough wild spaces surrounding our urban centres to be able to care for them responsibly, or making the one wrong step that could destroy them forever.”

“It’s an interesting time, where climate change and adaptation strategies are prominent, the interconnection of land conservation and reconciliation has become so vital, and we have the chance to engage in those more complex conversations and get meaningful work done.” Her enthusiasm is noticeable. “I am not afraid of hard conversations — I love them. That’s the way to move things forward.” 🌿



Canoe detail. PHOTO: LISA WILCOX

Acknowledgement

Islands Trust Conservancy acknowledges that we work within the treaty lands and territories of the BOKÉCÉN, Cowichan Tribes, Halalt, K’ómoks, Lək’wəḡən (SXIMELEL, Songhees, T’Sou-ke), Lyackson, MÁLEXEL, ʔop qaymıxʷ, Penelakut, Qualicum, scəwáθən məsteyəxʷ, Scia’new, səlilwətaʔt, SEMYOME, shíshálh, Snaw-naw-as, Skwxwú7mesh, Snuneymuxw, STÁUTW, Stz’uminus, ʔəʔamən qaymıxʷ, toq qaymıxʷ, Ts’uubaa-asatx, We Wai Kai, Wei Wai Kum, WJOLELP, WSIKEM and xʷməθkʷəy̓əm.

The remarkable legacy of Sara Steil

A force for conservation on the Pender islands

Sara Steil undoubtedly had a vision. The paths she forged on her life's journey all lead to caring for marine life and the land that she held dear — the Pender islands. We can never underestimate the power of one person to create a legacy, and Sara did just that.

It is small wonder that she received an Islands Trust Special 2019 Community Stewardship Award for Lifetime Achievement. She contributed extensively to land use decision-making through numerous North Pender Island Local Trust Committee public processes, the official community plan, and land use bylaw development, and was a founding member of the Pender Islands Trust Protection Society. Sara was also an active member of the Pender Islands Conservancy Association, and worked passionately to preserve and protect the marine environment by contributing to the Pleasure Craft Pollution Prevention Program and conducting inventories on forage fish beaches to confirm spawning habitat.

We can never underestimate the power of one person to create a legacy, and Sara did just that.

In 2009 Sara and her husband Richard (Dick) protected their 1.4-hectare property on North Pender through the Natural Area Protection Tax Exemption Program (NAPTEP) by placing a conservation covenant on their land title. Forevermore the Steils' Woods Covenant protects wild strawberry and western trilliums amid forests of tall firs, cedars, and maples, and protects part of a wetland that is home to amphibians and visiting Great Blue Herons.



A shining example of the impact one person can make: Sara Steil with her dog Shelby. PHOTO SUBMITTED

Whether through policy-making, public education, or through protecting her own piece of land, Sara has helped to shape how land and marine life is valued on the Pender islands. Through her commitment to the “preserve and protect” mandate of Islands Trust Conservancy, her vision will have an impact that will be felt by future generations.

She will be remembered. 🌿

Carla Funk, Fundraising Specialist
cfunk@islandstrust.bc.ca



Protect the land and save on taxes:

A conservation covenant registered through NAPTEP means you receive an annual property tax exemption of 65% on the protected portion of the land. Visit islandstrustconservancy.ca/naptep

Sharp-tailed Snake

Species at Risk Spotlight

The name of this endangered species, “Sharp-tailed Snake” (scientific name *Contia tenuis*), might conjure up images of a fearsome creature, but these peaceful, non-venomous snakes are not so scary. They are only about the size of a large earthworm!

Sharp-tailed Snakes are named after the unique point at the tip of their tail. Secretive and slow moving, these little brown snakes spend most of their time keeping warm under rocks, leaf litter, decaying logs, or loose bark, and venturing out when conditions are just right to hunt for slugs and earthworms. Sharp-tailed Snakes are most active during the spring and fall.

Most of this snake’s prime habitat of south-facing, rocky Douglas-fir/Arbutus woodland is unprotected and threatened by development and other human impacts. As one of only five reptiles native to coastal British Columbia, the Sharp-tailed Snake is an important part of the biodiversity of our region.



The Sharp-tailed Snake is extremely rare in Canada, existing in a handful of isolated populations on southern Vancouver Island, the southern Gulf Islands, and Pemberton. PHOTO: CHRISTIAN ENGELSTOFT

There are many things, big and small, that you can do to protect Sharp-tailed Snakes:

- Protect habitat by limiting roads and other development, particularly in open, sunny woodlands
- Avoid disturbing piles of rock or decaying logs and tree stumps where snakes live
- Embrace slugs (the snake’s primary prey), earthworms, and insects 🌿

Fire preparedness and forest stewardship essentials



Prepare for wildfires to help protect your home and community. PHOTO: Carla Funk

Regular, low-severity wildfires are a natural and important part of healthy forest ecosystems in our region. Yet, the risk of fire has increased in recent years due to climate change, fire suppression, and landscape development. With wildfire season approaching, we encourage you to take wildfire preparedness measures compatible with forest stewardship.

The following actions can help protect your home and community:

- **Advocate for the protection of mature and old-growth forests**, nature’s fire break. A shady canopy of large trees and lush understory maintain a cool, moist microclimate that resists fire
- **Fireproof your home.** Start with easy fixes, like moving your firewood pile further away from your home, clearing debris build-up from your roof and under your deck or stairs, and ensuring that exterior doors are properly fitted
- **Create a 10-metre fire-resistant buffer around your home.** Clear out accumulations of dead leaves and small branches; remove flammable invasive plants like Scotch broom and English holly; garden with fire-resistant native plants like bigleaf maple and salal

If you are planning work in a covenant area, please be sure to contact us to discuss your plans. 🌿

To learn more about Sharp-tailed Snakes and what you can do to protect their habitat, or with questions about Fire Preparedness, contact Covenant Management and Outreach Specialist Jemma Green: jgreen@islandstrust.bc.ca.

Tender care for Trincomali — a story in photos

Trincomali Nature Sanctuary was created in 2001 through a collaboration between Islands Trust Conservancy, The Land Conservancy of British Columbia (TLC), Habitat Acquisition Trust (HAT), and the federal government. Islands Trust Conservancy's primary concern for this site from the beginning was protection of the seabird colonies.

Trincomali's cliffs are home to sensitive bird nesting habitat for several species at risk.

Invasive Scotch broom is a serious threat to biodiversity as it displaces native plant communities that birds, butterflies, and other animals rely on for habitat. We want to remove invasive species such as this to maintain the ecological integrity of the land. As the bird colonies are sensitive to movement and sound, we ensure that any management work is done outside the bird nesting season. 🌿



HAT volunteer Simon Bluck



HAT volunteer Denis Raimbault

Aerial shot taken of entire work party — note that the dark green colour against the light green is the target invasive species Scotch broom. PHOTO: MILEN KOOTNIKOFF | MIKO PHOTO, COURTESY OF HABITAT ACQUISITION TRUST



30 Nature Reserves in 30 years!

Celebrating the preserve and protect mandate 1990–2020

In its 30th year, Islands Trust Conservancy is celebrating that Sandy Beach on Lhek'tines/Keats Island will become its 30th nature reserve. Sandy Beach includes 3.4 hectares (8.4 acres) of Coastal Douglas-fir forest and over 250 metres of beachfront.

The Skwxwú7mesh (Squamish) people have a long interconnected history with Lhek'tines (also known as Keats Island). The island is laden with place names and areas of cultural significance, and is treasured by islanders for its beauty and important ecological values. This nature reserve assures that the southwest section of Keats will never face development.

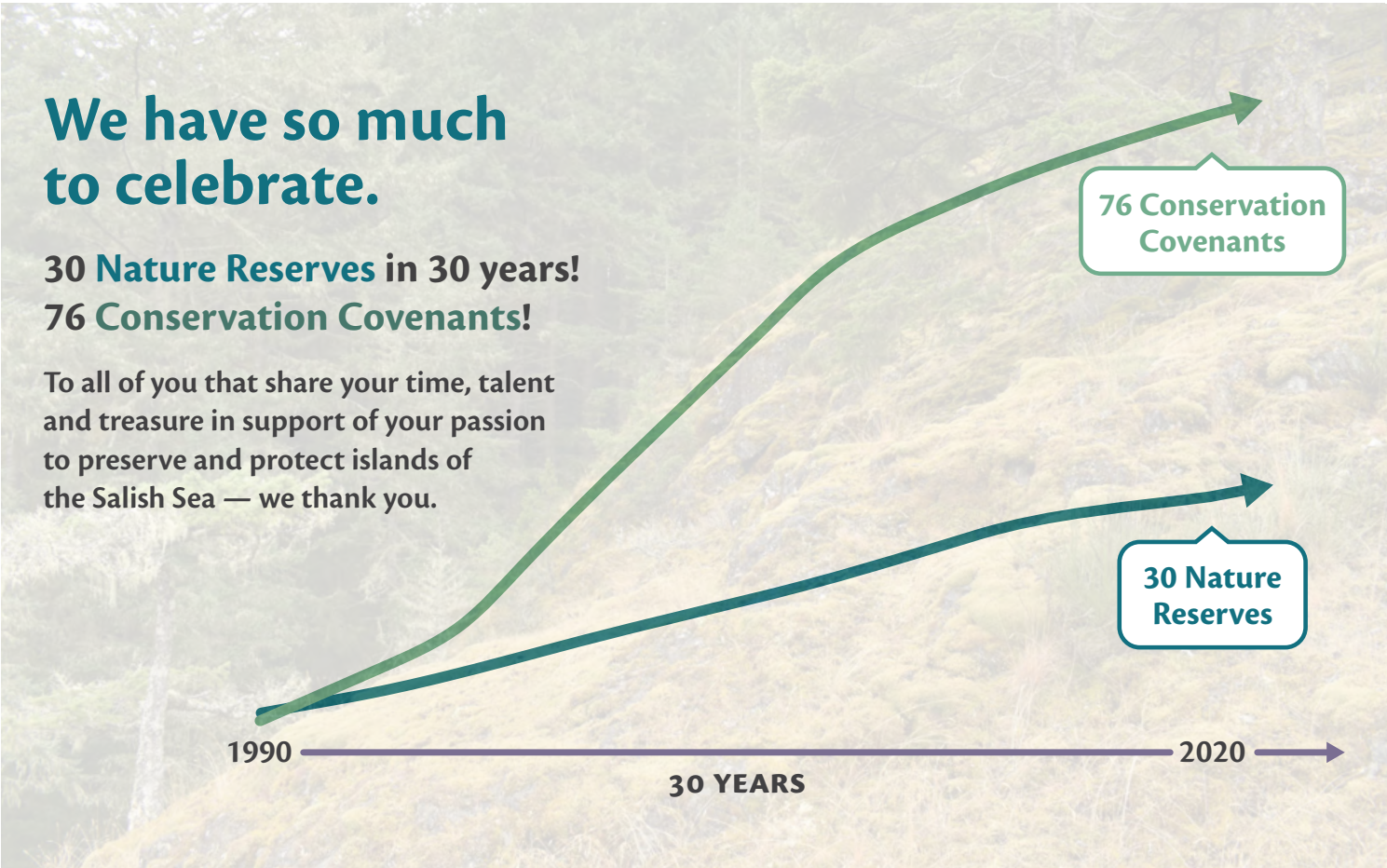
Who would have imagined that in 30 years so much would be accomplished? We are grateful to all those that have made this possible by caring for the land both now and through the millennia.

The Islands Trust Conservancy cares for 76 conservation covenants, restricting development. Most were donated by people who love nature. Partners, donors, and volunteers have come together to help create, manage, and maintain 30 nature reserves.

We are grateful to all those that have made this possible

Together, we're on our way to ensuring that more of these special, fragile places are protected for future generations. We know we can't do it alone.

Thank you for all that you have done to help us on this journey. 🌿



Celebrating 30 years of conservation

2020 ●

30th nature reserve created, on Keats Island!

2018 ●

Renamed Islands Trust Conservancy.
10-year Regional Conservation Plan launched

2015 ●

NAPTEP available throughout Islands
Trust Area (Bowen last to sign on)

2008 ●

Over 15% of Islands Trust Area land
protected by public and non-profit
conservation organizations.
1000 ha protected

2003 ●

500 ha protected; NAPTEP (Natural Area
Protection Tax Exemption Program)
piloted on Gambier Island

1997 ●

100 ha protected

1990 ●

April 1: Islands Trust Act is amended,
establishing Islands Trust Fund.
May 17: first Trust Fund Board meeting

● 2019

Reconciliation Declaration acknowledges that the
islands and the waters that encompass the Salish
Sea have been home to Indigenous Peoples since
time immemorial

● 2016

100 places protected!

● 2010

Fairy Fen Nature Reserve on Bowen Island
becomes 20th nature reserve in 20 years.
Total of 60 conservation covenants

● 2005

Five Year Regional Conservation Plan.
Opportunity Fund established to support land
purchases for nature reserves or conservation
covenants. 50 places protected

● 2000

15 conservation covenants and 8 nature reserves
created on 10 islands

● 1992

First conservation covenant, on Salt Spring
Island. First nature reserves, on Denman and
Salt Spring Islands

S’ul-hween X’pey/Elder Cedar: a sign by any other name

To say that Eliot White-Hill (Coast Salish name: Kwulasultun) has had a successful past year is an understatement, but he remains humble and curious, possibly taking after his grandmother — linguist, midwife, healer, and Elder, Dr. Ellen White (Kwulasulwut). It was she that named the S’ul-hween X’pey Nature Reserve in Hul’q’umi’num’ (meaning: “Elder Cedar”) in 2008, and it is in her honour that Eliot approaches creating a new sign to welcome visitors.

“My whole journey into art stems from her,” he said. “She has [passed away] but in a lot of ways, she’s still teaching me. I’ve read all these anthropological texts, old colonial documents — which can teach you a lot — but to understand this place, you need to hear the stories of our people.”

“I’m going to revisit those texts to understand what is special about Gabriola, this specific part of Gabriola, and I want to



S’ul-hween X’pey (Elder Cedar) Nature Reserve. PHOTO: K. MAYES

speak to our Elders to learn not just about that history but also about the specific language used to describe it. Can we have fun with the language? Include the names of plants and animals in Hul’q’umi’num’? That’s what I’d like to explore.” 🌿

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Questions? Contact us!

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Share your vision with future generations — please consider remembering Islands Trust Conservancy in your will.

*Islands Trust Conservancy is a qualified donee as a Crown agent under B.C.’s *Islands Trust Act*. Islands Trust business # 122013576 RT0001

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