

## **Results of Online Public Survey re DRAFT 2020/2021 Budget**

Between January 24 and February 9, 2020, the public were invited to comment on the Islands Trust draft 2020/21 budget through an online anonymous survey.

The survey was completed by 745 members of the public and took, on average, 11 minutes to complete with a 61% estimated completion rate.

So that some context is provided, the full text of the survey has been included alongside the results, which also features the raw data of all responses submitted through the survey process.

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### **Survey Introductory Text**

#### **We Need Your Input!**

Thank you for taking the time to complete our Budget 2020/21 survey. This year, the budget has a climate-action focus, which fits with the Islands Trust Council's March 2019 Climate Emergency Declaration and the Islands Trust's mandate to preserve and protect more than 450 islands in the Salish Sea.

Before you start, there are some things you need to know:

Survey Closes: Sunday, February 9, 11:59 p.m.

When you complete the survey you are anonymous.

Survey results, and any other input we get about Budget 2020/21, may be shared publicly at Islands Trust meetings, on our website, through social media, or in our publications or documents.

Any personal information gathered through this survey is subject to the *Freedom of Information and Protection of Privacy Act*. Enquiries about the collection or use of information in this survey may be directed to the Islands Trust's Legislative Services Manager at 250.405.5188.

The Islands Trust will not collect, use, or disclose personal information using this SurveyMonkey survey. Please be aware, however, that IP addresses are collected by SurveyMonkey.

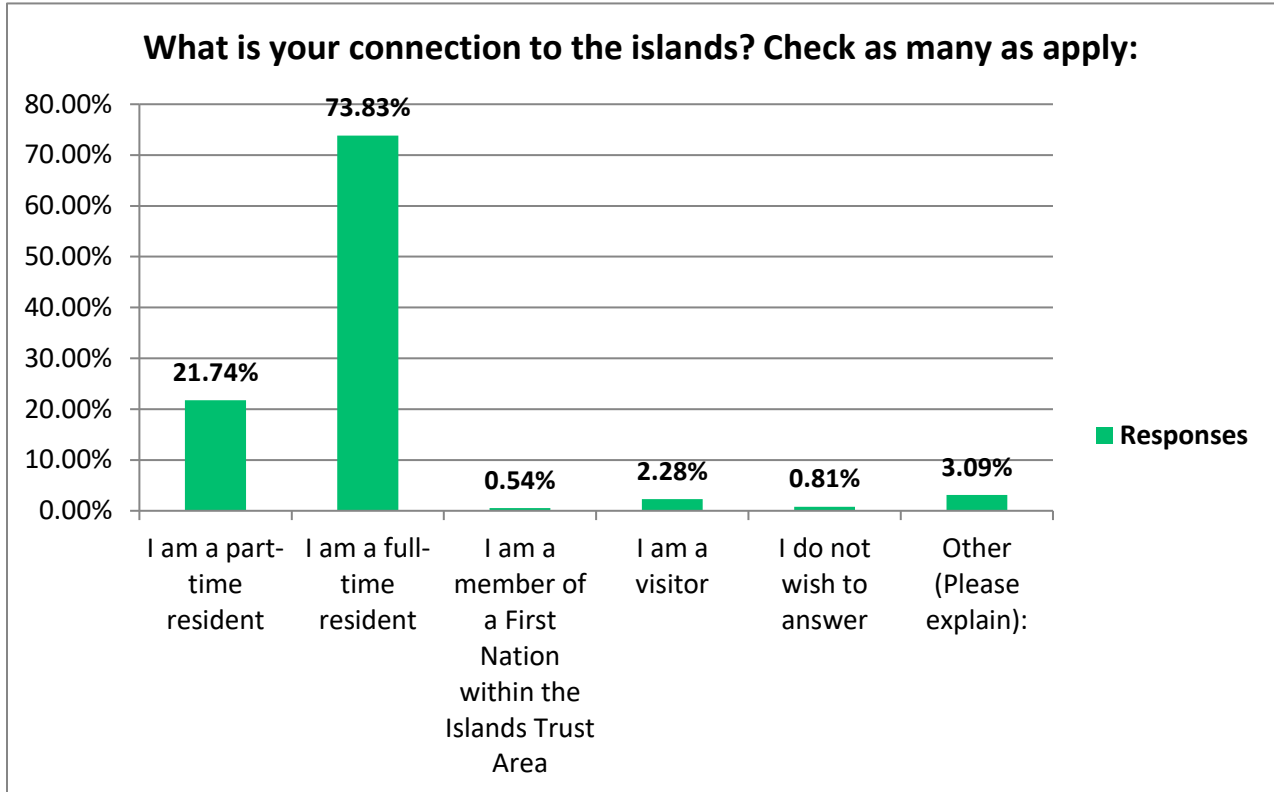
There can be only one survey response per computer. If you share a computer with someone who also wants to respond, please work together on your response, or email your comments to us at [budget@islandstrust.bc.ca](mailto:budget@islandstrust.bc.ca).

## Tell us about yourself

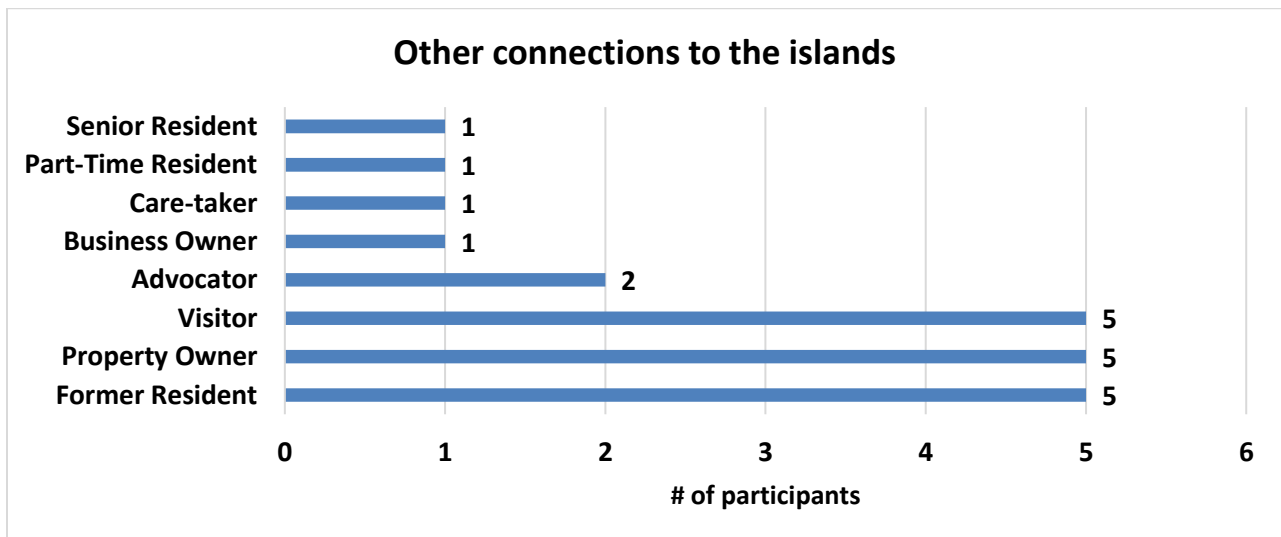
### Question 1

- 745 out of 745 completed (100%) who participated in the survey completed question 1

The Islands Trust Area occupies almost 5200 square kilometres within the Salish Sea.



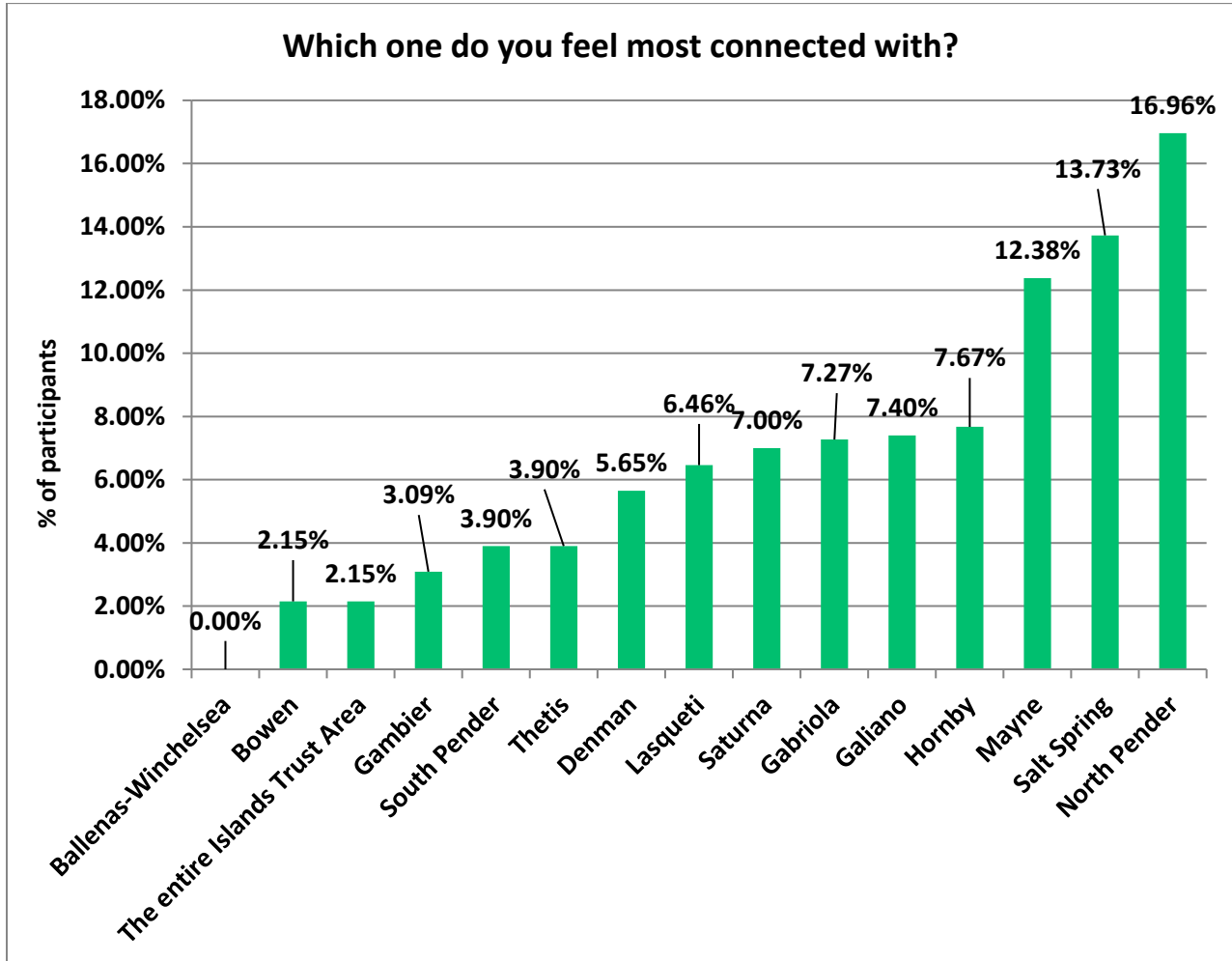
In the graph below, participants had an opportunity to provide other reasons why they were connected to the island.

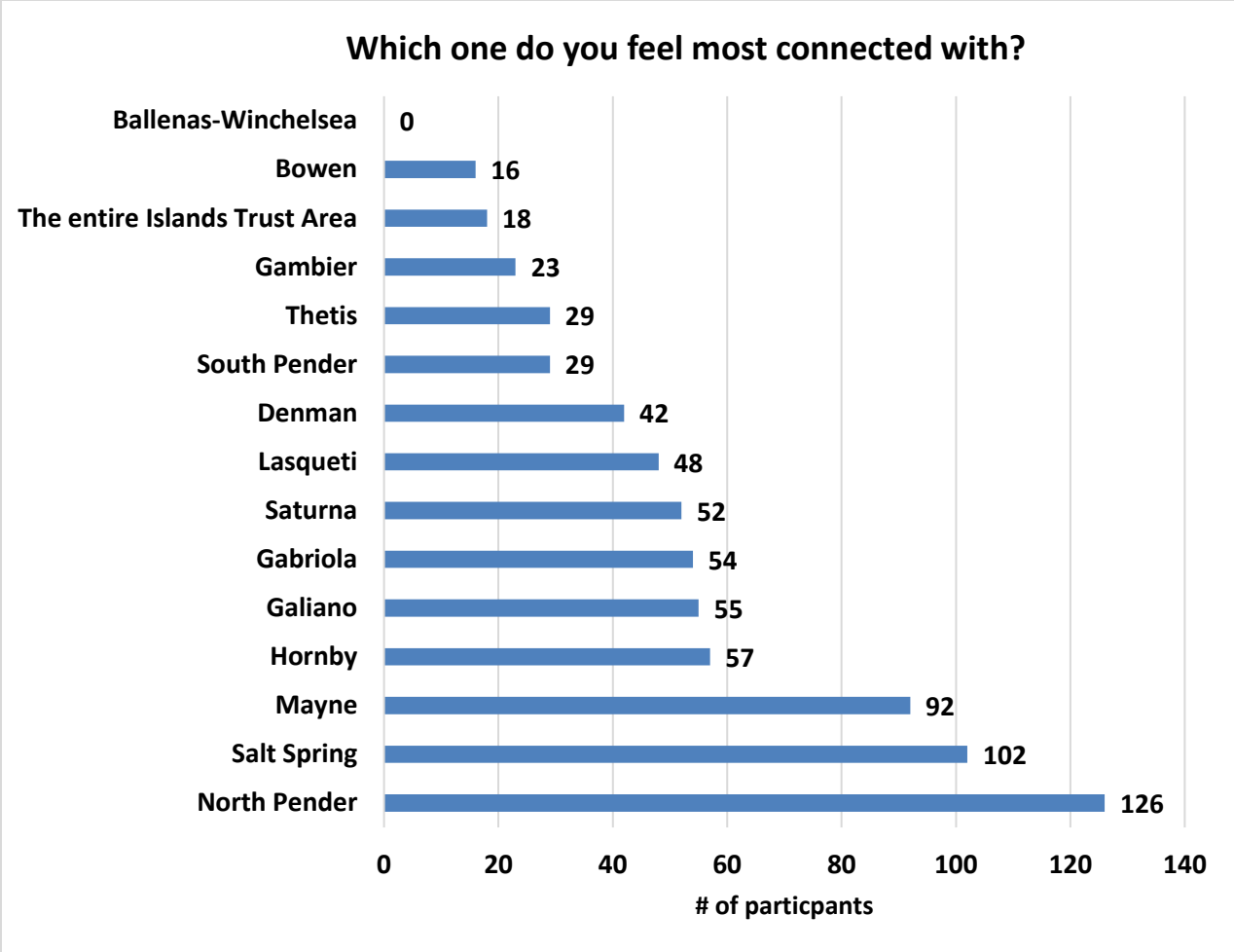


## Question 2

- 743 out of 745 (99.7%) who participated in the survey completed question 2

The Islands Trust Area is made up of 13 local trust areas (like communities within a district) and Bowen Island Municipality.





**Proposed 2020/21 Budget**

Islands Trust works to preserve and protect over 450 islands in the Salish Sea. Each year the Islands Trust Council develops its budget in consultation with the people we serve.

In developing the proposed budget for 2020/21 (\$8,180,478), Islands Trust Council assumes that the Islands Trust will maintain existing service levels and implement the newly adopted Strategic Plan, in which you can find a breakdown of the budget numbers.

Key themes of the proposed 2020/21 budget include the following:

- 3.0% increase in total expenditures
- 1.5% projected tax increase overall for the Islands Trust Area (other than Bowen Island Municipality)
- 2.7% projected general tax increase for Bowen Island Municipal tax levy
- \$383,650 draw from surplus funds, to balance the budget. (surplus funds are unspent monies accumulated from previous years)
- climate actions funded through regular operations and Strategic Plan projects

- Trust Council’s Reconciliation Action Plan funded through regular operations and program funding
- wage increases per union agreements and Public Service policies:
  - 2.0% wage increase for all union staff per the British Columbia Government Employees Union (BCGEU) Collective Agreement and a \$62,000 increase to the staff overtime budget to reflect changes in the Collective Agreement.
  - an estimated ≤ 3.75% wage increase for excluded staff per the Public Service Agency Management Classification and Compensation Framework Rules.
  - 2.0% increase to trustee base remuneration. [Learn more](#)

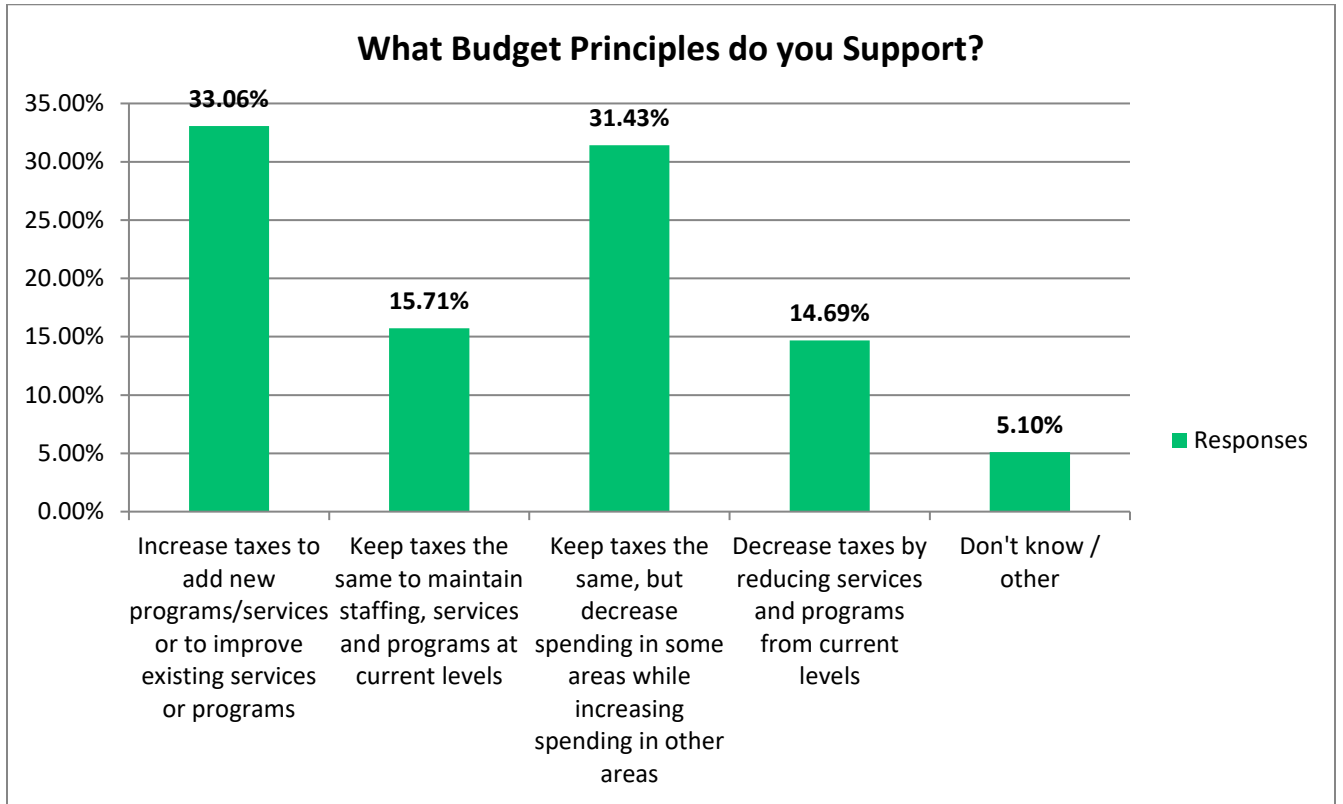
**Average annual % change in property taxes since 2012/13 (Bowen Island Municipality contributes through a levy which is calculated differently)**

Fiscal Year	Percent Change
2012/13	0%
2013/14	1.3%
2014/15, 2015/16 2016/17, 2017/18	0%
2018/19, 2019/20	2%
2020/21 (proposed)	1.5%

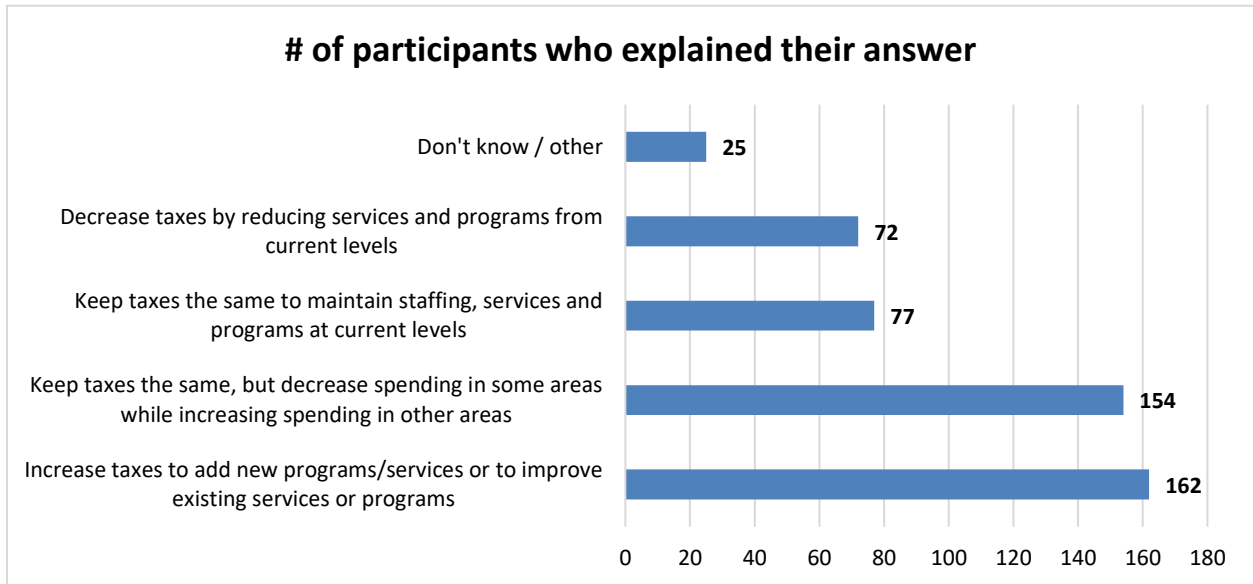
**What Budget Principles do you Support?**

- 490 out of 745 (65%) who participated in the survey completed question 3
- 254 out of 490 (51%) who participated in question 3, explained their answer choice

**Question 3**



The following graph shows the number of participants who explained why they chose the answer they chose.



The following tables show the comments from participants who explained their choices to question 3.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Increase taxes to add new programs/services or to improve existing services or programs</b></li> </ul>
The potential of the Islands Trust Act is not realized; staff process at the Fort St, office needs address.
We must prioritize climate action at any cost.
In a climate emergency, we need to tighten our belts to fund climate action
We receive almost zero services at Whaling Station Bay
Our taxes are already fairly low due to being in a rural area and the added services and care for our environment is well worth the tax paid
We recognize that climate change may bring expenses that are necessary. We have borrowed from our future generations, by living cheaply but not accounting for the damages incurred. We need to start paying. Taxes are meant for the common good.
The Islands Trust needs to be strong in order to carry out its mandate to preserve and protect the natural and rural features of the Island's Trust Area. It needs to be able to hire people with expertise, to expand restoration and protection projects, to enforce bylaws, building and land use standards, and to monitor and assess effects of development and other activities linked to increased human population and consumption.
More action is needed
I see costs rising every where...in order to maintain or improve taxes should increase too.
resonates with my values
It is what's needed
More bylaw enforcement and transit funding badly needed. Trustees are underpaid.
Climate Action costs.
Support for programs is most important way to support the mandate.
Services and programs do not meet the needs
I want the Islands trust to be able to protect the environment and encourage landowners to do the same.
Because we have to get serious about protecting the Trust area
The Island Trust has a very important mission but does not have the resources to do what needs to be done to protect our islands. If the money goes into protecting the rural nature then I would support this.
I didn't feel inclined to have fund raising activities to cover important aspects of the Trust.
We must support islands trust
I believe higher taxes and improving social services is a model that best serves all.
The Trust looks after the islands as best they can.
an increase of 1.5% seems reasonable to me
Pro bono publico
I'm supportive of proposed budget and recognize that wage increases will have to be covered.
We need better services.
Because Pender's tourism has exploded and there isn't an infrastructure to support it.
Paying taxes is the only way that many people participate in civic life.
Water protection is important.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Increase taxes to add new programs/services or to improve existing services or programs</b></li> </ul>
Costs keep increasing for everything, and climate change is important as a overall goal, which may turn into new programs and reviews of existing policies and bylaws.
Because it's the right thing to do.
Need a strong island trust to protect the islands!
Taxes are generally low - and we need more services!!
You need more IT Planners for Denman Island available to assist with current projects
Our road hasn't been swept, ploughed, nor resurfaced in at least 10 years.
then we get better services
Because climate change is a pressing existential threat and the Islands Trust can take a lead role. in bringing people together to discuss how best to prepare and protect our communities.
Infrastructure is key, on salt spring in particular I worry about our road conditions with our heavy cyclist traffic in the summer. Aswell as lighting, a good deal of our residents do not have vehicles and walk along these narrow paths beside the roads. Nobody wears hi vis and I cant see this trend changing anytime soon
Canada is way behind other countries in progressive tax regimes that equalize wealth.
We have to support climate action and quality work
The Islands Trusts provides important services and perspectives in support of Island communities. I support the Islands Trust and its initiatives.
it is essential to participate in climate action strategies
Because we need to keep our Island beautiful and healthy for all residents.
we can't lose what we have and new is forward thinking
Support climate and reconciliation action planning and follow up
need better by-law enforcementv
Climate change initiatives need to be prioritised
I would like to see new programs added and improvements made
Need to maintain infrastructure and services for the long term
We are in a strong economy, which is the time to move ahead. When our economy stalls, as seems inevitable, then cut back.
Increased funds are needed to address the climate crisis, and off-set inflation
I think money should be spent to improve existing programs, not new programs.
We need better road maintenance and reliable garbage services. I assume that the current budget doesn't cover that.
The Islands Trust needs the capacity to respond to change
I am happy with the level of funding and 1.5% increase is not much
Pleased with what is being done now and recognising that more focus needs to be on the climate without sacrificing other focus areas
Provide funds to fund real action on the climate crisis.
We need to see that the Islands Trust actually makes a difference in response to climate change.
Too many important programs suffer from lack of funding.
based on assumption that there is good balance, and no need to shift priorities
Can't keep robbing Peter to pay Paul. We need the services must see the money come in to pay for them.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Increase taxes to add new programs/services or to improve existing services or programs</b></li> </ul>
As long as these increases result in equitab
Increased costs to combat climate change
Add ██████████ a hydrologist For his expertise onDenman
I support the work proposed to improve services through climate action and reconciliation initiatives. The money spent to build relationships with First Nations and plan for climate change will save us money in the fit
Improved infrastructure
Moving forward and enhancing successful programs is a positive part of community growth.
progress is expensive
Improve existing service of bylaw enforcement by funding it appropriately.
I am concerned about increasing deforestation and threats to marine systems.
I don't mind paying taxes to support important programs and to properly compensate staff and contractors.
If we want to do things that matter, we need the resources.
Need to make the way land is zoned more sensitive to micro climates and highest and best environmental and social use. Drawing lines on a map with a ruler is so archaic. I object to widening the wage gap between workers and managers.2% for all.
It seems we're constantly needing to fight to preserve against economic interests and I fully support island trust as an important player in that fight to preserve and protect our natural ecosystems.
Want to work towards public or government funded transit option for Gambier South East
Too much time and resources wasted in deliberation, better directed towards action and change.
It's less than inflation, but community needs and expectations will always go up. It's a reality that I'm happy to live with.
Programs and services are what help to maintain quality of life for everyone and help maintain the natural environment and the diversity of people on these islands so they are not just a holiday getaway for the wealthy.
I support implementing effective responses to climate change; and might accept decreasing spending in some areas to do so, but I believe in taxes to care for us all.
climate change needs more focus than is proposed in the budget
The Islands Trust is woefully underfunded and therefore unable to fully carry out its mandate.
We need affordable housing, forest protection and climate change mitigation and adaptation measures.
We need expertise and systems change to ensure that the various priorities of Islands Trust - including climate readiness and affordable housing - are thoughtfully integrated.
The area needs more protection from development
We need more support for smart planning for affordable Housing options.
Needs keep growing.
The work of the Trust, especially of the Trustees, is under-funded
Inflation and the need to increase influence of the IT in land use planning, climate change response.
We need increased education and action, to protect our forests and ecosystems, and mitigate climate change

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Increase taxes to add new programs/services or to improve existing services or programs</b></li> </ul>
I think we need to increase some programs, and believe in implementing the staff salary increases without sacrificing program spending (so the taxes could go up more ...).
Big issues that need to be dealt with.
Because we have to pay if we want services

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Keep taxes the same, but decrease spending in some areas while increasing spending in other areas</b></li> </ul>
Focus on productivity tools to reduce costs - work more effectively with other stewardship groups to avoid duplication of costs. Reduce staff turnover to save money. Focus on cost efficiencies, suggest a complete organizational review to recommend efficiencies and costs of delays to OCP reviews and lack of enforcement. Focus on Governance issues to increase effectiveness and be realistic about costs related to reconciliation.
I think that some areas are over spent while others need more. I support increases with inflation, including trustee remuneration. I think that application fees should go up to reflect the cost of processing.
I would love to see services and programs improved and living wages for staff and Trustees. Especially focusing on ground water (most directly impacted by the climate crisis). I understand taxes sometimes need to increase to meet these needs. However, there seems to be 115,00 allocated in the budget to go to improved social media and only 4,000 to groundwater (only for 2020 ZERO for beyond) This seems an in which to decrease spending and increase in water studies.
Affordable housing needs more monies
If we're not going to allow extra housing for island workers then the ITC efforts are counterproductive.
Most logical- things change
1) need to move away from the expectation that wages must keep rising 2) Change budgets to reflect priority on sustainability, not development.
No wage increases
Cost of living has lowered any sense of a living wage.
We will never receive enough services to justify our taxes and 2 increase in a row, the proposed increase more than last year. We already pay for ferries which in some cases should be considered board of the highway system, no priority given to residents, we pay for multiple services without receiving the same service as main island or mainland users such as Shaw Cable.
do not see much progress with ipogress on ssues and well paid staff
It's the most balanced choice offered.
a way to make reasonable adjustments, but not too much expansion
My budget is already pretty stretched and I think the Islands Trust should learn to juggle a budget just as we homeowners do.
Fire department expenses are too high, especially staff salaries.
Frugality pays for itself
You can't operate efficiently if you don't have some increase but I don't think it should be in wages. I don't get a raise every year or expect one.
there is always room for cleaning up costs and reassigning them

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>Keep taxes the same, but decrease spending in some areas while increasing spending in other areas</b></li> </ul>
people resist tax increases
Increase taxes to add more programs (a good study, program and implimentation of growth stratagy and management - development; preserve and protect; sewer and water) but also decrease spending in some areas and increase in others
Because the Trust wastes too much money in some areas.
There are currently too many entities with overlapping mandates.
Taxes are high
I believe funds can be managed better in any organization
We don't need more taxes, cut waste in programs and operations to pay for wage increases
Programs need to evaluated
fixed income .
It's about money management of government spending . It is easy to say increase taxes when the person saying so is not paying the increase .
I am concerned with Planners and bylaw enforcement staff working against the interests of the Trust in achieving its mandate. How they carry out their work needs to be reviewed and assessed. Staff should take an oath of office. I resent how they undermine OCPs and intent of Trust Policy
Seems logical to streamline things better
We have NO services provided to our island community. ZERO. Likely because there is no infrastructure which is we islanders love our land. However it seems grossly unfair to increase our taxes while you contribute nothing. I am hopeful that in an emergency, such as a forest fire, all those years of tax contributions would ensure that efforts would be made to preserve structures and lives.
It's a case of working with what you have.
more for climate change initiatives less for admin expenses
Budgets should not run into negative numbers, wage increases should be reduced by having NO wage increases over 1.5 percent overall. No overtime.
Would like to see the Trust look to ways to streamline operations, rather than expanding.
decrease spending on development applications; increase spending on proactive projects, like climate change and groundwater research, plus community education
Various taxes are already too high. too many agencies. live within our means by making the same choices resident families have to make.
I think the Trusts priorities are not balanced properly. I think their interpretation of the role of the trust is overly balanced towards political action and not protecting the islands and the people that live on them. The trust seems to interpret their role as solely environmental protection and often way out of their local mandate. It ignore the needs of community residents resulting in a loss of young people a loss of jobs. A loss of children and a loss of the vibrant communities these islands used to have.
I am satisfied with the services and programs at current levels. My taxes are very high and I do not want them to increase.
Conservation needs to be balanced with the need to address concerns around climate change issues (how do we steward the forest and protect residents)
I think that with careful consideration taxes could be kept the same.

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>Keep taxes the same, but decrease spending in some areas while increasing spending in other areas</b></li> </ul>
Generally, rebalancing is a good check
Planning function is over-resourced at the expense of the resources needed to carry out the Strategic Plan.
IT initiatives have a way of being counter-productive on Lasqueti, often because IT planners appear to be unaware of local sentiments, or unwilling to take these into consideration. Tax money would hopefully be spent more effectively if there was more careful consideration of what is needed/wanted were and when.
Trustees should be paid more and more funds to ITC and staff need to produce relative to their budget (ie if they get a large percentage they need to deliver more timely detailed info for the communities they claim to serve). Also if we keep paying for bylaw enforcers they need to start doing just that without political bias.
Property values are increasing which means that the taxation rate should be held steady.
Our tiny community government should focus on more immediate local issues. We have no accommodation for workers and young families. We have an ever aging demographic and need focus on jobs, commerce and development at sustainable levels of coarse
Some staff are extraneous and overpaid, some are not. Some programs have value, some do not.
general guiding principle, to be amended only carefully
I am not sold on many of the entries of the Strategic Plan in terms of their ability to deliver real, measurable, value added benefit to the Islands Trust area. It is in the nature of organizations, including yours, to self-perpetuate first and before all else. At this point, your focus should already have been on climate change adaptation for a few years, but it seems that you are just beginning. I see value in some of what you do, but not in everything.
I am assuming that over time the workplan and goals change as some tasks are completed. I already hear grumbling in our population about the cost of belonging to Islands Trust so I think the tax rate should stay about the same.
Because taxes are expensive when looking at the few services that I receive.
Too much government - we need better use of the funds given to you in trust
I think you are overspending on social media and website
I could be in favor of increasing taxes if a good case was presented for the need.
It makes sense to always re-evaluate priorities and make changes where appropriate
Pressure on Taxpayers is never ending. Taxpayers should not be considered an infinite source of revenue / taxes.
Changing priorities. Fixed income.
General financial unease by gov. until the American election is finished.
Because I'm well aware of the inefficiencies within government (former gov employee). If it operated like a for profit business it would be a very different story.
Development applications take most of Staff time. Developers are obviously not paying enough for the extensive services they receive. 2019 Budget figures state Application income was \$53,231. This constitutes 0.00725% of the total 2019 budget of \$7,339,845. While virtually the entire budget goes to developers' concerns with their applications, there is no visible time or resources available for ecosystem protection services such as research, data enhancement and policy work to preserve and protect the Trust area - precisely what the Trust should be doing. This absurdly unbalanced budget allocation must be reviewed, as has been commented on for many, many years now.
Low income

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>Keep taxes the same, but decrease spending in some areas while increasing spending in other areas</b></li> </ul>
All spending and outcomes should be reviewed
funding needs to be increased for bylaw enforcement
Because it seems the most fitting.
Need to update program focus
I have not seen the draft budget, so in principal I support making prudent decisions on priorities without needing to increase taxes. I also encourage the Island Trust to consider other sources of revenues rather than just focusing on taxes.
Reduce planning services and increase trust wide advocacy programs (working with First Nations, No Tankers, better communication to members, etc)
life in the real world. Compromises always made.
There's an obvious need for flexibility in where resources are directed to. This would be so in the most routine situations, but with the many added changes caused by a rapidly evolving situation of climate, population type, and other needs left unaddressed that are now recognised as necessary, I would suggest it may become necessary in some years to increase taxes further. Hopefully that can be done wisely and in a way that maximises our ability to preserve and protect all that is the most valuable to us.
Encourage efficiencies. Talk less, do more. Renovate the mandate, demonstrate leadership, be proactive and visionary not mired in bureaucracy
Focus funding to help existing workforce, rather than growing the tourism industry. We need year round jobs, not more tourism. And housing.
Because we pay way too much taxes on Hornby as it is with not much return in services
There must be room for efficiencies!
Taxes are already through the roof
I am not against tax increases, but we should always review all programs and decrease spending in some and increase in others. The answer to the question is not really the dollars, but more the value of the work being done.
I strongly support the new strategic focus on climate change and that on 'reconciliation', but I also believe a significant proportion of budget is misspent creating and enforcing some standards of property use and development that are frankly contradictory to these strategic directions. I would therefore like to see consideration of some revision and re-allocation of budget between these existing and new activities.
Choices for service delivery do not meet local needs
Increases in taxes in other areas is expected
I am taxed out, government agencies need to learn to live within their means

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>Keep taxes the same to maintain staffing, services and programs at current levels</b></li> </ul>
Common sense
happy with the work being done
There have been no solid reasons to increase other than the broad strokes of "climate change" and I disagree with the wage increases. Show me why you deserve it???
Not enough info on what expenditures are.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Keep taxes the same to maintain staffing, services and programs at current levels</b></li> </ul>
Why are managers getting double the pay increase of union staff?
Islands trust does not need to increase its role
We cannot continue to increase our taxes. Islands Trust must employ some austerity measures just like the rest of us.
I feel the money already collected can be better allocated
My taxes have increased too much in the last few years. I am on a fixed pension.
Satisfied with current status
Affordability of living within our means
Many island residents are low-income and/or fixed-income. Tax increases should always be a last resort, consistent with fulfilling the primary mission of the Islands Trust.
Dont think increased taxes are necessary
Current economics
because I rely on our Trustees' work on Saturna.
Because I am a younger person (under 40) with a family who is lucky enough to own my own home and I just can't afford to keep paying more taxes
Pay a lot of taxes already, not just this one and an increase in taxes rarely gets what's needed.
There are too many fixed income people on Mayne for whom increased taxes would be a burden.
fixed income
I feel we are adequately supported with the current programs and services.
Land taxes are becoming difficult to pay
Taxes are way to high
It is not clear to us how we benefit at all from these taxes. Suggest IT develop an effective public relations plan to educate me on what I'm paying for now and why I should pay more.
Taxes are high already
The only viable plan!
I pay enough tax already. Trudeau Horgan and Stewart are bleeding me dry
Things are going pretty well on Hornby.
Modest increases in taxes are inevitable due to cost of living considerations. Deliberately increasing taxes to add programs or services does not seem necessary. Projects are embarked upon and completed. Once completed they provide room for staff to take on new projects.

<b>Comments from participants who chose:</b>
<b>Decrease taxes by reducing services and programs from current levels</b>
Appears to be that there are too many levels of government and savings can happen with better allocation of resources.
Why is the Trust doing the work of other government ministries
because you spend too much on initiatives outwith your mandate

<b>Comments from participants who chose: Decrease taxes by reducing services and programs from current levels</b>
In my opinion the Islands Trust cost per household in comparison to other areas where no direct infrastructure costs are involved ie no water, no sewer, no garbage collection etc are excessive. We need to focus on more cost savings.
To many hidden agendas are being funded from tax base.
There has not been a single year in the past 5 years when taxes have decreased. Reduce the 3% expenditure increase so you don't need to spend \$384,000 from reserves and increase taxes 1.5%
bureaucracy,need self government.local people know local needs
It is time to reduce costs, not endlessly increase them. Too much of the trust activity is not cost effective as it is. Not worth throwing good money after bad. The taxpayer would like a reduction of the tax burden.
The Islands Trust funds activities not in the mandate
The Islands Trust has not demonstrated good stewards of the funds they currently have.
more government intervention is costly and unnecessary.
Taxes for this service are too high already
I don't get any service for my taxes now. None! I pay the same in Vancouver and get water sewer and garbage service. On SPI....nothing
We've own our property in the 1950's and now you're trying to control it. Sad
Taxes generally are extraordinarily high as it is.
The Islands Trust should focus on land use planning rather than on "strategic initiatives" that will not be accomplished, especially in areas where the Islands Trust has no jurisdiction.
So much money is spent on things that do not matter. Staff wages are already pretty high. Costs for things like Trust Council could be reduced considerably. Accommodation, travel and staff time at meetings makes a pretty expensive 2 1/2 days. Nothing ever gets resolved that requires this kind of expense.
I'm not aware of any benefit you provide.
Is Tr should focus on the job they were given using the tools they were given: community & land use by-laws.
The Trust's taxes are too high, look at the history. Games being played using a big surplus .This won't end well
I think the Islands Trust has strayed too far from its core mandate. Stick to your knitting of land use planning. Advocacy and education is done better and more efficient by many other organizations and government departments. There is a lot of duplication and inefficiencies built into the Islands Trust.
45 years of land use planning and what has been accomplished? Very little except a big bureaucracy
We have no services what so ever. No road maintenance, no garbage, pick up, no recycling , no police,etc etc
not getting good value for the dollar
I would like to see the more efforts going towards protecting Old Growth Management Areas. Establishing more OGMAs or removing the Public Lands from the BC Timber Sales
We are barely able to pay our taxes. Assessment and taxes have gone up, but we are retired and have a fixed income.

<b>Comments from participants who chose: Decrease taxes by reducing services and programs from current levels</b>
there continues to be an immense amount of wasteful spending by the Islands Trust. I want to see the Trust do more with less, or at least look critically at each and every expense line in the budget questioning if there isn't a more affordable way. Really, a change of attitude is needed and I fear this may not be possible with the existing staff and Trustees. The available multiple choice answers illustrate this point. Never did the authors of this study even consider that a possible answer could be to do "more with less", or something to that effect. This problem is not at all uncommon and I recognize it puts staff and Trustees in a difficult position.
Taxes rising too fast, while incomes stagnant. Don't support certain initiatives
I believe that the Islands Trust ill-serves the communities it purports to serve. Vocal fringe opinions are favoured simply due to imagined alignment with the IT mandate
Focus on essential services
The conundrum of Bowen, we contribute a higher percentage to the Trust, but need less planning services because we have local planning staff at the muni.
Government is always growing, one needs to examine how to pull back.
over reach of trust with regards residents' and landowners' rights
Is. Trust has become too invasive in local Island needs and must reduce it's costs to the tax payer.
Disagree with the direction of the Trust
I have had enough of taxes
Our taxes are too high
island trust does not give value !
You are micro managing everything and repeatedly revisiting the same topics within short time frames. Instead of simplifying our land use planning , it is becoming more and more complicated.
I am paying more for less actual services

<b>Comments from participants who chose:</b>
• <b>Don't know /other</b>
Paying taxes on credit is not sustainable. Spend money where the impact is measurable.
Are you going to fund practical services like the bus, transportation? What services?
Questions too vague
Eliminate staff in proportion to the projected salary increase to be cost neutral to previous years. no more implementation of climate focused expenses. you cannot predict the weather and it is abhorrent for politicians and beaurocrats to think that they can.
Because there should be the option of a Mix of budget principles.
I am fine with the first option except I feel very strongly that excluded staff and management salary increase should be the same as, not more than, that for uniuionized staff. n
Increase taxes to meet employment agreements
It's hard to answer this without knowing what potential programs would be added/improved, or cut.
nothing to help wellbeing of locals. Increase commerce, jobs, affordable housig options, senior homes and services
Dont know enough to answer
Not sure I can prioritize your work. Lack of knowledge.

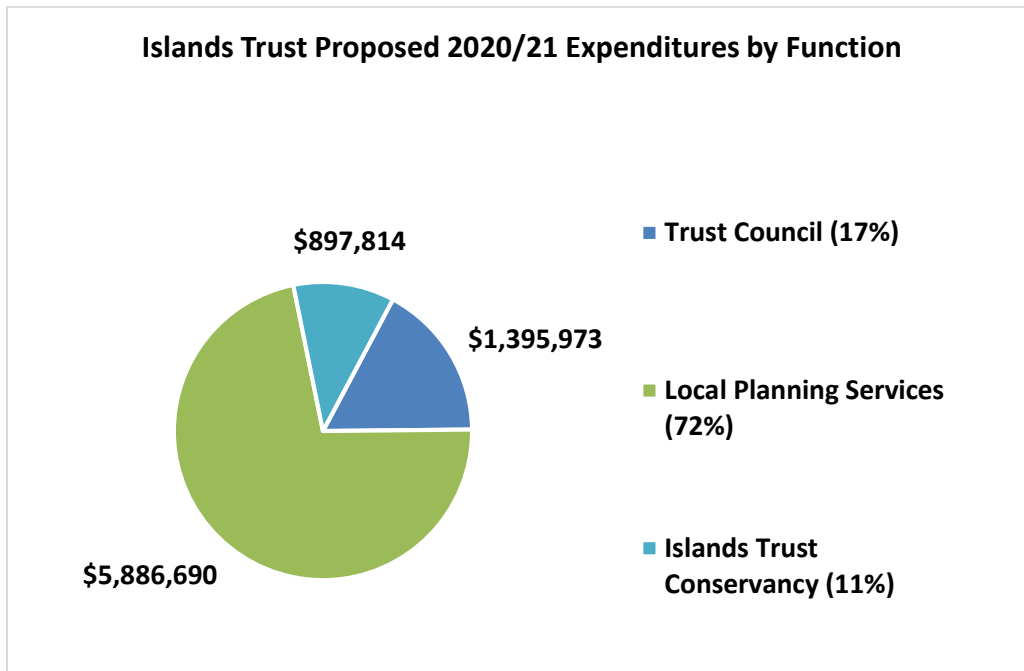
Very vague question. My perspective would depend entirely on what services/programs and how the money was being spent

new to the area and not familiar with Islands Trust system yet

Cannot choose without knowing what new programs might be implemented

### Climate Action Focus

The Islands Trust preserves and protects the Trust Area through environmentally stringent land-use planning, land protection through the Islands Trust Conservancy, and working locally and across agencies to collaborate, plan and advocate on important matters in our jurisdiction.



### Expenditures: Where Our Money Goes

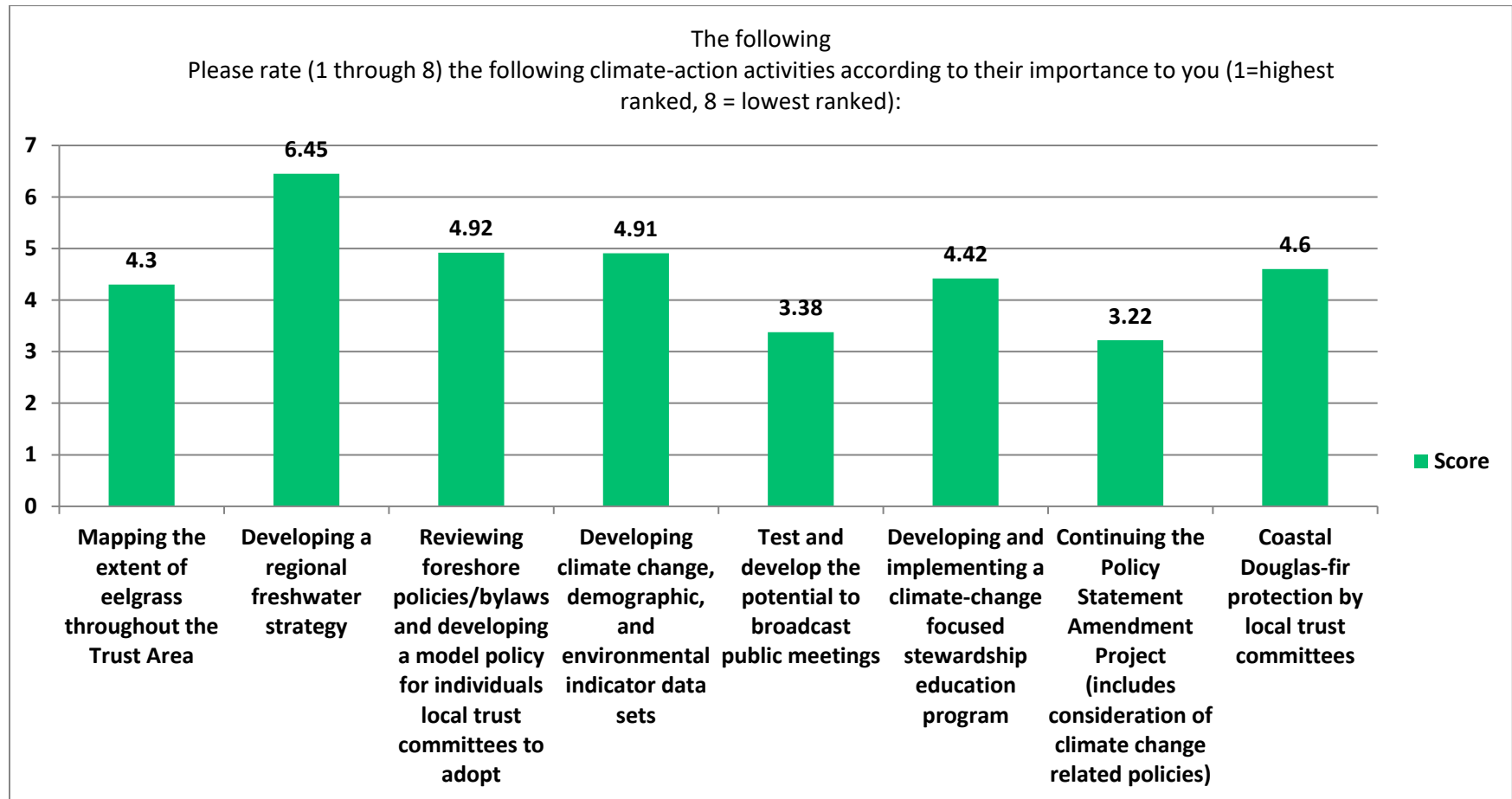
The Islands Trust's day-to-day work of preserving and protecting the Islands Trust Area has a climate action focus that is being strengthened by the Islands Trust Council's Strategic Plan 2018-2022. The following strategic climate-action projects are proposed for 2020/21 for a combined cost of \$225,650. Trust Council is also responding to the climate emergency by contemplating making the Freshwater Specialist and Conservancy Covenant Management and Outreach positions permanent, and funding local trust committee projects.

Additional new projects and initiatives that are included in the draft budget but are not directly related to climate action include:

- the implementation of a secretariat function (e.g. organize and co-host regional meetings/forums)
- the development of a model policy and regulations for affordable housing
- the replacement of the organisation's storage area network (SAN) which has reached the end of its useful life

**Question 4:**

- 479 out of 745 (64%) who participated in the survey completed question 4



## Local Planning Services

In the Islands Trust Area, the focus of all land-use planning is the preservation of the environment, cultural heritage and community sustainability. Land-use planning activities include:

- proactive land-use planning (maintain and update 20 official community plans and 20 land use bylaws)
- application processing (e.g. property rezoning, development permits, public hearings about proposed bylaws)
- local trust committee meetings
- community information meetings (e.g. land-use planning issues, freshwater protection issues and options, climate change)
- bylaw compliance and enforcement

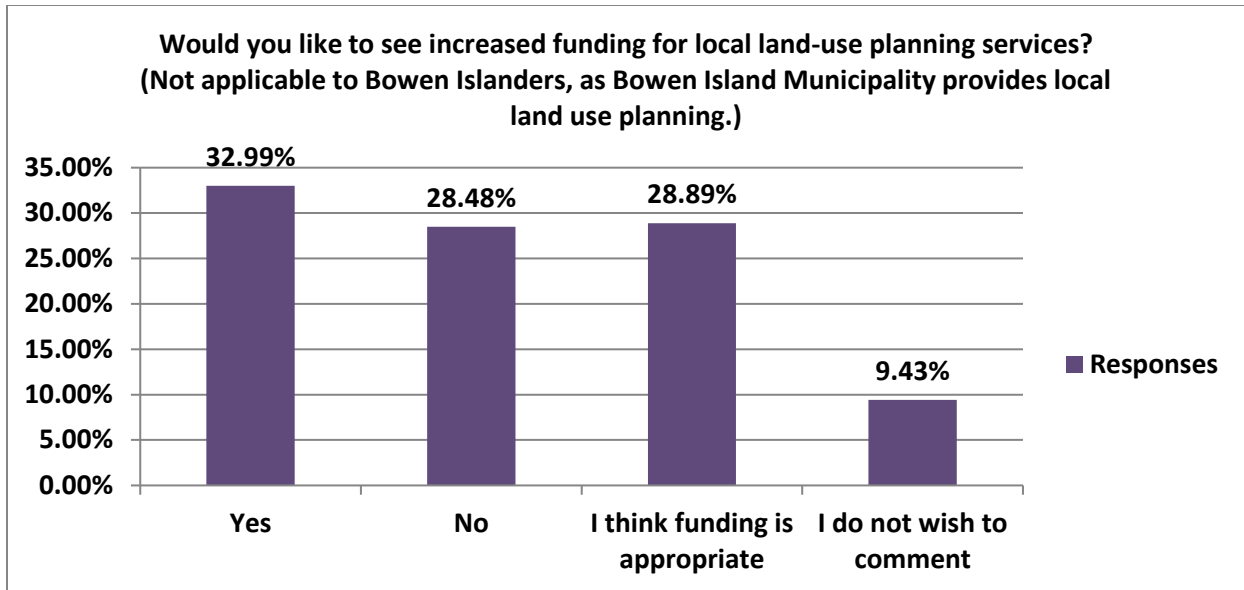
**Would you like to see increased funding for local land-use planning services?** (Not applicable to Bowen Islanders, as Bowen Island Municipality provides local land use planning.)

### Question 5:

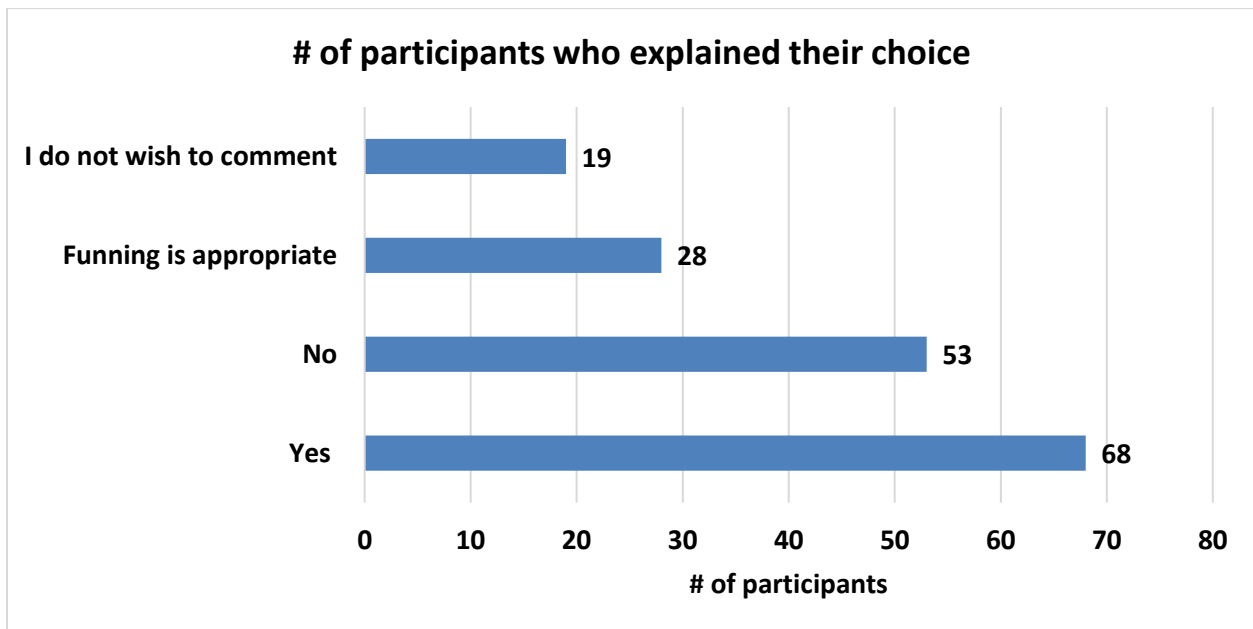
- 488 out of 745 people (65%) who participated in the survey completed question 5
- 168 out of 488 people (34%) who participated in question 5, explained their answer choice

In the Islands Trust Area, the focus of all land-use planning is the preservation of the environment, cultural heritage and community sustainability. Land-use planning activities include:

- proactive land-use planning (maintain and update 20 official community plans and 20 land use bylaws) application processing (e.g. property rezoning, development permits,
- public hearings about proposed bylaws)
- local trust committee meetings
- community information meetings (e.g. land-use planning issues, freshwater protection issues and options, climate change)
- bylaw compliance and enforcement.



Participants who explained their choice:



The following tables show the participants comments who explained their choices to question 5.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Yes</b></li> </ul>
Fort St planning staff need legislative and policy guidance to support the ALC, TPS directive policy and accountability to trustees, the public.
Increase funding for water planning, funding for climate action, more by law enforcement for STVRs
I believe they are understaffed - this is often their excuse

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Yes</b></li> </ul>
Funds are needed to update many OCPs and LUBs to include climate change adaptation and mitigation as a lens for all aspects of land use planning
I think more emphasis needs to be placed upon habitat protection. People need to be educated as the effects of their decisions, for example the effects of clearing one's property on the watershed and availability of ground water during dry seasons. I think people need to be made aware of bylaws put in place to protect our forests, watersheds, etc. and people's compliance to these bylaws need to be monitored and enforced much more rigorously. You need increased funding to do these things.
More \$ for compliance and enforcement
means paying close attention to environmental impacts
Too many property owners are ignoring the land use bylaw, and use delaying tactics--such as filing for repeated variances--to avoid paying any penalties. Enforcement needs to be much stronger and quicker.
Need more effective bylaws & enforcement.
i am concerned land owners do not follow land use protocols
Backlog of land-use planning is a major problem on the islands, for both individuals and businesses.
But! Please be careful with property re-zoning. Giving temporary permits (as you've been doing) really helps us see the effects of the zoning change before giving permanent use.
Seems to not be enough staff to carry out these duties in a timely manner
This is a very contentious issue which pits neighbour against neighbour, and has the potential to change the nature of our islands. The Islands Trust needs to have the resources to fight battles to protect our heritage and not let people or businesses ruin our environs.
Bylaw endorsement and enforcement is necessary because some residents show little inclination to consider how they are impacting the environment.
Importance of land use
Protecting the environment is of primary importance to me.
it would help with problems applicants have faced
It is a fundamental element of the Trust
need to take this seriously and resource properly not only the planning but inspection and enforcement.
There is no long-term plan, or if there is, it's not being followed.
A bit more if it will speed things up.
Island Trust does important work.
If increased funding will help decisions be reached faster...
I believe there are projects that can't be done due to limited staff time and funding. Please ask the province to increase funding to the IT Councils.
Core work of the Trust should be well funded.
Care about climate change and affordability? Need planners to create car-free villages on the islands, with affordable housing.
I would love to see a program for waste management be established for our island. Specifically for large items (machinery, unwanted furniture, appliances). Given that all users must use their own boats or expensive water taxi service people make decisions to dump items into the ocean or forest that are no

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Yes</b></li> </ul>
longer wanted. If an annual recycle barge could be arranged it would save our environment from a number of negative impacts and would make me feel better about the taxes I contribute!
as long as its not to further subsize developers
Environmental surveys and first Nations consent
Better appreciation of necessary actions at the local level
We need better by-law enforcement. A by-law officer should live on Pender and pro-actively ensure compliance by everyone. Just relying on complaints dealt with by someone off-island is inadequate to say the least.
We need better studies to support climate change initiatives
I live on Bowen. I don't believe this is not applicable to Bowen. The municipality could use increased funding for land use planning initiatives, and could use tools developed by the Islands Trust. What matters is the fair allocation of resources and tools among member communities.
Climate change focus needs to be integrated into planning and public education
more effort needed to get more public involvement
These are all very important areas, but I am confused about what is ITA and SCRDR responsibilities, and how we as tax payers fund this
Keep planning as local as possible
Local trustees should be paid more, meetings should be broadcast, bylaws should be enforced better, bylaws should be more easily accessible (as to which are currently applicable).
We need more environmental planning and less response-to-development planning
This seems to be a core component of the islands trust and climate action
if it's for trust proactive initiatives and not application subsidies
Only if it will speed up processing applications
increased development requires more IT resources. Planners need a raise
Yes - what is the cost of reconciliation and the impacts of this on land use planning? Long overdue
More funds for bylaw compliance and enforcement. The OCP on SSI has been a poor and slow process of piecemeal updates for conflicts in 2008 OCP with the LUB No. 355
We need to be more sustainable as a community.
Growth pressures on the islands need greater attention
Planning is the first step in protecting.
Make zoning more sensitive to micro ecosystems (which parts of each land parcel should be designated for tree cover, fresh water retention, agriculture, wildlife corridor, special use zoning and community commons zoning for collective local ownership etc) with values such as environmental and social well being prioritized over second homes or private wealth activities. I realize the multi jurisdictional issues and would love to see the trust lead the way in systems change such as this where it can.,
More by law enforcement please, otherwise the public loses faith in eg STVR rules
I believe that mechanisms for bylaw compliance and enforcement are falling behind community input and planning....good plans are in place, lets ensure them.

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>Yes</b></li> </ul>
There are many pressures for change and adapting to changing circumstances (climate, economic...) and we must make these adaptations carefully and as well thought out plans.
application processing is too slow
new funds to be direct to specific planning projects that have been identified as priorities AND to hiring qualified professionals to work on these projects
More funding for updated zoning to reflect climate change
increased funding for planning and enforcement is great if accompanied by reforms to policies rather than enforcement of outdated rules
management of bylaws etc is increasingly important
We need proactive planning to allow creative density metrics to allow for more secondary dwellings and small homes affordable to working class families now that single family dwellings are no longer affordable to the service demographic making under 100 000 per year.
We must do PLANNING NOW to prepare for the changes that are coming from Climate Change and to prevent the islands from becoming a playground for and only the rich.
This needs to be the priority - great progress has been made on the affordable housing issue. This needs to continue. Bylaw compliance and enforcement is sorely lacking. Complaints driven process is both inefficient and a challenge in such small communities - yet business that struggle and do adhere to the rules are penalized by unfair competition. This is not a healthy nor sustainable approach.
Processes [applications etc] take a long time. Would increased funding speed this up?
I think we need more responsible land use restriction to preserve and protect pure ecosystems.
I think patchwork changes through bylaws and outdated community plans is not great.
all islands should pay their share, dissolve the levies for bowen and salt spring
Making development requirements easier and more transparent would be beneficial.
Wait times too long to review applications (esp. with additional CRD review work) and we need more action on Affordable Housing
Don't really know enough about current needs.

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>Funding is appropriate</b></li> </ul>
Most planning work facilitates development. I don't think this should be supported, although I understand some is needed. I would like to see tax dollars focussed on land conservation and climate change and first nations engagement.
It's not about increasing funding but working more efficiently
Why does it require more funding? Current situation is adequate
I am not sure I am qualified to answer.
keep islands rural
Preserve things as they are
I feel a lot of the planning process can and should be streamlined

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Funding is appropriate</b></li> </ul>
We have spent thousands of dollars on land use planning issues and get nowhere in terms of making any real decisions or plans. Throwing more money at this is not the solution.
I think you should focus on improving the quality of the work done in terms of advancing policy objectives
Again, work with what you have.
People break all the rules so why make more paper work
Work with what we have.
same comment as above, but put less funding towards all the development applications and more towards CIM and LTC meetings (include refreshments in the budget! People don't show up without simple incentives); put money towards streaming ALL public meetings so the community can have access to the information shared (the meetings are often held when people are at work, or they're off-island, or have young children at home and can't come to meetings - to really benefit and inform the community, the information must be accessible - streaming is easy, please do it.
seems to function just fine now.
I think the issue is profit over conservation, if someone is going to make money they seem to be able to get the vote for what they want.
I'd like to see the option of increased funding tied to particular priorities. Why is increased funding needed in this area now?
No explanation needed
I think it is important, but do not think additional funding is necessary
I support increasing funds for OCP up-dates and enforcement, but think applicants for re-zoning and development permits should be paying a greater share of the costs for processing these.
Amount is fine but allocation is unfairly biased to developers with staff helping them "get whatever you want" ) a direct quote. Planning is for long term and community not the present day wishes of landowners as guiding force. I didn't go to planning school and I know that.
It is not clear to me that the current level of funding is inadequate.
seems to be working well
I would like to see more reinforcement of Bylaws. In my neighbourhood we are the only residents with a septic system! This is not appropriate and certainly not in line with current bylaws on Mayne Island. We have reported with zero results.
Served adequately
explain why there are 20 OCP. Have one with 20 annexes. Reinventing the wheel
It seems the existing plans are not very current at least for some of the Islands. This needs to be addressed.
Lots of planning, not much action
I think lots of time has been spent over the years on land-use planning. Before further changes can be made, data needs to be gathered to indicate whether and why.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>No</b></li> </ul>
The Trust is not efficient
Waste of money

<b>Comments from participants who chose:</b>
• <b>No</b>
Decisions on land use should be made locally, not in Victoria
There seems to be zero planning for affordability
The existing services cost too much already. You need to downsize.
Spend money where the impact is measurable.
Not so needed for Lasqueti
self government
Is no not self evident? what do you not understand about NO?
Not sure more money would improve their service
The Galiano Local Trust Committee plans poorly. It does not take into account previously accepted developments. It allows developments with one access road for both in and out traffic. It is presently considering a new development above an existing development which allows a septic field above a community well and a well which allows for 40 imperial gallons of water a day (in the wet season) per household when other Galiano groundwater studies recommend 200 imperial gallons of water per day per household. Either the planners are not bringing these issues forward to the Galiano LTC or the LTC is ignoring planner input. I don't see how more funding for planning would help in Galiano's case
already too regulated
They have enough already if they use it wisely
Recent land use planning and pilot projects such as the secondary suites initiative seem to have faded away rather than reached an informed conclusion. Why fund more when the current planning process seems poor.
Taxes are already too high
Taxes are too high already
Maintain existing policies
We need to retire the Trust !It no longer does what was intended but the original Trust
Taxation is theft
The trust has enough money. Better planning choices might be the fix.
Current planning paradigm is reactive whackamole. No more funding until we have a seventh generation destination. Without that, nimby conversations dominate.
Enough money has been spent on planning.
Be more efficient in your delivery of these services
Not if it's used to thwart local businesses as Ben is currently doing on Pender.
The trust budget is already overblown. Staffing needs to be reduced. An independent review needs to be conducted.
Why do we need more rules, there is enough already.
Adequate provision currently
Is Tr has plenty of budget now for local planning if they stayed away from issues that they have no authority over.
Ridiculous number of employees already
The question is impossible to answer without more information. Since you won't tell us what you plan to do if you have more funding, I'd say stick to your current funding (even better if you could be more efficient).

<b>Comments from participants who chose:</b>
• <b>No</b>
Again, 45 years of land use planning and almost no progress in decades
Islands Trust is part of the problem. stop the extortion with "f" lots , climate change ok so what. every time bylaws are changeor created , compensate those effected
Planning is over resourced in that the preserve and protect mandate can be filled by repurposing the professional expertise of some planning staff.
I would like to see action, not planning.
Enough red tape already in place, no more please.
A third question could have been "do you wish to see the funding reduced" .The planning services are duplicated with CRD. The Community Plans are sufficient and can be administered without such a large staff.
adequate land use planning already
funding is sufficient
Until bylaw implementation and adjudication processes improve, I don't want to give you any more money.
current system seems adequate, wary of regulatory creep on ideological vs practical grounds
Islands Trust planners do not perform any duties that could not be accomplished by planners in the regional district offices, I would rather see their budget grow than see more money allocated to IT
emphasize education over enforcement
As I've already stated far too much of the Local land use budget is used by developers who use staff time and resources for the formulation of their applications while really important budget items such as Climate Change (2020-21 budget proposed: \$225,000) and entirely inadequate and the \$50,000 "Map and Develop Groundwater Budgets" item were cancelled (!). These items have to not only be restored but the budget increased as they form the basis of the Trust mandate to preserve and protect!
Stop taking money from Bowen Island
lower the trusts tax base.
Staff time should be re-allocated from requests for variances and zoning changes to addressing island-wide problems
I want more funding to go to TAC, communication to public, and increase work with First Nations
You're very ineffective and over priced.
Commitees for water are being setup with only those negative to certian areas. Commitee members need to drop bias at door and work for the common good. Once this happens I am all in favour of giving them more money
Difficult to see the benefit of most planning exercises.
Lack of funding is not the problem - lack of vision is.
Not necessary on SSI - there are too many making too many additional Land uses or restricting them to 1 property. For example new commercial zoning was supposed to simplify - instead it made things more confusing. Silly "employment zones" instead of just 3 commercial types of zoning. Everything new is not better
would have been nice to comment on each point

<b>Comments from participants who chose: I do not wish to comment</b>
I have know idea what this involves or where you would get the money from
I am not sure what changes would occur - depends on the details.
I don't feel like I know enough about existing situation to comment
not knowledgeable enough toi comment
Bowen
I do not understand the current planning when people making decisions have conflicts of interest.
Don't know enough
I live on Bowne
complex question without sufficient information
I don't know
don't know enough
I don't have enough information to answer this question.
Ditching water runoff and water resource at Graham Lake
My response is maybe, what would the land-use planning services be for? Everything listed above on an even basis or specific items? This survey is not clear to me.
Not affected, I live on Bowen.
I support the role of the Trust, have done so since the 70's, but find myself frustrated by Bowen paying above average levies for less service. Your pie chart shows the huge chunk of your budget goes to the least needed on Bowen. Pay more, get less isn't reasonable
I don't have enough information
I support the focus of all land-use planning. I do not know enough to comment.
too much emphasis and staff time on meeting zoning and individual building permits etc. Not enough strategic planning. Otherwise I would support an increase. I feel that the emphasis on reactive approvals to requests from property owners is subsuming time better spent planning. For eg., the Vortex variance for septic field fails to consider saltwater intrusions and storm surge. The creek and ocean will be contaminated in short order by this wrongly situated septic system. And their buildings will be flooded by storm surge within 25 yrs according to sea level projections. Your rush may make you liable to future law suits.

### Trust Area-wide Programs

The Islands Trust Council supports the preserve and protect mandate through Trust Area-wide programs and services. These include:

- advocacy (e.g. lobbying about topics such as aquaculture, marine shipping safety, climate action)
- public education programs (e.g. Community Stewardship Award program; educational workshops on topics such as water, climate action, species at risk)
- intergovernmental relations (reconciliation, agreements with other levels of government, hosting of multi-stakeholder coordination events)
- communications (e.g website, social media, advertising, publications, news releases)
- Trust Area-wide policy management, including the Policy Statement (e.g. updating, interpreting)

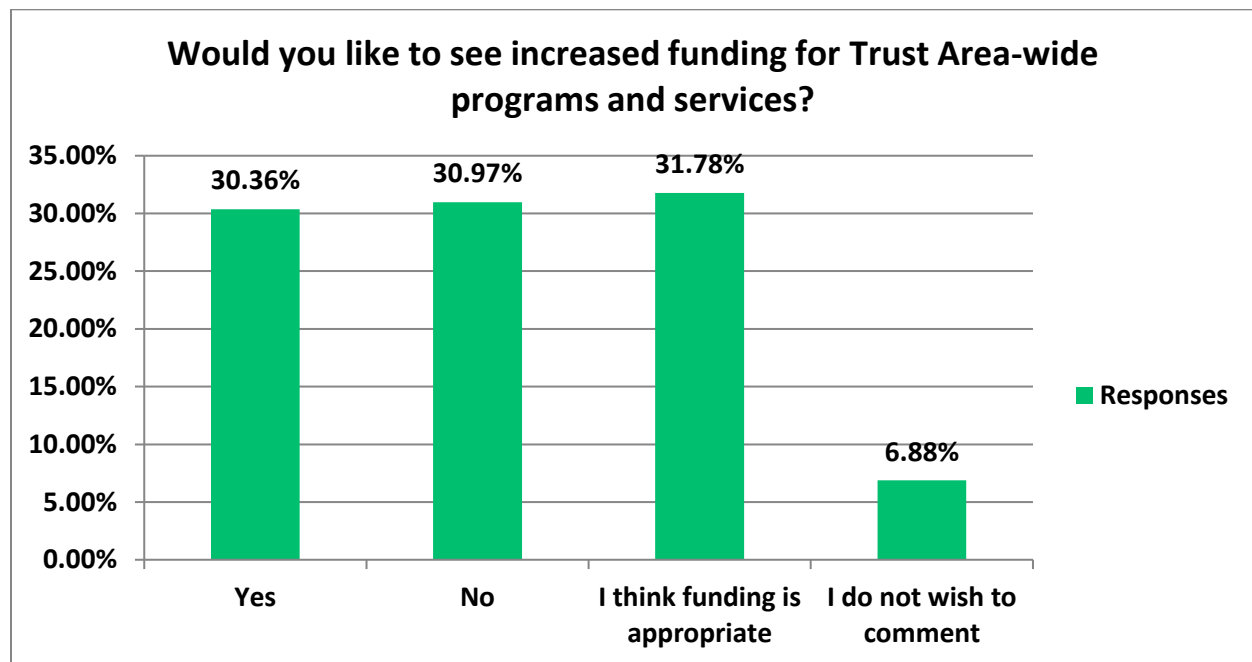
- legislative services (e.g. freedom of information requests)
- Islands Trust Council meetings and Council committee meetings

**Question 6:**

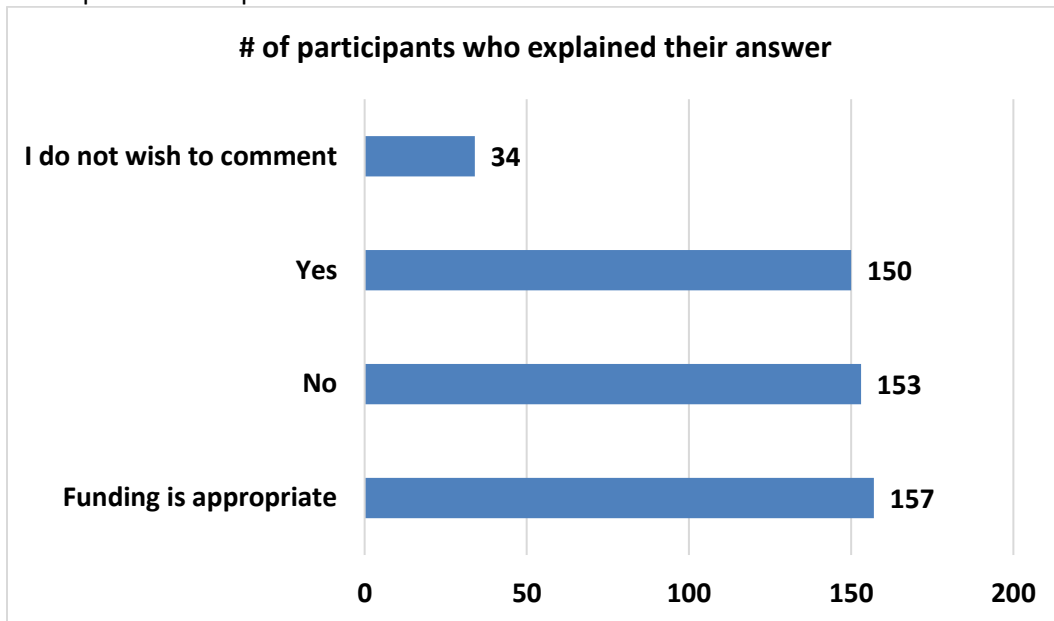
- 494 out of 745 people (66%) who participated in the survey completed question 6
- 138 out of 495 people (28%) who participated in question 6, explained their answer choice

The Islands Trust Council supports the preserve and protect mandate through Trust Area-wide programs and services. These include:

- advocacy (e.g. lobbying about topics such as aquaculture, marine shipping safety, climate action)
- public education programs (e.g. Community Stewardship Award program; educational workshops on topics such as water, climate action, species at risk)
- intergovernmental relations (reconciliation, agreements with other levels of government, hosting of multi-stakeholder coordination events)
- communications (e.g. website, social media, advertising, publications, news releases)
- Trust Area-wide policy management, including the Policy Statement (e.g. updating, interpreting)
- legislative services (e.g. freedom of information requests)
- Islands Trust Council meetings and Council committee meetings.



Participants who explained their choice:



The following tables show the participants comments who explained their choices to question 6.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li><b>Yes</b></li> </ul>
I think there needs to be more focus of conservation and the preserve and protect mandate.
Amend Trust Policy and the Act to have directive policy enforceable throughout the Trust area. Similarly expand mandate of the Trust Fund Board to own Community Benefit Land Trusts in the Trust area, with requisite Trust area planning staff.
I support an increase in advocacy, public education, reconciliation, and meetings. I do not support an increase for social media and website communications (these things are not broken, please let's try to fix the things that are re: climate and Indigenous land claims, truth and reconciliation)
Public education, intergovernmental relations, reconciliation and advocacy need to be vigorous in response to the climate emergency
Advocacy and communications have a broad reach of outcomes, and so more funding for this would be beneficial.
People need to be educated about the risks our islands are facing, and need a strong voice to advocate on our behalf with all levels of government.
all hands on deck. climate emergency
All 8 areas need increased funding. The Trust does what it can with a limited budget.
Would increase taxes
I just feel it may be needed to carry out this work
Education is the most important long-term investment.
I completely support the trust mandate of preserve and protect and am willing to pay the tax necessary.
For the first three items only

<b>Comments from participants who chose:</b>
• Yes
All important services
Protection of the environment is critical.
To improve the relevance of the Trust
Anything that includes climate change is a yes from me.
Add live feeds to meetings for public transparency
The legislation/regulations coming down from the Provincial level are negatively impacting the very plans and needs of the community. As an advocate for the area, we need stronger representation.
You need to spend more money to meet the increasing demands of development and tourism pressure on our precious and fragile island ecosystems.
There is strength in numbers
this is the only area that actually focuses on the environment. we need more of it. and stop colonialism.
Unless it's used to stifle local businesses.
I don't think that there's enough advocacy coming from the Islands Trust relative to climate change. Protection and conservation, stewardship and sustainability are nice, but we need bold action and bold advocacy. We need to be planting trees, not just stopping logging (which isn't mentioned. We need help protecting and expanding the ALR to grow food for islands whose deliveries will be interrupted. We need to be pro-active and forward thinking, not simply, comfortable and conservation minded. )
I would like to see the council pass a resolution or by-law declaring that all citizens of the Salish Sea have the right to a clean environment. This then becomes a charter protection which the council could then ask the federal courts to enforce. But you'll need a legal budget to back this up.
Maybe next time explain what trust wise service and programs are. How is that different than planning services?
As fossil fuel pipeline and reality of greater tanker traffic is evident there will be a need for monitoring of on and offshore effects, to mitigate disaster, to protect land, wildlife, waters and communities against immediate and long term harm
no comment
They are working with too little
Funding for court action and purchasing of land for the community.
I am concerned about the Anchorage issue, which I feel is currently being ignored by the Islands Trust.
Climate action.
The protection and preservation of all the islands' environment is what strengthens the preservation of individual islands.
Public education and planning are both critical to success
i will happily pay more for IT to preserve and protect. Too many decisions pay lip service to the Object. Nature tends to avoid public hearings. Owners protect their property rights better than the Trust preserves and protects
The Trust must advocate more on issues affecting our islands sustainability
Without funding, programs can not be conducted.
Advocacy for permanent resident needs and ecological sustainability as a priority

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Yes</b></li> </ul>
Yes - the Trust has not devoted enough resources to education in recent years, with the result that newcomers and developers have no idea they live in a "Trust" area.
It is cost efficient and more far reaching to act as a united front to develop Trust wide policies where applicable.
More capacity for staff implementation
Yes, yes and yes! They do a lot of range of work and Islands Trust communication is lacking. Please improve website and communicating out to members.
Climate change indicator development, mitigation and adaptation will require additional work in these areas.
I would like to see more education and engagement with public as options are being reviewed to bring everyone to common understanding of decisions.
Regional approach is crucial
There could be an economy of scale if LTC's work to gether to adobt common bylaws...Water availability and rainwater harvesting need to be better understood and promoted
Efficiencies come from better trust wide work.
Trust needs to be more visible and effective in wider context
Stronger awareness of the Gulf Islands will heighten chances for protection.
The government needs to be more aware and responsive to local environmental requirements.
We need more public education on the effects of climate change

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Funding is appropriate</b></li> </ul>
The funding seems appropriate at present
Status quo ok
Happy with how it is, but wonder if Trustees could participate in meetings remotely to reduce costs (monetary & climate) of a physical meeting.
islands trust appears ineffectual when crd ,alr insists on a different ruling
The Islands Trust and CRD need to work together better. I'm not sure additional funding is the answer.
I'd like to see streamlining of some of these activities
The area wide Trust needs to ensure that it streamlines itself and allows for local Trusties input have significant weight as they are the ones who speak on behalf of those who elected them.
I think more emphasis on public education. So much ignorance and misinformation out there. Give that a higher priority. Also you need to gather more data on groundwater, freshwater, tourism levels for example. We need more fact based decisions at the application level.
Local IT communication and advocacy work seems sufficient
see previous comments
Support IT but do not want increased costs
Again work with what you have.
mote Educational Workshops would be nice so we can all be informed by the science behind actions; more money put towards the studies that inform these workshops (ie: climate change mitigation). In the

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>Funding is appropriate</b></li> </ul>
current marketplace I would think there can be less money allocated to the website (once it's redone) as these types of things are cheaper to manage now than in previous years.
Again, I'd like to see the option of increased funding tied to particular priorities. Why is increased funding needed in this area now? The broad mandate outlined above could consume any amount of additional funding.
The jurisdiction of Islands Trust is so vast I think you would need a huge amount of funding increase to see much of a difference here, which is not very likely
Same as above
Although important, I do not think an increase of funding is necessary
I don't see a need to increase any of the in any of the above
It is not clear to me that the current level of funding is inadequate.
no increase in budget
Provincial carbon tax covers this.... Too many studies -
Adequate
Not sure that some of the items add much value, or could be more focused
There could be much more sharing of good policies between the islands
Support increase but is there room in the budget

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>No</b></li> </ul>
Not your job
Because most of these initiatives duplicate work done by other levels of government - they are very definitely not part of your mandate.
Studies and meetings are not actually providing services.
Spend money where the impact is measurable.
Education is great but why do we have to pay to host all this? Provide access to data. Those interested will read and recommend to others. Keep our taxes within reach of average income earners.
respect local
Stick to your mandate, zoning! Leave social issues to individuals.
Use what you have to greater effect.
Too vague
Some issues are responsibility of higher levels of government
The majority of these do not seem to be evidence based. Given this, the budget should remain the same or be reduced
taxes are too high already
Taxes are too high already
Taxation is theft
Enough money is spent now.

<b>Comments from participants who chose:</b>
• <b>No</b>
Save staff time and money by getting away from lobbying in too many areas. Narrow the strategic goals in these areas.
I think the trust should just carry on as it is doing. no more money required.
Too much advocacy cost currently
Is Tr has enough budget if they stayed away from matters they have no jurisdiction over
You are supposed to do land use planning. thats it.
I'd like to see advocacy and education reduced. It's done better by others. These are 'vanity' projects. Please identify the cost of your 'core; services (the last 4 bullets)
just concentrate of water pollution and that will benefit human and sea life. Way too broad range for such an important question
Not relevant
again when does it stop, lets see what else you can come up with to make things better.
Resources could be seconded from the Planning focused services to boost the efficacy of Trust Wide policy and ecology focused work.
It is extremley expensive to hold these meetings. 4000 dollars was spent on a meeting for lasquetis OCP meeting. It costs way to much and is poorly organize. Local people have the skills nessasary to address the issues at hand without spending so much of our hard earned money.
Funding is sufficient.
Reduce funding. These activities are heavily duplicated by many other bodies.
Support advocacy
current funding is sufficient
Without more evidence about how this benefits the community, I don't want to give IT any more money.
Cannot afford it.
Sounds like empire building
Focus priorities on cost effectiveness - reduce trust council costs by reducing travel costs and focus on staff retention and higher productivity.
There has been to much talk and not enough action. The Trust Council with administrative staff have stated for years that they are working with the provincial government to have the ability to fine for DPA violations. Nothing has happened to date .
increased costs with no concrete benefits to residents, tackling issues where we have no influence or impact
The trust policies seem to be creeping outside of the scope of the mandate they've been given. I recognize that the world is evolving, however having every level of government funding policy research is a waste of tax dollars
Other governments also have these responsibilities
Demonstatably figure out garbage, fire, water, and public transport, first...time for doing, not talking over and over.
Islands Trust has become involved in too many areas and far too big for our Islands needs. Slow down !

<b>Comments from participants who chose:</b>
• <b>No</b>
To much money is spent on advocating for actions by other levels of government. Trust should concentrate on getting province to increase its powers and using existing powers.
The regional government has not been shown to be effective at advocacy and intergovernment relations despite the tremendous opportunity this presents. No use increasing funding to do a mediocre job.
You accomplish nothing of value to me
Bowen does not need the island trust
I prefer local government
this level of governance is not effective
too much island money flows to Victoria
would have been nice to comment on each point

<b>Comments from participants who chose:</b>
<b>I do not wish to comment</b>
not knowledgeable
I always supported IT but somehow it isn't working any more.
simplistic question without sufficient background information
I don't know
not sure I know enough to comment here
as above
I would support more funding if it's necessary but again I don't have enough info to answer this question.
I would like to see services in the Islands Trust area procured on the islands that are being served. Rather than funds being spent on goods and services in Victoria. ie Printing/Advertising
I think staff are better informed to decide where to allocate available funds to best meet the goals.
I don't have enough info to make an educated comment
Once again my answer is maybe. Some of the programs listed, yes, some no. This question is not specific enough.
I don't have enough information
I do not know enough to comment
unsure of my answer. some increase, some decrease, some the same!

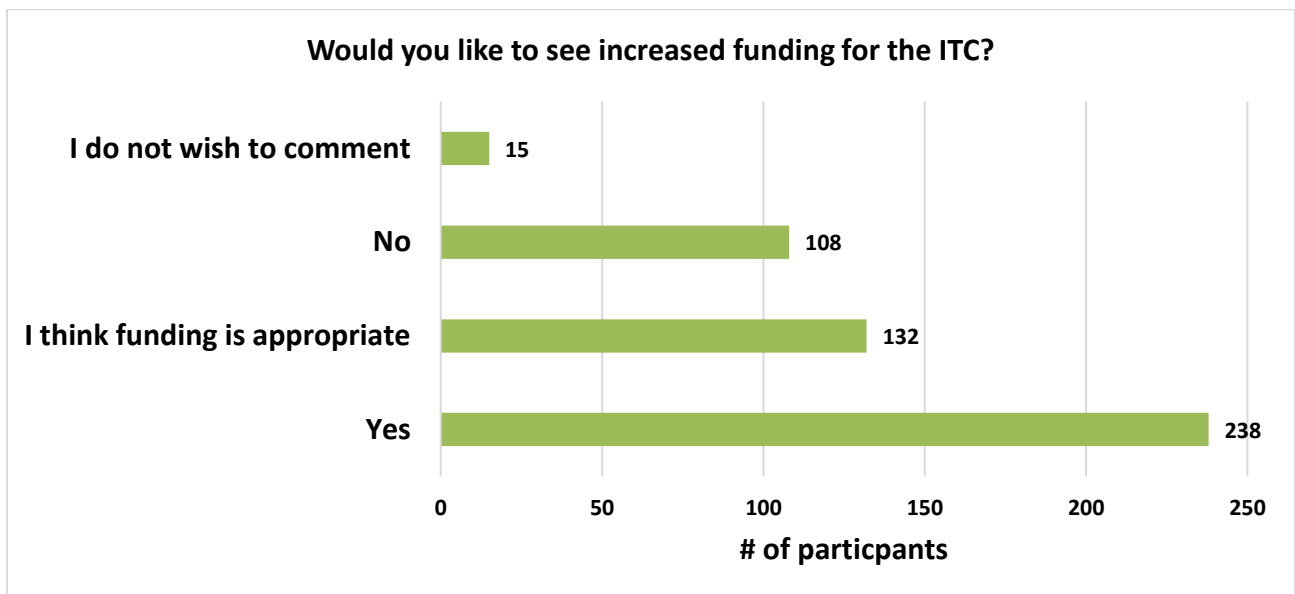
### Islands Trust Conservancy

The ecosystems of the Islands Trust Area are among the most at risk in British Columbia. The Islands Trust Conservancy protects 1304 hectares of natural landscapes across the region and empowers property owners to protect private land through innovative programs, covenants and volunteer conservation initiatives. The Conservancy's administration costs, including the costs of managing 105 protected areas (29 nature reserves and 76 conservation covenants) are paid for through the Islands Trust budget. Land purchases and covenants are generously funded through donations.

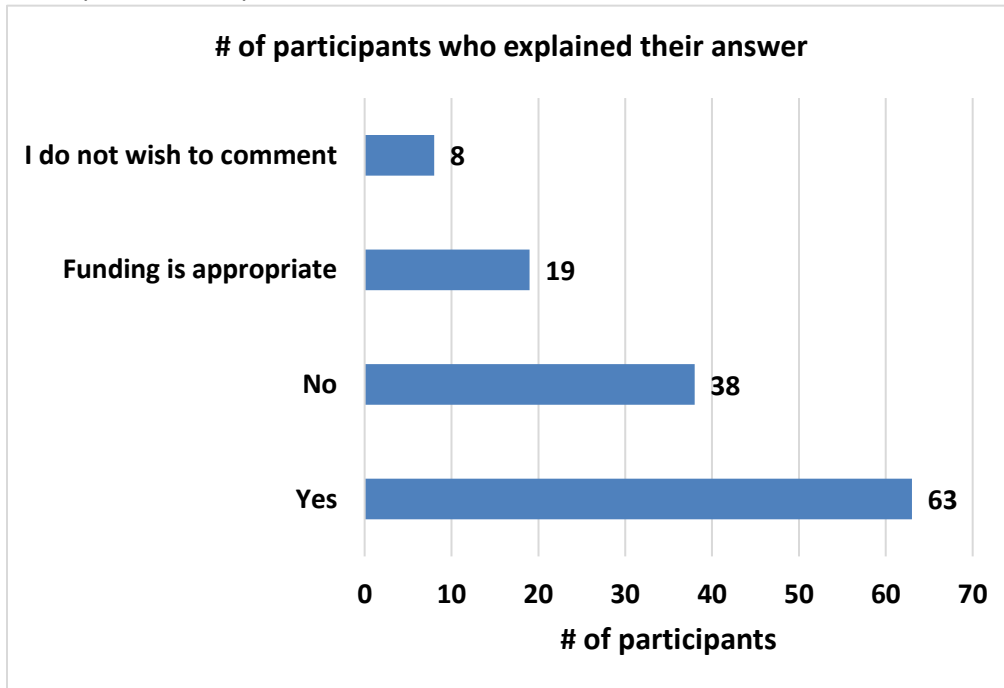
### Question 7:

- 493 out of 745 people (66%) who participated in the survey completed question 7
- 128 out of 493 people (25%) who participated in question 7, explained their answer choice

The ecosystems of the Islands Trust Area are among the most at risk in British Columbia. The Islands Trust Conservancy protects 1304 hectares of natural landscapes across the region and empowers property owners to protect private land through innovative programs, covenants and volunteer conservation initiatives. The Conservancy’s administration costs, including the costs of managing 105 protected areas (29 nature reserves and 76 conservation covenants) are paid for through the Islands Trust budget. Land purchases and covenants are generously funded through donations.



Participants who explained their choice:



The following tables show the participants comments who explained their choices to question seven.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• Yes</li> </ul>
This is the most important work of the islands trust and should be an area of growth.
See response to Point 6
It is the most worthwhile thing you do
Permanent protection on wild lands are essential for our future.
The Islands Trust Conservancy is the most important program/branch of the Islands Trust. Preservation of wildlife, watersheds, foreshores, etc., depend upon preservation of habitat. Habitat preservation is crucial in mitigating the effects of climate change by providing refuge for wild species and watersheds threatened by our changing climate. Wildlife populations around the world are declining at an alarming rate, and habitat loss is the most significant reason. Intact habitats such as old growth forests and eelgrass meadows are important carbon sinks. Intact habitats also improve availability of fresh water. Intact habitats have a great deal of biodiversity which increases stability and resistance to fire, pests, drought, etc. Most of us choose to live on the islands due to their relatively pristine natural environment. This is more important to most of us than increased services, amenities, and recreation opportunities. The only way this natural environment can stay natural is to protect it. Thus, the utmost importance of the Islands Trust Conservancy. Thank you.
protect whatever is possible
This is a wonderful program, that has significantly enhanced the natural environment. Wiht population increases in Vancouver, Victoria and surrounding areas, the SGI will face increasing pressure to develop. The Conservancy helps protect what littl is left of unspoiled areas.
And I'd like to see less removal of trees on private lands

<b>Comments from participants who chose:</b>
• <b>Yes</b>
I believe this is one of the Trust's most important initiatives.
Important to preserve and protect our rural character
critical for the preserve and protect mandate
Our public lands will become smaller if they are not taken on by the trust
It needs money to protect the environment
The Islands Trust Area are among the most at risk in British Columbia.
Yes, especially if community farms (with affordable housing tiny homes surrounding can be covenanted..
The more land preserved, the better
Land costs money. Educating the public costs money. Help them protect our land.
It needs more promotion I think
Once it's gone replacing will cost infinitely more
Once we've lost nature, it never will return.
Because it is the most important part of the gulf islands, more important than anything else.
More needs to be done to protect out forests.
Protection most important
Our natural resources are our greatest wealth.
The conservancy is rad
With \$ the Cliffside/Tumbo Rd wetland area could have been bought at the giveaway price and kept as it is now the ponds are destroyed by oily runoff of road building and property development.
Preserving ecosystems has to be a top priority
good economy, get stuff done.
Please buy up more of the public lands!!!! Or even the Already desinated OGMAS
This has been an effective protection method.
The Trust has declared a climate emergency. Act in this and give more money to ITC. Our ecosystems are the best in BV for carbon sequestration and we need to protect the forests while we can.
I would like to see further management of the byproducts or oyster farmers etc. The amount of garbage, plastics, metals, etc that continues to wash ashore and not be cleaned up is quite alarming. Larger penalties for mismanagement of equipment should be implimented along with their management strategies upon lease renewals.further protection of beaches and access for all Canadians to beaches and waterfront should be considered when developements may cut off access for all peoples
Protect more land.
Protection of fresh water ecosystems is vital
should be a top priority
Conservancy work on all the islands is more important than ever.
Protecting our ecosystems is the most important thing we can be doing.
Particularly on Mayne There is a need for conservation easements or dedication — most land is private and relatively unprotected from inappropriate development and activities.
I think it is worth the effort to search out donors and programs that will amplify existing Conservancy efforts.
We have benefited from this great already, and hope to do more in future.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Yes</b></li> </ul>
With increase funding I would like to see increased action in regards to those residents in violation of bylaws.
the conservancy is a major contributor to achieving any climate goals the Trust has
Larger land areas require more work
Buy land to protect before it's all bought up and developed
The more land preserved the better for residents and all British Columbians. With necessary funding all covenants and protected areas can be monitored at least yearly.
More work in this area justified by the huge benefits
The Conservancy is essential for protection of important areas.
land protection of endangered CDF ecosystems should be top priority
Great - and do more, including in zoning and bylaws
Yes - preserving and protecting Trust island ecosystems ARE the basis of the preserve and protect mandate of the Trust.
No land equals no trust, BC government has provided us with numerous examples of how not to protect land.
Preserve and protect.
Maintenance of the ecosystems are critical to the quality of life on these islands (human life and all other life forms).
Protection of local ecosystems is more important to me than anything else, due to climate change.
Again -- protection requires meaningful funding
We need to conserve as much land and water spaces as possible. Please buy more nature reserves and improve communication with the public on conservation covenants!
Yes with a caveat. It is voluntary and perhaps needs to be re-examined to give property owners better incentive to participate.
yes, for more land acquisition, public access, climate-savvy conservation activities
Conservation is key to sustainability
The Islands Trust Conservancy should take on a new role of holding land for adesignated affordable housing projects that are models of environmental efficiency. This is essential to preserve healthy island character and communities
But where should this funding come from? Province, Federal Gov, private donations? Protect the islands for all of BC.
Protection is paramount
A bit of a motherhood response since most can't afford what is now inplace

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>I think funding is appropriate</b></li> </ul>
If possible. The Land Conservancy does good work and certainly non profits could always use more funds, however the major costs of their seem offset by donations.
They should raise more money themselves
I'd love to see more funding, but from other sources

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li><b>I think funding is appropriate</b></li> </ul>
Amazing job done with incredible donations.
how does island trust "manage " protection? Sure didnt happen with gardom ponds.
Nothing else to add
If taxes raised, would prefer to increase education.
Support funding by donation initiatives
There needs to be.a greater visibility of what islands trust actually does before agreeing to an increase in funding. Hard to support something if you don't know what has actually been done.
Unless they can expand to holding land in trust for community housing.
Again, work with what you have.
Supportive but don't want to pay more.
Increase the program that communicatest he advantages to wealthy landowners of purchasing and convenanting land for tax breaks. The Islands Trust needs to do more and partner with others to expand and maintain properties int he conservancy. Each island should have a group that interfaces with the Islands Trust Conservancy.
This is an area you would publicize more to increase donations.
again, important, but currently funded
It is not clear to me that the current level of funding is inadequate. I am not sure what spending more in this area would actually deliver, concretely, objectively.
I always thinks bureaucracy can be reduced to achieve savings
Fixed income
I am worried that we cannot increase funding for everything.

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li><b>No</b></li> </ul>
Let other conservancies do the work
We need land for affordable housing, not more off limits lands
You are a local government tasked with land use management - not a funder of charities.
The current program of donations for the ongoing protection of these areas is preferred. I dont want to see a conservancy that costs taxpayers so much to maintain that the islands become out of reach for young families and lower income earners due to heavy taxation. .
islanders love island and know how to protect
This should be a BC parks not Trust activity.
disagree with premise that Trust area among most at risk
Use what you have to greater effect.
Current levels of protections are working quite well.
Taxes are too high already
The area is already top heavy in regulations.
Disband the Trust It has changed drastically from the original intent
Taxation is theft

<b>Comments from participants who chose:</b>
• <b>No</b>
The provincial government should be supporting this financially.
You already spend far too much in this area. Take some guidance from the Nature Trust of B.C.
I do not think this should be funded at all from tax dollars. This is not the role of the trust
There is huge amounts of park land on Saturna. Anymore will be detrimental to the community.
Almost a million dollars for this, disgraceful when volunteers do a better job for way less
There are numerous other not-for-profit conservancies, for example the Nature Trust of BC, that do a better job at a lower cost than the Islands Trust.
We need to protect our environment, but we also need to be able to provide our youth a place to live and work. No more studies, just do what needs to be done.
There are already lots of other conservation organizations - why duplicate grass roots efforts
support of the Conservance should be questioned and investigated
But increased funding must come from the Province and the Feds.
Too heavy handed. Not transparent
Higher purpose people, no common sense, extremists. Save every blade of eel grass and forget about peoples reasonable needs.
Reduce funding - this question should have been asked.
funding is sufficient
There are many Land Trusts in BC - reduce costs through partnerships with other Land Trust organizations who can achieve same objectives.
I like the good signage on the trails, and basic services which keep our parks in good shape. Increased funding will likely result in less access for homo sapiens, where we in fact have very little impact
Doing just fine with what you have
We are overTaxed.
The change we really need requires changes in laws by provincial government. Voluntary landowner efforts are not going to bring the change that we need.
The IT adds another layer of "red-tape"
Your cost are as outrageous as your lack of progress
bowen does not need the island trust
Sufficient benefit with current budget
losing tax dollars
I love nature, but it's time for a more human focus - housing

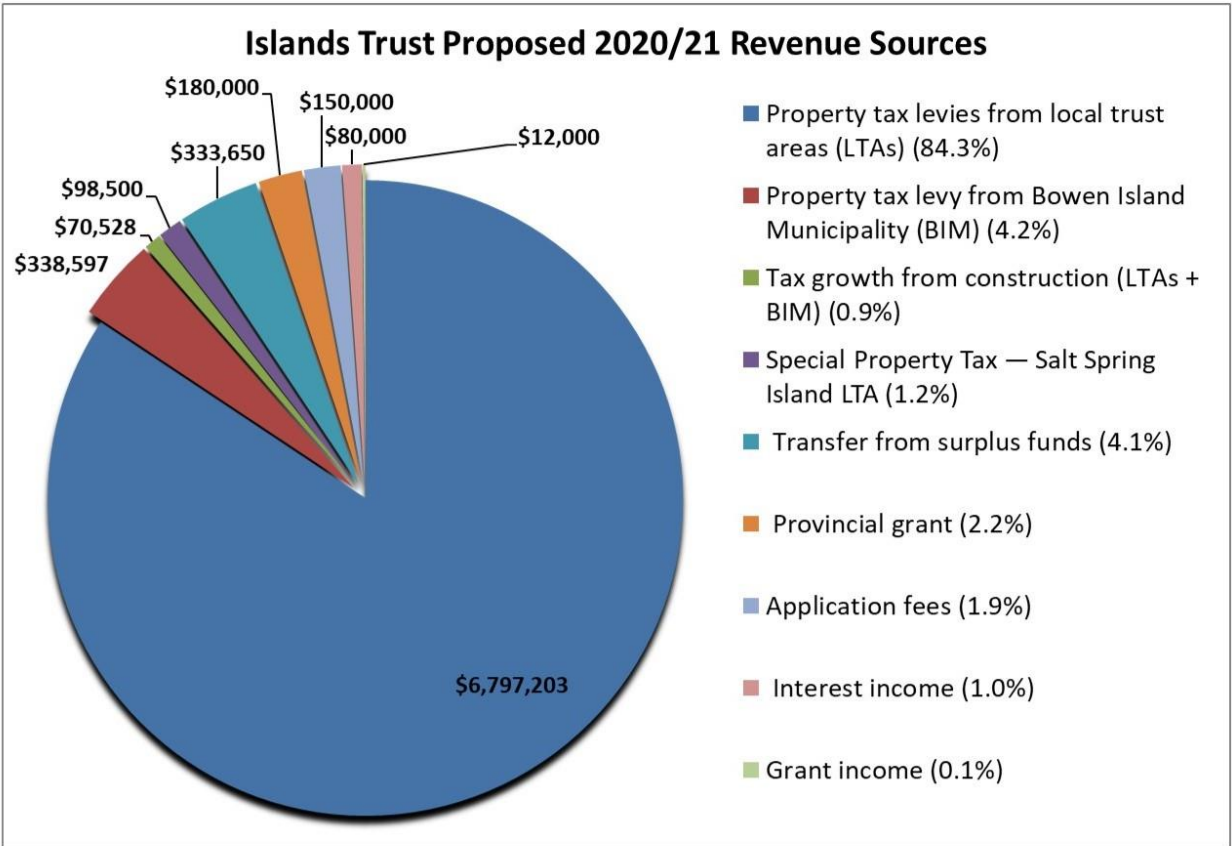
<b>Comments from participants who chose:</b>
• <b>I do not wish to comment</b>
I don't know enough about what it does and where the money is spent and what is the result of that spending...
as above
I don't know

There will be increasing needs to research, lobby governments and achieve greater protection and conservation measures given pipeline proceeding
Do not have enough space info to comment
Maybe! The protection of the 1304 hectares is of utmost importance, but I have no information on if additional funding is needed or if the current budget is adequate.
I don't have enough information
I don't have enough information to weigh-in on this. It would be great to know more about what they already do with their money.

**Revenue from application fees**

In the 2020/21 fiscal year, our proposed budget will be funded from:

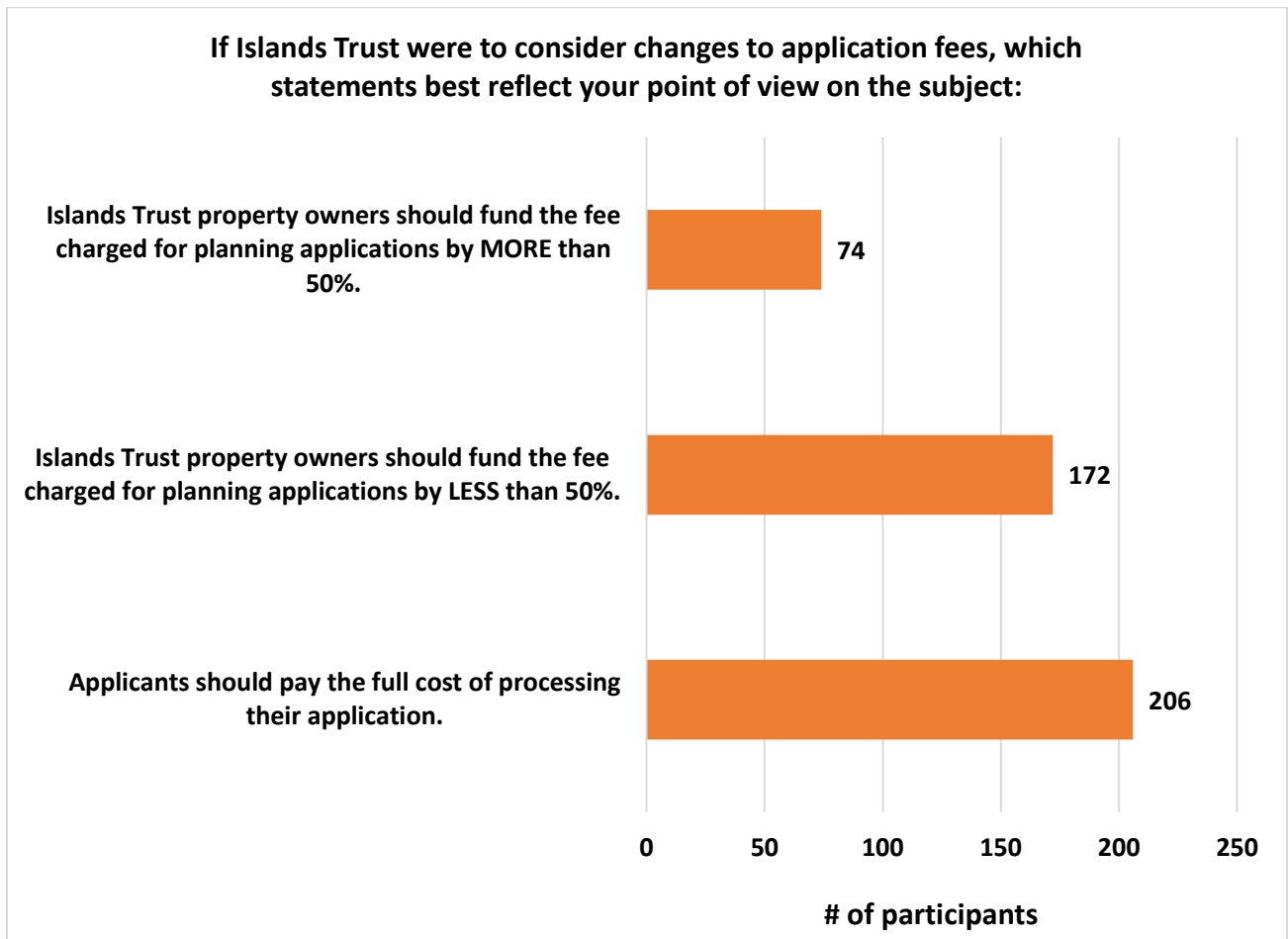
- property taxes in local trust areas
- Bowen municipal property tax levy
- provincial grant
- applications fees (development permits and rezoning applications)
- transfer from Islands Trust surplus funds
- Salt Spring Island Local Trust Area special tax levy (will only be applied to the purpose it is levied for)



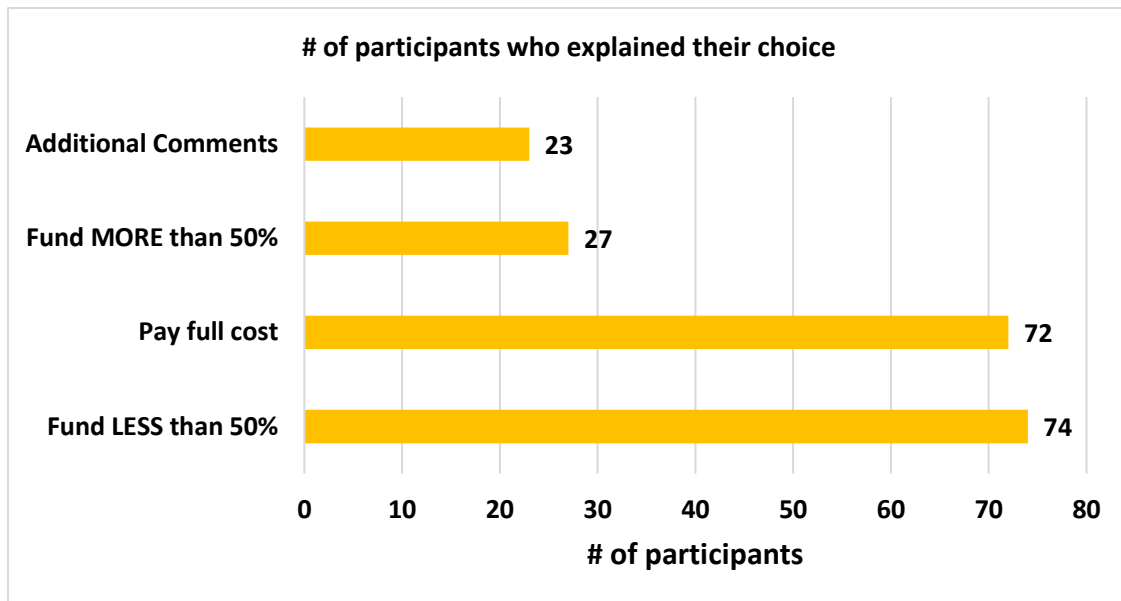
### Question 8

- 478 out of 745 people (64%) who participated in the survey completed question 8
- 196 out of 478 people (41%) who participated in question 8, explained their answer choice

In 2020/21, the Islands Trust Council’s Local Planning Committee is undertaking a review of development application fees. Currently, the Islands Trust spends more than \$2.2 million annually to process development applications. Revenue from application fees is typically about \$150,000. This gap occurs because we charge applicants less than 10% of the cost of processing applications, based on local trust committee direction. The rest of the funding comes from general property taxation and other revenue sources (excluding the Bowen Island Municipal levy). Last year, the Executive Committee sponsored \$5,000 in fees for applications by other government agencies or not-for-profit organizations for initiatives that have community benefit, including affordable housing.



Participants who explained their chose:



The following tables show the participants comments who explained their choices to question eight.

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li><b>Islands Trust property owners should fund the fee charged for planning applications by LESS than 50%</b></li> </ul>
The hurdles for a property owners are already onerous.
Higher fees can shut out “the little guy” and favour big developers. Regular folks won’t be able to afford permits for homes and small businesses, let alone rezonings. The approach to fees needs to differentiate between small-scale applications versus major ones, between commercial developments and landowners simply wanting to use their land sensitively and sustainably.
Leading question
Re look at cost of processing
I don't agree with any of the options but the structure of your survey doesn't allow for dissent. My option would be "the IT should reduce the cost of its planning applications by becoming more efficient. You are a bloated organisation and need to downsize.
definitely should pay MORE than 10%
Development of island properties benefits islanders indirectly and I wouldn't want to see development curtailed due to excessive fees. We see benefits from development in ferry traffic to see our route stay economical, we might get more services such as a cafe with more residents, to name a few benefits. I feel development should be encouraged within our existing OCP guidelines. development
Difficult to choose because of variation of development across the area.
I would prefer to have a tiered fee that discourages large developers and mansions and encourages small homesteads and modest dwellings that are environmentally friendly.

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li><b>Islands Trust property owners should fund the fee charged for planning applications by LESS than 50%</b></li> </ul>
Application process is already fairly prohibitive and taxes are paid once development is complete. Plus this is a really complicated question given applications vary in purpose.
It's the inherent job of government to do this. You can't make all activities budget neutral, collecting taxes for instance isn't budget neutral either because it generates way more money than it costs organizationally. Rethink what the actual job of government is and be ok to spend money there
Paying half or less is fine
It is unreasonable for an organization like the trust to set up all sorts of barriers for folks to enjoy their land and then expect the landowner to pay all sorts of fees to make reasonable use of their property.
I dont feel particularly informed on this. I am surprised that development application fees are so heavily subsidized by property owners.
I do not agree that application fees should be increased. Many applications are rejected. Many applications are dragged on by the Galiano LTC for years
Impossible to explain without specific examples
Population density is too low. High fees will deter landowners from subdividing
keep it the same as it encourages development and is less of a hassle for canadians looking to invest. if the costs are to high perhaps it's time we look at improving efficiencies in application processes. it's too easy for you guys to ask for more money! make due with what you have and be smart with it!
Shouldnt cost that much for paperwork thats outrages cost
Reduce bureaucracy and reduce the fees
To raise the prices as suggested, only the super rich would be able to afford any type of development of any kind.
We are over governed so don't need all these extra layers of ineffective bureaucracy.
Same disband the Trust
This question is written terribly
Taxation is theft
Our taxes pay for appiclations.
IT currently does not make the process easy or transparent eg Roasting Co
Property owners are paying enough in thier property taxes.
Islands trust is payed to do this, they shouldn't double dip with the people.
Those fees shouldn't cost as much as they do. I once had a cafe and to change the facade the application was \$600, my whole decorating budget was only 800! The fees should be reduced. No, applicants should not pay more, and it shouldn't cost so much to process them.
I would perhaps make a program for young families that waive this fee, as it is already incredibly difficult to get started living here
While ou don't want fees so high that some will simply not apply for permission but go ahead and do what they want, you also want developers to bear some responsibility for their plans.
If the trust delivered fully , money would be well spent.

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li><b>Islands Trust property owners should fund the fee charged for planning applications by LESS than 50%</b></li> </ul>
The gap should be reduced by development applicants and property owners paying a bit more. There should be support for social housing projects so families and other with low to mid income have affordable housing
For gods sake you tax us so much. This is the one role that is the role of the trust
no comment
The Trust creates the cost increase not the applicant
Like how much does it cost the Trust with all your layers, that is the problem, hidden in this question of course
A leading question and too limited choices of responses. I want to see Islands Trust being more efficient. How on earth can you spend 25% of your budget on development applications alone? How many do you handle per year? Figure out how to do it faster and better before asking tax payers and users to pay more.
You are too administration heavy. This system does not make sense financially. But no more studies.
Bad survey choices and not enough information to make an informed choice
I support subsidizing not-for-profit agencies but not private interests. Changing from 10% to full cost would be too abrupt, so I suggest a phase-in, with about 55% of costs paid by the developer for a few years, with a view to increasing this to 100% in future.
Planners have a job - to plan. That is what they are paid to do. It is a service, not project based.work.
Development applications showing potential benefit to the community should be subsidized
We're taxed enough, why should we be penalized for trying to improve the limited resource community we live in. We pay enough. We try to be self sufficient and grow but have limited incomes already
Permit applications should be encouraged, not discouraged. The emphasis should be on proper applications and review, not enforcement and punishment for infractions. I support encouraging development applications through subsidizing them.
The processing shouldn't cost so much. They need to better use the tools they have (mapping, etc). Uninformed decisions are being made inefficiently.
The Islands trust should reduce the cost of processing applications and raise fees to reach a balance protect other budget item funding
The fee should NOT be so high as to discourage compliance
If you are covering the gap through taxes this is largely coming from tax paying property owners already....makes the cost of development prohibitive and too onerous on property owners.
Property owners have not control over cost efficiencies at Islands Trust. This question is not informing on how this compares to other municipalities or RDs.
I think it's good the way it is
Flat simple fee structure. If applicants were to pay all the fees, we'd see the fees skyrocket as a means to discourage applications. One might also end up paying 'consultants' assessing climate impacts and such
There needs to be a balance. Viable, livable communities where there are some services available to residents, are important; development application fees should not be prohibitive, especially if compliance is a goal.
reduce costs by streamlining the application process

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li><b>Islands Trust property owners should fund the fee charged for planning applications by LESS than 50%</b></li> </ul>
depends! want to make it affordable for projects with community benefit, affordable housing etc. but big commercial developers making money of speculation and ugly development should pay full expense
confusing question.
development permits have been applied on a random basis and are often not reasonable.
A jump from 10% to over 50% in one go is too steep.
I say less because I'm unsure of the efficiencies in processing. Has there been a recent process review? Is the process streamlined, digital and is workflow automated? Citizens should t pay for government inefficiencies, but they should pay for appropriate solutions that ultimately cost money.
Development rules are largely for the benefit of residents and visitors as a whole, not for the benefit of the applicant. Therefore fees should be set primarily as a deterrent to trivial applications. s
Without the full background and data this question is lacking in detail. To suggest an increase from a cost of less than 10% to full, or more than 50% is impossible to determine.
Make it commensurate with the TYPE OF APPLICATION. If it's done green make it free. If it's a concrete mansion, FULL FREIGHT. I exaggerate but you get the drift. There is a huge opp to reward POSITIVE development and de-incentivize climate NEGATIVE earth destroying development.
It seems quite reasonable for say one third of costs incurred by IT in processing an application should be covered by the tax base, and the test should be covered by the applicant. That is already a great deal more generous than the applicant paying for all of the costs, as might also be advocated.
some of the projects benefit the community at large - target these for a "shared" cost?
Maybe we could differentiate between home owners and vacation property owners. They deserve to pat different amounts
10% is too low, but some applications deserve encouragement
Grossly inefficient process needs serious revision
The Trust planners make the process more onerous and expensive than it needs to be to accomplish the same goals.
Protecting and preserving communities requires development which is sensitive to the ecosystems, which is of value to all new and existing residents.
Less than 10% seems ridiculous so it should be raised
No info given on how much it costs per application, so hard to know what is reasonable... Plus individuals different from larger scale developers
49% is about right

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Applicant should pay the full cost of processing their application fee</b></li> </ul>
I don't think taxpayers should subsidize development. However, there should be options to waive fees for community organizations.
User pay
If I want to change the environment of the island I live on, I should pay the cost, not the rest of the taxpayers, many of whom would be happy with less development. That being said, there may be special circumstances in which changes to a property are necessary and may cause hardship for certain individuals, such as senior whose home needs upgrades to be safe. In these cases, a special grant could perhaps be provided. It disturbs me that someone may move to our islands, destroy natural areas to put up an enormous house, and the rest of us are subsidizing the cost of permit applications.
Why should I have to pay for someone else to develop ( eg. make more money)?
Unsustainable taxes - user pay services.
These fees should be tax deductible and are a fee for services
Applicant fees should stay the same and Island Trust should figure out how to reduce the cost of processing those applications!
Some applicants are abusing the current system. When their variance or zoning changes are denied, they simply file another, slightly different application--and even get their application fee refunded. The entire fee should be retained by the IT, to discourage these frivolous, repeat applications..
Individuals take full responsibility for applications.
we dont need more development. keep the islands rural
They pay to play.
I don't want to see an increase in taxation
If applicants are developers, making money from their application, they should pay fully. if applicants are not developers, and will not gain financial benefit, then they should not be charged. In other words, there is a serious difference between a family asking for a cottage for their children on a five-acre plot, and a 200-acre subdivision cut into the most minimal plots that laws allow.
do as they talk
Applicants are the ones benefitting from their developments - why should I subsidise it?
Why should someone have to pay the full cost for the work they're causing. Development costs should NOT be subsidized by the taxpayer/Island Trust.
I support exemption for not-for-profits.
If applicants pay the full amount they have already been screened for their commitment
I believe applicants should pay
I also think a review of the processing should be done to streamline and cut costs before applicant have to pay more fees to cover actual costs.
Development needs to be controlled
but the cost should be reduced overall by removing redundant and unnecessary regulations
If you want to play, you have to pay

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Applicant should pay the full cost of processing their application fee</b></li> </ul>
This was difficult question to answer; as the question does indicate what the cost is to applicant nor does the question indicate the number of applications received so one cannot do the math. My answer is; The over all tax base shouldn't have to pay for an application of an individual
Reduce the cost of performing application reviews
It only seems fair especially if the applicant is a developer.
There should be exceptions for community projects
User pay is the best way to "tax"
User pays is the norm in all business
I think applicants should hire their own planner. Trust Planners should work in support of LTCs and Trust Policy Statement.
then more of my tax money can go towards the environment, habitat protection, and first nations reconciliation
Other govt agencies should pay full fees, non profit pay 60 percent.
Why would a local taxpayer subsidize a development application? I already pay for enough useless expenses of the federal and provincial governments
seems fair that the applicant should pay.
I do not choose to pay for what someone else chooses to do with their property they will eventually recoup their costs.
User fees
you want something, you pay for it.
This is just one of the many expenses one incurs when building. Shouldn't be subsidized.
Anything to curb development
This is how it is done in many places.
This is not the responsibility of the property owners, it is a hidden tax. Government, not for profits and another's need to pay their own fees.
Taxpayers should not subsidize developers
Perhaps you need to look at why development applications cost so much to process. It seems to me that your present administrative workflows are archaic and expensive. The real question here is: what would it take to reduce the cost of processing development applications to a level commensurate to what LTC's are comfortable charging applicants.
why not? the rich demographic and speculators should pay what it costs. why should we subsidize builders?
Self explanatory. My taxes should not be covering the gap in development application fees.
I don't understand this but overall I'd say that I'm okay with subsidizing non-for-profit agencies doing initiatives for the community benefit. However, for profit agencies/persons should pay the full cost of processing their applications.
Simplified management
Up to the individual applicant

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Applicant should pay the full cost of processing their application fee</b></li> </ul>
Cut the fees by reducing unnecessary bureaucracy and expenses.
They should pay the full cost except in certain situations. There could be a grant specific situations of need, or situations of special consideration, would qualify for.
As long as the cost is reasonable of course.
I am in favour of user fees. However, the fees would be ridiculously high based on the status quo, which would create huge pressure for the Islands Trust to become more efficient. Once that happens, the fees would be more reasonable. Why should someone living relatively self-sufficiently see 90% of their taxes paying for the applications of others? This subsidization model leads to all sorts of problems.
User pay. Land development is a rich person's activity.
Why should someone else pay for the cost of my application?
In 2004 at The Trust Council Meeting it was stated that applicants only pay 8% and this needed to be increased. Only a 2% increase over 16 years is ridiculous . Why should taxpayers pay for 90% of the applicants processing costs. The prime properties for subdivision are gone. Now applicants /developers are trying to develop any property that has or may have potential of subdivision with development variance permits etc. The amount of planning staff time has increased exponentially. Planning staff do not have the time to do a thorough research of the history of the property that is being asked to be subdivided. Even remanant parcels are now subdivided. These parcels of land were not to have subdivision potential . Many of these remanant lots are large parcels of land that were made by the developer in order to average down the lot sizes.
Assuming an efficient process developers should include admin costs in their budgets.
I particularly object to the multi-tiered fees for development on the island, however an applicant should bear the burden, not the communal group of property owners
Direct the costs to the source
If folks want to develop on the Islands, then they should pay.
existing properties may receive no benefit from development
If I understand correctly, this would mean that developers would pay for their own fees. I am assuming these permits are mandatory. So make them pay to make sure their site is safe and sustainable for the environment.
This one change would be a significant tax saving., and it might slow down development.
Let the developer pay.
The taxpayer should not be subsidizing development with the exception below.
I shouldn't have to subdivide developers and other landowners who want to continue to develop their land.
The time taken by staff from the Trust Area residents who all pay in for the greater good is badly misplaced in subsidizing staff time to respond to building requests.
User Pays principal
Exception should be made for Affordable housing initiatives where reduced costs and priority processing should be given to address our housing crisis more rapidly, in a way that responds to a crisis situation.
Making this fee quite high will not deter anyone.

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>Applicant should pay the full cost of processing their application fee</b></li> </ul>
With some exceptions - people offering to protect land FOREVER or building affordable housing.
We need an Independent Review to determine ways the Trust can reduce its costs for of applications. These reviews often seem far to lengthy and costly. All costs should be borne by applicant which would then reduce Trust budgetary needs.
Certainly exceptions should be made for community initiatives such as the affordable housing.

<p><b>Comments from participants who chose:</b></p> <ul style="list-style-type: none"> <li>• <b>Islands Trust property owners should fund the fee charged for planning applications by MORE than 50%</b></li> </ul>
We need to balance the need for more affordable housing with the need to have an orderly, fair, solvent permitting process.
The application fee is TOO costly for the average person
increasing application costs would serve to encourage more skirting of the rules in property usage (i.e. unregulated "partnerships" to form that don't pay their fair share of parcel taxes or abide development standards of OCP and LUB rules)
Planning costs and time are already cumbersome. Higher fees = more bureaucracy
If they can develop, they should be able to afford the application.
applicants should pay 50%
Seems logical. Why are we (taxpayers) underwriting developers?
IT should not be subsidizing property development for individual residents. It is not a public good. They are getting the benefit; they should pay at least half the full cost of the planning application.
That is a huge gap. Seems like the owners should be covering more of this cost, but not all of it if it is also being covered by our property taxes.
Applicants should pay the fee
A shared fee burden insures integrity of operation by participants.
Make up short fall
This would allow more \$\$ for environmental planning.
Possibly look at increasing the fee gradually over several years to 70%. Continue to support/subsidize not-for-profit initiatives that have community benefit.
As long as they are processed efficiently
do not discourage appropriate development
Stop subsidizing development
Make large scale developments especially for big high priced homes or private wealth purposes pay the full cost while and continue to subsidize applications for uses that benefit the existing community environmentally or for local collective ownershi.
I've already explained my view the the sections above.
Many applications are speculative

<b>Comments from participants who chose:</b>
<ul style="list-style-type: none"> <li>• <b>Islands Trust property owners should fund the fee charged for planning applications by MORE than 50%</b></li> </ul>
It is too easy for us all to take the cost of this kind of service for granted. On the other hand, it is important to make initiatives that have community wide benefit affordable.
Applications for new developments should cost more than for upgrades
Less than 10 percent is too low
exemptions for affordable (non-profit) housing should be made
charge more to developers and larger projects but make free or subsidized low income or climate-friendly or non-profit applications
Only if the Trust can become more transparent in how it deal with applications.
I think going from less than 10% to more than 50% in one go would be a little harsh.

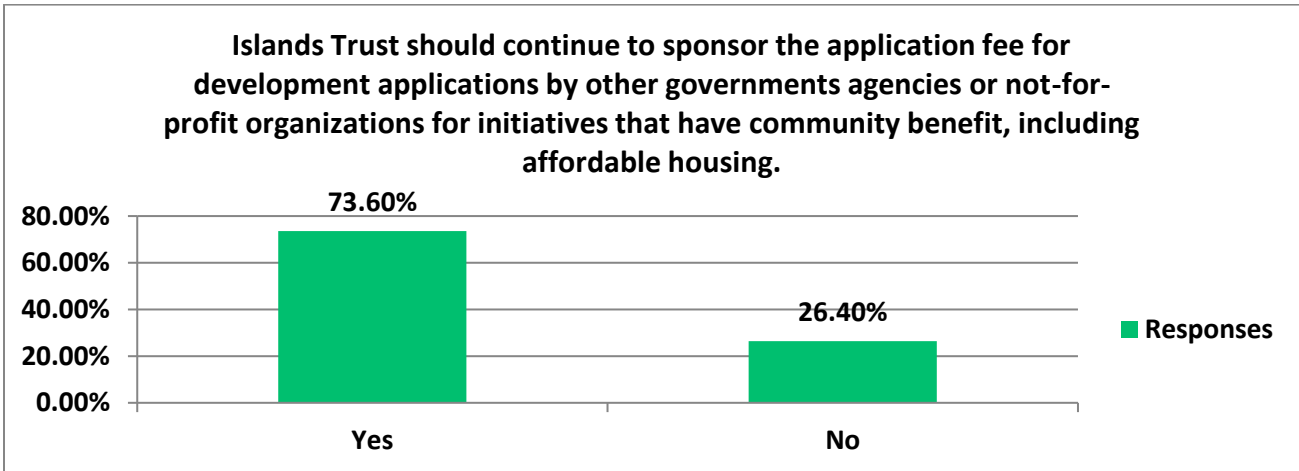
<b>Comments from participants did not choose a multiple choice answer, but shared their thoughts</b>
Having never been in that situation, I really don't have an opinion.
Leave us alone
So this means that the Islands Trust is subsidizing development through taxpayers money? This makes no sense.
over-simplified
I don't know
I think this is a manipulative question. The real answer is to stream line the process and reduce costs. The existing process is very costly for applicants because it is opaque, slow and very poorly documented.
I would like to know what an average development application cost is now for the IT.
Is Tr is already taxing for this service & squandering the taxes
you charge fees???????
It's hard to answer this question without knowing the actual dollar amounts that applicants needs to pay.
None of the above. No fees to IT. Leave the processing to the CRD. These are extraordinary costs that are difficult to justify.
Again too much red tape - the cost to process development application shouldn't take so long and cost so much - stream line the system - the applicants should fund the majority not the tax payers - but again the costs seem out of control.
I don't know how this applies to Bowen
Zero, get out of permitting. Not your jurisdiction
No charge no more taxes
Islands trust costs for more than the value provided. On hornby you have even drafted the all OCP into bylaws
Why does it cost so much???? 150,000 for an application is awful. We still have land lost, watersheds harmed and trees cleared. We need a new approach!
Become more efficient in your processing of applications
Why is Bowen in the trust???

<b>Comments from participants did not choose a multiple choice answer, but shared their thoughts</b>
depends on type and purpose of application
Stop taxing land owners
For profit companies should pay a larger portion of the cost through fees, except for small scale farmers and small locally-owned businesses. Non-profits should pay very low fees.
Island Trust planning is a bloated and we need to start over

Note: the following two questions (question 9 and 10) were only provided to Salt Spring Island Local Trust Area participants to answer.

**Question 9**

- 481 out of 745 (64.5%) who participated in the survey completed question 9

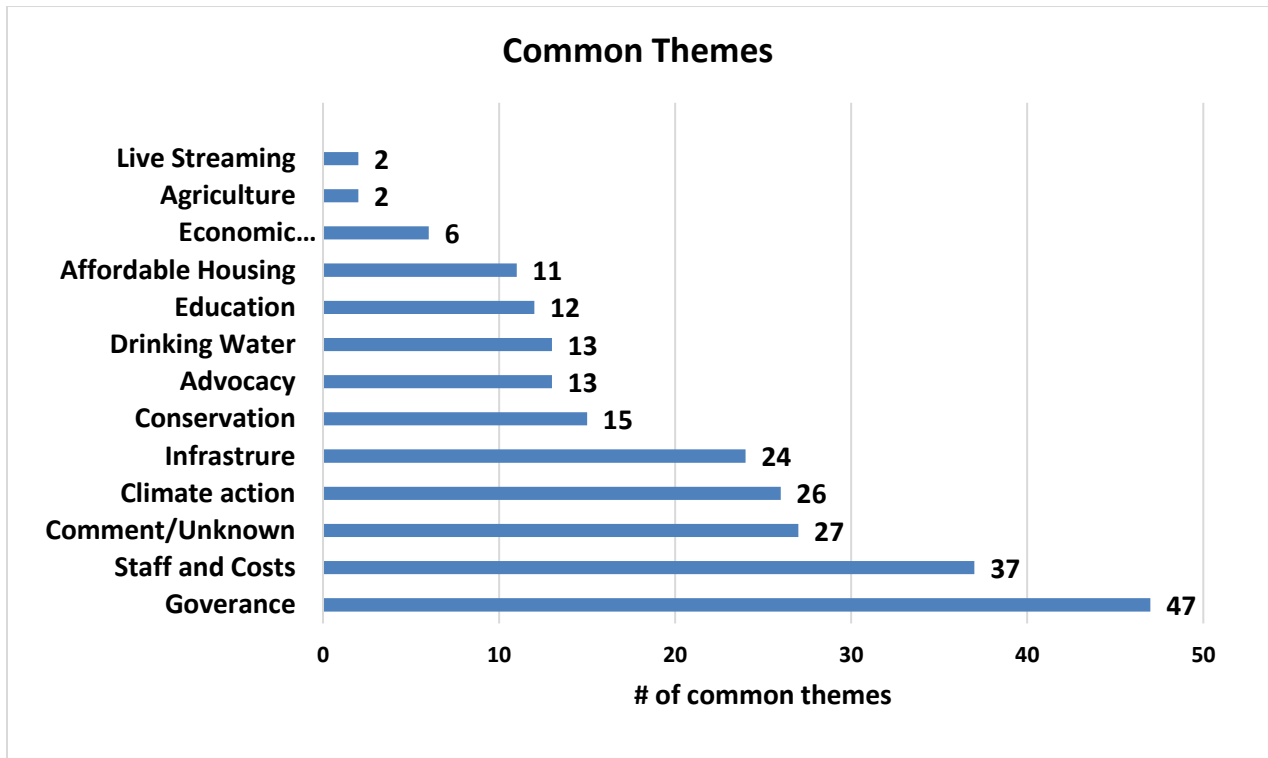


**Question 10**

- 160 out of 745 (21%) who participated in the survey completed question 10

Is there anything else you would like to see Trust Council add or remove from the proposed budget?

The following chart shows common themes that frequently came up through the participants' answers. Some comments may have more than one theme.



The following table provides participants' comments along with identified themes. The themes have been used to group similar comments together to assist with interpretation.

Participants Comments	Themes
As I said earlier, I do not think that the funding priorities refelct enough of a priority for advocacy work. Funding communications is a good idea, although simply broadcasting meetings isn't a very effective way of sharing information and building momentum as far as advocacy goes. I think we need some bold ideas from the Turst and some matching programs. More ways to share what each of the Island Trust communities are doing in terms of climate change. This is critical. Agriculture is completely missed and it is one of the top solutions to reducing our carbon footprint. That and modernizing and electrifying the ferries.	Advocacy, Agriculture, Climate action
Add fire protection initiatives as it relates to climate change	Advocacy, Climate action

<p>Some protection for the quickly vanishing bird population. A feral cat cull is long overdue. I reported several in my neighborhood and was told " if they care a nuisance we will try to trap them , neuter them then re release them." Good lord. That is letting the lion loose with the lamb. Preserve and Protect or move over and let someone else do your job.</p>	<p>Advocacy, Climate action, Governance, Conservation</p>
<p>Further to my comment above. I worry about fees being too prohibitive for young/low-income families. Given that I don't know the cost to the IT to process an application, I can't answer what would be the appropriate fee would be - full, +/- 50%. More info is required. I am also interested in climate actions, not just policies, data collection, stewardship education. Can the IT explore incentives to land owners for restoration, e.g. planting trees.</p>	<p>Advocacy, Climate action, Staff and Costs, Agriculture, Conservation</p>
<p>Enforcement of Sanctuary zones</p>	<p>Advocacy, Conservation</p>
<p>Strategy 5) What is the rationale for mapping eel grass and kelp beds if there is no capability to do anything about the evolution of said beds? Strategy 9) \$50K for a freshwater regulation - really? Strategy 12) \$30K Data set about climate change - there will be an on-going cost to maintain this data set, otherwise it is just a snap shot, which is not useful. But there is no \$\$ for that in the out years. Then the question is: what are you going to do with this data? Strategy 14) new web site - you had \$115K for that in the 2019 budget. Is it ready? Strategy 22) \$105K to " Amend the Policy Statement introductory and definitions sections" - wow. What could you do with a tenth of that?</p>	<p>Advocacy, Drinking Water, Staff and Costs, Governance</p>
<p>I'm terribly concerned about clear-cutting of private acreages. last year, new neighbours cut down every tree on their two acre parcel and it has caused my own dearly loved and protected forest to be damaged by windfall and sun-scorch. The pond below them has been filled with muddy run-off. I'm devastated but helpless.</p>	<p>Advocacy, Education</p>
<p>I would like to see the Trust place as attention on local issues as they do larger global issues.</p>	<p>Advocacy, Education</p>
<p>The province should be contributing more, as in the past because the Islands Trust was established to benefit all British Columbians. Advocacy is needed to achieve this.</p>	<p>Advocacy, Governance</p>
<p>I would like a single solution for all garbage, across the entire trust.</p>	<p>Advocacy, Governance</p>

<p>There should be a serious assessment of the results obtained for the taxes paid. The existing mandate for Island Trust in my opinion is not being well executed. Too much bureaucracy and too little fieldwork. Planning &amp; advocacy is fine but we need our forests, water and shores protected for generations to come, and that is not happening under the current model. Sustainable, long term growth strategies that build natural connected ecosystems, protect our water resources from things like salt water intrusion and support community building (safe accessible pathways, parks and historical awareness) are boots-on-the ground activities, not more talk. Why do we subsidize other government agencies? I don't get it. Non-profits, yes, governments no.</p>	<p>Advocacy, Governance</p>
<p>It must do better at working with others as clearly stated in the Object. It appears to always be on its own. Develop round tables and other forms at the trust council level to solicit better cooperation with others.</p>	<p>Advocacy, Governance</p>
<p>I think tons should be removed from the budget. The trust should do good land planning ( which it has done a great job of ) to continue its role of preserving the unique and special aspect of the islands. I think that local environmental protection is in the role of the trust. But the trust's Role is not to be an advocacy organization for major environmental activism. That is a great thing to do. Re fight climate change etc But not appropriate role of the trust. We should instead focus on things at the local level. I also think the trust is negligent in their interpretation of the role of the islands trust. We need businesses and some well paid jobs and frankly a few restaurants and amenities do we have more full time residents, more families , a more diverse population. If you want to preserve the islands we have to preserve them and places people can also thrive. Spend some money on making sure all is us that pay your bills can afford them. That we have vibrant communities, that people can make a loving. We need things like good internet, decent businesses. And land use planning that actually allows for that. Putting more and more land into nature reserves ( often with no community amenities ) is not preserving the islands. The Trusts role is not to turn the islands into places no one can live save a few elderly millionaires.</p>	<p>Advocacy, Infrastructure, Economic Development, Governance</p>
<p>Ensure that the small amount for work to support sustainable affordable housing is retained or increased.. This is important.</p>	<p>Affordable housing</p>
<p>Affordable housing on Thetis Island is not realistic. There are no services here for low income households. Ferry travel required for everything, groceries, fuel etc. Not realistic to promote low income or seniors housing for Thetis Island.</p>	<p>Affordable housing</p>
<p>A designated Senior Planner designated to Affordable Housing at Trust Council level to help LTC planning projects go more smoothly and harmonize across the Trust area, as well as provide experienced management of relationships with BC housing and other government agencies</p>	<p>Affordable housing, Staff and Costs</p>

<p>Yes, let's have a planner that looks at not just affordable housing, but housing for all. A holistic approach, someone who can get into all the details AND all the issues and get something done!</p> <p>The environment - in these islands at least - is already pretty well protected. We need more young people here, and more rentals available for both no income and low income families!</p>	Affordable housing, Staff and Costs
<p>Do whatever you can to move towards climate-change action. Thank you!</p>	Climate action
<p>i want to stress that the Preserve and Protect mandate is more critical than ever with climate crisis and i wholly support the Trust's added focus on this.</p>	Climate action
<p>For a climate action budget, there should be more climate action. Kinda weak.</p>	Climate action
<p>I was forced to rank options in question 4. I would like my answers disregarded in the survey results. Another option should have been "none of the above" I would like to have the "climate change" funding removed from the budget.</p>	Climate action
<p>Stop this climate nonsense.</p>	Climate action
<p>There is NO CLIMATE EMERGENCY</p> <p>You guys have been smoking weed and going along with the other airheads</p>	Climate action
<p>Climate change</p>	Climate action
<p>Remove reference to climate change.</p>	Climate action
<p>Please add funds for groundwater studies for 2020 and beyond (\$4000 will not cut it) - water/lack thereof is where we see evidence of climate change on these islands.</p> <p>Water is the major barrier to affordable housing projects on Galiano. We have to be serious about climate and social justice and use them both as opportunities to make the change we need to support our beautiful environment and the people that live here.</p>	Climate action, Affordable housing, Drinking Water
<p>A commitment to reducing about 50% of emissions by 2030 in line with the IPCC.</p>	Climate action, Conservation
<p>Interesting that you don't ask for a comment to Question 9. I don't want our islands to become like Whistler, with no place for locals to live. I've organized beach clean ups for 5 years, and done salmon stream restoration for over 10 years. Our hope for a green future depends on the preserve and protect mandate, with climate change as our overall lens. Thank you for asking for our input.</p>	Climate action, Conservation
<p>Remove all climate change racket propaganda. Focus on environmental protection. Scrap RAR.</p>	Climate action, Conservation
<p>There needs to be more action taken given the climate emergency. Ecological restoration, ecological foot printing, terrestrial and marine protection, education, better transportation options, and many other approaches must be considered.</p>	Climate action, Conservation, Education
<p>Focus on sustainability</p>	Climate action, Conservation, Education

Remove question 4 from this survey - none of it is worth it. You're a true waste of money in dealing with climate problems. Wake up to that. How about removing half the money and start over	Climate action, Conservation, Staff and Costs
Funding to promote local initiatives that will explore ways to reduce our collective climate impact. Funding to help homeowners convert from oil or propane heating.	Climate action, Education
I strongly oppose the two new permanent positions for le 'climate emergency'. I wouldn't have these at all, but in the spirit of compromise why not make these consulting positions to preserve some budget flexibility in future years?	Climate action, Staff and Costs
Fund a third party enforcement officer and see how this is different. No top down direction to leave the forest lots alone and go heavy on everyone else. Quality of life here is suffering as a result. Also groundwater funding needs to be reinstated as climate preparedness necessity. Many Wells are brackish and going Dry yet we have no data to make planning decisions on. That's absurd.	Climate action, Staff and Costs, Drinking Water
Focus money and effort to support dialogue and process for Lyackson and land owners on Valdes to preserve this amazing island. It is an environmental jewel and logging and quarry work needs to cease. There needs to be a focus on preserving natural habitat.	Conservation
no	Comment/Undetermined
Poor survey.	Comment/Undetermined
Remove everything that has no measurable impact.	Comment/Undetermined
I think your getting the message.	Comment/Undetermined
Allow development of the site gifted by a landowner to the organizers of the Nu To Yu thrift shop.	Comment/Undetermined
No. Thanks for all the Trust Council's work!	Comment/Undetermined
respect rural area and peaceful life style.	Comment/Undetermined
No	Comment/Undetermined
No	Comment/Undetermined
Previous Question, No, 9, could subsidize or partially subsidize application fee for non profit organizations on case by case basis	Comment/Undetermined
I am not well informed enough to rank and answer.	Comment/Undetermined
Question 9, should be 2 questions; one for the non profit and the other for governments. I only answer yes because i do not feel that non profits should have to pay.	Comment/Undetermined
All increases	Comment/Undetermined
Question 9 should be 2 questions, a) for other government agencies and b) non-profit/community, if it was your responses would be quite different. Some of the choices for this survey are written in a confusing, misleading, or bias manner	Comment/Undetermined
?	Comment/Undetermined
Complexity	Comment/Undetermined
No.	Comment/Undetermined

not sure	Comment/Undetermined
no comment	Comment/Undetermined
No	Comment/Undetermined
No	Comment/Undetermined
No	Comment/Undetermined
<p>The meeting you held at the Fire Hall was excellent.</p> <p>To have a contractor who's willing, a community who loves them and wants them to continue, the situation could not be better or in a better position to succeed.</p> <p>If Mayne Island loses this service considering this situation....this IS on you.</p> <p>You have all sides willing. A contractor and a community.</p> <p>There is no excuse.</p> <p>Step in, and create a solution out of the box this time:</p> <p>Charge appropriate parcel tax amounts to subsidize our beloved contractors so they keep rates the same as possible, and can set up and carry on services. It's easy.</p> <p>This is a less expensive option overall long term the entire island can shoulder. This keeps illegal price undercutters away and supports the chosen service providers in place.</p> <p>Step up and do the right thing, please :)</p> <p>Create something new outside the box.</p> <p>Create a solution that has never been done before.</p> <p>Don't look to what was or the past and say it can't be done.</p> <p>With 2 willing sides if you cannot make this happen, it's on you and no one else.</p> <p>Create a new solution with your brilliant minds.</p>	
Better open questionnaire. Ex: Though you ask for ranking, the why the ranking can be oppositely interpreted.	Comment/Undetermined
No	Comment/Undetermined
I do not know.	Comment/Undetermined
Not at this moment.	Comment/Undetermined
More funds for restoration of natural areas and invasive species control. More money for monitoring the health of our forests and other habitats.	Conservation
The IT area is probably the best place to conserve natural areas in south western BC. The Coastal Douglas Fir Bio-geo climatic zone is so endangered. Strengthening the ITC is a good thing to do.	Conservation
Continue to protect native landscapes, focusing on Garry Oak and related ecosystems.	Conservation
I would like to see small amounts of funding to local stewardship projects, which helps strategies (8, 9, 11, 15) of both engagement and marine and freshwater protection.	Conservation, Education
I heard that Trust Council decided to abandon the groundwater mapping project. Sad news.	Drinking Water

Add a study of rain water collection as a means for satisfying current development requirement to prove water source (so as to take pressure from drilled wells off aquifer system)	Drinking Water
Is Tr should be obligated to keep a fiscally responsible balanced budget that does not increase taxes or deplete their reserve. PLS NOTE: we could not answer honestly to #4 as it would not allow us to have the same 1# twice. The fresh water study is the only one we are in favour & feel the rest are a waste of tax payer's money & should be all 8. Please adjust my survey to reflect this comment.	Drinking Water
Water hydrologist on denman	Drinking Water
more groundwater focused studies.	Drinking Water
Re the SSIWPA requisition I question the need for leaving it the same this year, if it is to expand the scope of what it was requisitioned for initially. At the same time, though, I commend SSIWPA for not spending what was requisitioned previously... unlike many government agencies who find things to spend the full amount on towards fiscal year end, in order to keep the same amount budgetted for the following year.	Drinking Water
I do not think SSIWPA needs the \$98,500 amount requested for 2020/21 since it has almost \$80,000 in unspent funds from the years 2016-2020. If SSIWPA's originating bylaw needs to be changed to enable it to spend money on projects rather than just coordination, there should be a public process before any change is made. As well, just spending the excess funds on another project the LTC deems worthwhile should not be allowed to occur.	Drinking Water
1) Add better coverage of Islands Trust activities via web (Facebook live, etc). 2) Add economic development of region as a top priority. Job creation via business incubation.	Economic Development, Live Streaming
To continue to truly protect the ecosystems for ALL people to enjoy . Close the loop hole on Short term vacation Rentals . Create a pamphlet for new comers that appropriately describes the conservation of water , and protection of fresh water , air , and forest ecosystems . I'd we want to protect the environment, we have to start at home .	Education
Asking a question like: where should the mapping of eelgrass be on the priority list, without providing the necessary background info to the question, is irresponsible. People don't necessarily know how important eelgrass is and how much development affects it. (I did some research after seeing the question and assuming it was an 'issue' like invasive broom or something).	Education
Open-ended surveys allow people to have their say, but they are not a substitute for an assessment of needs and priorities by people with more information and experience than I have. When we are asked whether we think there should be increased funding of the IT mission, I would like to hear more about why it might be thought necessary.	Education

<p>No. I do believe that climate related issues for the island are best addressed by processes and methods of conservation and reuse and recycling. Protests accomplish very little. Seminars would be better suited to helping people understand how to improve on our environmental impact.</p>	<p>Education</p>
<p>Your question on climate change activities is structured so as not to allow one to reject all of the options as being outside your mandate. The subject is handled by senior government and well done as such. You are wasting money of duplicating their efforts. If the planet is to be saved by yet another eel grass survey the DFO should do it! You should remove any funds directed to activities not in line with your core mandate as a municipality. You should be honest with taxpayers and state the true increase in your budget - not the fudged one that hides in a top up from reserves. This is fake accounting.</p>	<p>Governance</p>
<p>Fees should be based on the user pay principle to recover costs. i hope this slows down development.</p>	<p>Governance</p>
<p>Who gets to vote on this increase? Any increases to the tax payer should be decided via referendum at the time we vote for our elected representatives.</p>	<p>Governance</p>
<p>Do not fund initiatives that are the responsibility of others levels of government</p>	<p>Governance</p>
<p>Leave us alone. No one bother us. We have 20 acres and nothing has changed</p>	<p>Governance</p>
<p>Disband the trust</p>	<p>Governance</p>
<p>climate change agendas are already funded at higher levels of government and privately. The Trust shouldn't duplicate what's already been done.</p>	<p>Governance</p>
<p>No more new bylaws until the ones we have are followed. Why have laws that are not followed through and are ignored by far too many.</p>	<p>Governance</p>
<p>Arrange an independent review, not an in house review.</p>	<p>Governance</p>
<p>I would like to see the islands trusts offices on Vancouver Island relocated to somewhere the islands trust actually covers. right now the situation is akin to having the BC legislature sit in Edmonton.</p>	<p>Governance</p>
<p>Put more spending focus on immediate local issues, look after the few people you actually represent. Leave the lofty global concerns and issues to higher levels government that have the resources and can actually do something about it.</p>	<p>Governance</p>
<p>I'm hopeful for a day when a conservative government chooses to merge the Islands Trust back into provincial and regional governments. The notion that one geographical area is "more special" than others is worst implementation of nimby-ism imaginable. I'd really rather see technological solutions to the old stand-by arguments of water and waste management than ridiculous bylaws and zoning restrictions. Ultimately, I'd be happy if the entire Islands Trust was defunded</p>	<p>Governance</p>

<p>Fund a study to give Bowen a bang for its buck by looking at innovative Trust preserve and protect missions, that would use our unneeded planning money.</p> <p>Brainstorm,,, a program accessible for the Lower Mainland, a summer Center in our Cove, to study our marine environment, intertidal, lagoon, perhaps First Nations contact.</p>	Governance
<p>Stop taking money from Bowen island. You provide Bowen island with nothing of value and take huge amounts of money from us .</p>	Governance
<p>ADD..... Far more person to person community involvement for any change that can affect the Individual property Owners on all of the Islands with regards to the Budgets for each Island. Be more open in your communicating with us and have 1 general meeting once per year for each Island which would be held in a place acceptable to the Owners on that Island. This would reduce the number of meetings you have annually, allow we owners to discuss other concerns on other important topics all at the same time thereby reducing costs</p>	Governance
<p>More funding to bylaw enforcement. It makes no sense to spend huge amounts of effort to pass bylaws that end up being voluntary to comply with.</p>	Governance
<p>Where is the budget? It's not here.</p> <p>O.k! I just looked back at the page and there are many steps to get to it. I would highly increase the provinces rate! Only \$150,000 a year! What?! That doesn't seem right.</p> <p>I would also increase fees and sales (increase permits fees now! Why didn't you do this over the year? This question was in last years survey.)</p>	Governance
<p>Yes remove all taxes . Remove the Islands trust.</p>	Governance
<p>Cease and desist. You provide no benefit to me in spite of your lofty goals of protecting the islands you are a hindrance, an encumbrance. We islanders have a far better assessment of our needs than you can ever hope to possess. An extra layer of government serves nothing but to line your pockets and empty mine.</p>	Governance
<p>More of the same please.</p>	Governance
<p>more money for First Nations reconciliation. Not enough funding for Indigenous relationship building and environmental protection!</p>	Governance
<p>Remove Bowen from the trust</p>	Governance
<p>Discontinue review of the policy statement! I fear the 'review' would relax stringency to preserve and protect the environment. I do not agree Islands Trust should address affordable housing. I think property owners express their resistance to tax increases by asking the Trust to relieve housing pressures. It's a global problem. The Object is local</p>	Governance, Affordable housing
<p>I would answer #9 as yes on a case by case well publicized review of community need and support. I hear things like aren't we lucky such and such low cost housing is going up here or there and I wonder -"who thought that one up - when was the need established etc</p>	Governance, Affordable housing, Staff and Costs

Update the aerial mapping more frequently and use it better for dev permit applications and to find bylaw infractions (tree cutting, etc). That will save money in the long run (can also be used by CRD to better reflect property values) and also help the environmental goals of gathering baselines.	Governance, Climate action, Staff and Costs
More money and resources after declaring a Climate Change Emergency . If not it is just lip service with no action.	Governance, Climate action, Staff and Costs
I'm concerned about the high amount allocated to the revamped website and "social media program." It seems like more emphasis is going to be placed on marketing the Islands Trust, rather than investing in real work and real substantive efforts. What's wrong with the current website? It delivers substantive information. Why do we need to spend \$115,000 on social media? I was concerned there was no money set aside for mapping and developing water budgets for groundwater aquifers.	Governance, Drinking Water
Due consideration for the budget for freshwater related studies and staffing should be clearly identified. Not "just" coordination	Governance, Drinking Water
Economic development (also described as community economic development) should not overtake the Trust's mandate of preserve and protect. The Capital Regional District should be the partner-in-action for these initiatives. Trustees are not municipal politicians.	Governance, Economic Development
I think the budget needs to be more transparent about the fee increases presented here. Were it not for an overly built up surplus this budget most definitely would require a tax increase.	Governance, Education
Not sure if this is included elsewhere but communication systems for emergency management would be great.	Governance, Education
Seems that the growth in island Trust staffing is huge and restrictions seem to be growing. It Seems out Of sync. I would like to see less overlap Of government bodies in our gulf Islands	Governance, Staff and Costs
The Trust needs to look at what they are doing refusing to allow business because one or two wealthy people don't want the much need business is so wrong Don't bow down to wealthy outspoken people listen to the silent majority	Governance, Staff and Costs
I'd like to see a Core Review of the Islands Trust and I'd like to see your budget reduced. The budget has ballooned over the past decade with added 'vanity' projects and duplication of efforts.	Governance, Staff and Costs
The Island Trust needs to become more efficient ....	Governance, Staff and Costs
Remove costs that are duplicating work of NGO's i.e. climate change education, secretariat, public education - focus on basics to support planning, improve productivity in order to increase efficiencies and reduce costs of Trust Council. No mention of bylaw enforcement - add costs to improve property owners compliance with existing rules and improve public satisfaction with Islands Trust.	Governance, Staff and Costs

More money should be directed to professional consultants who can finish scopes of work for planning projects efficiently and effectively. Currently, my LTC driven projects are poorly scoped and executed by junior level staff without much exposure to best practices. We need to bring in best practices and better project management skills by tapping into a larger professional pool.	Governance, Staff and Costs
Island Trust and the jobs should be for islanders.	Governance, Staff and Costs
Sustainable infrastructure.....bike lanes...passenger only ferries....help lobby and fund these	Infrastructure
What about looking at land or water that can be had to improve ferry traffic on Gabriola. Other islands are serve so much better.	Infrastructure
We must deal with all the traffic now not later when it will get even more congested. Decrease parking spaces and charge for pkg to bring in revenue. Support alternative modes of transportation. Minimize number of pkg spaces required in developments.	Infrastructure
electric bus service	Infrastructure
Do what you have to do to reduce auto dependency in the Gulf Islands. . . find a way to improve cycling infrastructure, only permit development in villages that are walkable, ensure good connections to ferry terminals, etc.	Infrastructure
Add funding provisions for helping elder island residents age in place. (Writing as a 34 year old, not an elder, myself.)	Infrastructure
A Focus on off the grid living and how that can become legal and how its good for the environment	Infrastructure
Residents need help with emergency and fire preparedness. This should be reflected in the proposed budget in a way that is appropriate for Islands Trust to be involved.	Infrastructure
Fund electrification of your vehicle fleet and retrofit your buildings to a higher LEED standard.	Infrastructure
Less is more. The Trust destroyed our garbage service, leave islanders alone.	Infrastructure
Funds collected for services (e.g., garbage collection) need to be used for stated purpose.	Infrastructure
Flood protection through better ditching	Infrastructure
Revenue neutral funding tools that reward green development over non-green, and development that supports village development over greenfield. Find a way to reward developers and property owners for protecting trees.	Infrastructure
The trust should not support other govt agency applications but provide some support for not for profit orgs which develop social and affordable housing projects	Infrastructure, Affordable housing

<p>Ensure when reviewing applications such as affordable housing etc. That there is appropriate infrastructure in place such as water, sewer, community hub, social agencies and programs to assist new residents for these increases as well as Roads servicing and upgrades where required and commuter transits to assist in mobility</p>	<p>Infrastructure, Affordable housing</p>
<p>Help increase local residents' housing rental opportunities. Business is stagnating due to lack of workers. Be more present in green footprint business development support. Assist with universal high speed Internet</p>	<p>Infrastructure, Affordable housing, Economic Development</p>
<p>Without affordable housing, the islands will not be able to attract tourism, young families, and businesses to keep the communities alive. Who will care for the elderly when the communities made up of mostly seniors? What a shame that the Island Trust cannot get things done that really matter. Why do you have such little say in our water highways, protecting our sea life, especially our resident orcas who are not even mentioned here. Why is there no affordable housing for our work force? You do not need a study to see that small communities are suffering because seasonal work does not sustain a working family.</p>	<p>Infrastructure, Affordable housing, Economic Development, Conservation</p>
<p>Scrap this climate change nonsense. Whether the weather is changing or not, what is done here is not going to change a thing. It's just a trendy topic. Access to essential services and disaster preparedness should be at the forefront of your concerns.</p>	<p>Infrastructure, Climate action</p>
<p>research on possible inter-island transportation development options with the trust area that have much lower climate impacts (eg non-fossil-fuel options)</p>	<p>Infrastructure, Climate action</p>
<p>It would be nice if we could get funding for new internet service upgrades to homes/ With money for upgraded internet on the islands, less people need to commute or own cars, a younger generation can thrive here with better internet and have a more successful/educated community as a whole. The current internet services available on Denman and Hornby Island is worse than many remote places on the planet, this really keeps our islands growing in the direction of "vacation homes" rather than towards a working class community. Personally, I want to be able to live here and see kids grow up here, I don't want it to turn into a island of empty homes. Thank you.</p>	<p>Infrastructure, Economic Development</p>
<p>Question 9 - only for things that increase local ownership or benefit existing residents and do not encourage higher density - just, cluster density so more land remains public and in its natural state</p>	<p>Infrastructure, Governance</p>
<p>I do not support the Island Trust bureaucracy. I would prefer to see our tax money put into water systems, sewage systems, etc. and not into "policy".</p>	<p>Infrastructure, Governance</p>
<p>Develop separated bike lanes as an urgent priority. Benefits include fewer cars on the road, improved health, and reduced GHG emissions. Fund or partly fund year-round, daily bus service. Increase trustee pay. Most trustees need to have other jobs. If pay is not substantially increased, only the wealthy will do this important work.</p>	<p>Infrastructure, Governance, Staff and Costs</p>

keep up the live stream of meetings	Live Streaming
The Trust administration has expanded beyond what is reasonable. Staffing needs to drawn back and processes simplified and streamlined.	Staff and Costs
Reduction of general fund expenditures by 10%	Staff and Costs
The trust needs to cut down their costs for processing applications. There is way too much bureaucracy and too little return.	Staff and Costs
No Pay increases for staff and trustees. If they truly believe and are committed to what they are doing they should do it on a voluntary basis.	Staff and Costs
Reduce spending across theBoard.	Staff and Costs
The budget for 14 new website and initiate a social media program for 115000 is high, and could be accomplished for much less.	Staff and Costs
Eliminate development permits and reduce staff. Let CRD handle it.	Staff and Costs
Please put funds into increasing Planning staff to help process applications in a timely manner, the staff is excellent and overworked!	Staff and Costs
Is there any way to make the development applications process more efficient to reduce \$2.2 million price tag?	Staff and Costs
Remove proposed new website costs	Staff and Costs
Remove anything not related to land use planning	Staff and Costs
the money I Trust can waste, as public employees you are eating your endless cake. question 4 is a cheat how do you rank 8 bad things	Staff and Costs
Please remove the following: - 2.0% wage increase for all union staff per the British Columbia Government Employees Union (BCGEU) Collective Agreement and a \$62,000 increase to the staff overtime budget to reflect changes in the Collective Agreement -3% increase in total expenditures -1.5% projected tax increase overall for the Islands Trust Area (other than Bowen Island Municipality) -an estimated wage increase that could be up to 3.75% for excluded staff per the Public Service Agency Management Classification and Compensation Framework Rules -2.0% increase to trustee base remuneration Please lower under expenses : -Salaries and Benefits -Meeting Expense -Elections and By-elections -Travel	Staff and Costs
Question # 9 needs a comment or an option that says SOMETIMES. I would like to see the fee waived for truly green proposals, not necessarily for housing proposals.	Staff and Costs

Regarding Question 9, the survey ought to have included the third answer of "maybe" and included an explanation box. As for this question, where do I start? Just begin by creating a new policy that requires staff to ask if a potential cost can be avoided or reduced. Find the most frugal employee or Trustee and ask for their opinion on where to cut spending.	Staff and Costs
Efforts to Reduce need for overtime hours. Trust Meetings should be during evening hours so all working Islanders can attend them. Trust staffing hours for these meetings need to be adjusted accordingly so that these hours are not "overtime hours" . More emphasis also needs to be placed on Trust staff being resident within respective islands of their employment in order to reduce their travel time and further reduce overtime hours.	Staff and Costs
Reduce bloated staff.	Staff and Costs
I don't understand why excluded staff get a bigger percentage raise than union members. % raises are inherently unfair as the higher your salary the bigger the amount in \$ you receive. Also you should look at your overtime costs	Staff and Costs
Don't need fresh water specialist. Use existing government policies and new regs.	Staff and Costs, Drinking Water

### **Salt Spring Island Special Property Tax Levy**

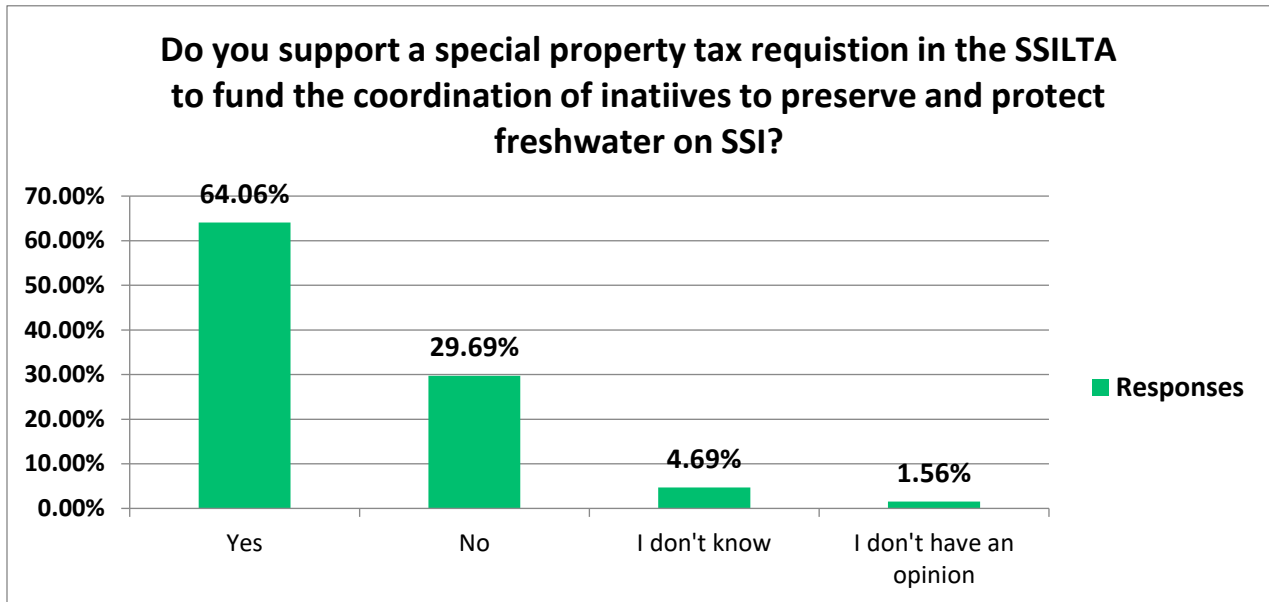
A special property tax levy is a mechanism by which Islands Trust funds a special initiative taking place in a single local trust area through a tax levied on property owners only in that local trust area.

The tax can be used when a local trust committee wishes to take on a large initiative with local significance or to take on additional operations. Since 2014, the Salt Spring Island Local Trust Committee has funded, through a special local tax requisition, the Salt Spring Island Water Protection Alliance to support work related to the preservation and protect of water resources in the Salt Spring Island Local Trust Area.

Note: The following two questions (Question 11 and Question 12) were only provided to participants who chose Salt Spring Island Local Trust Area as the island they were most connected with.

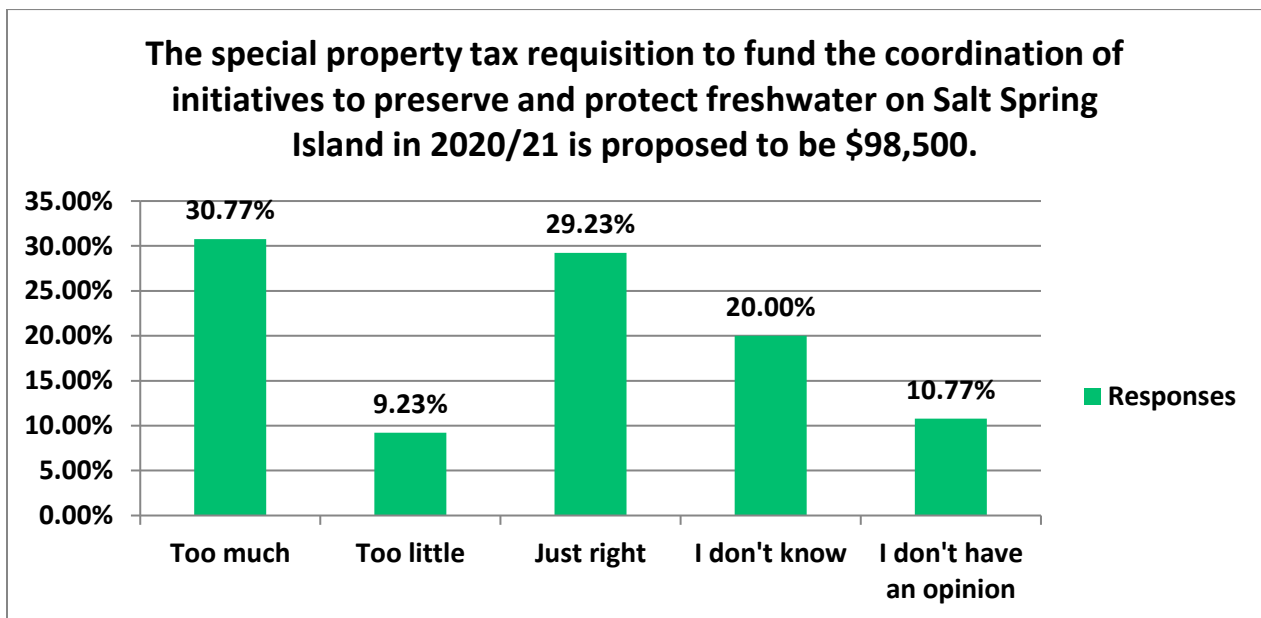
### Question 11

- 64 out of 102 (60%) who participated in the survey from Salt Spring Island Local Trust Area completed question 11



### Question 12

- 65 out of 102 (63.7%) who participated in the survey from Salt Spring Island Local Trust Area completed question 12

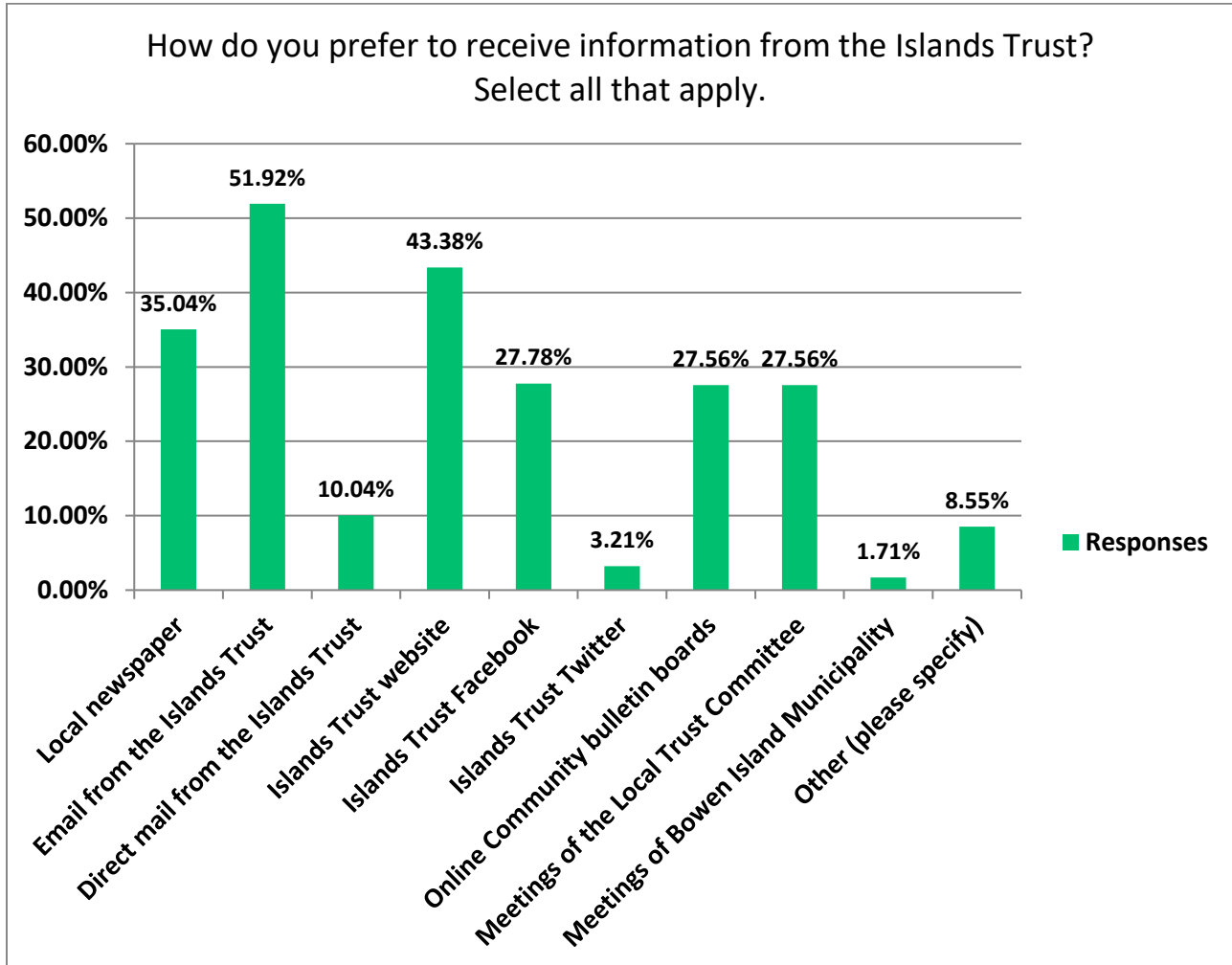


## Tell Us More

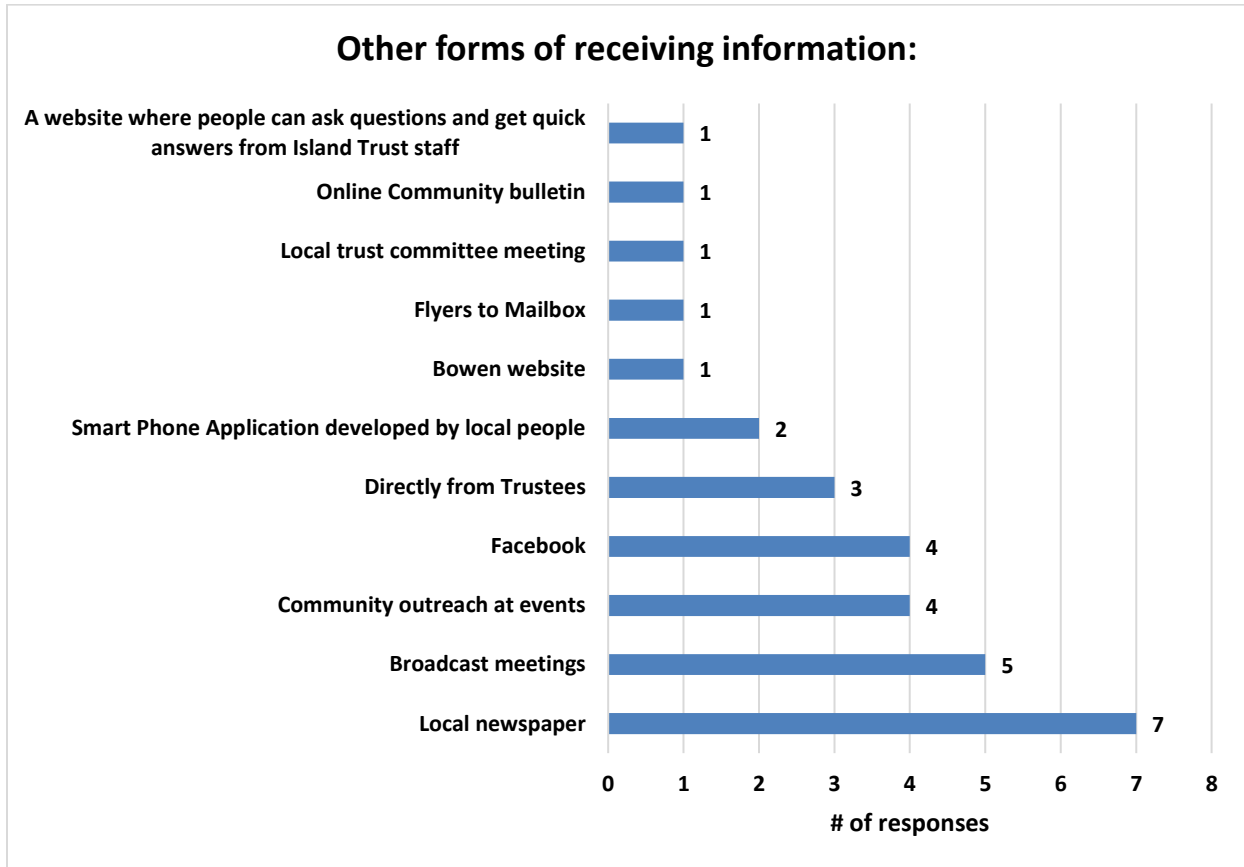
There are so many ways to communicate and we want to know what works best for you.

### Question 13

- 468 out of 745 (62%) who participated in the survey completed question 13



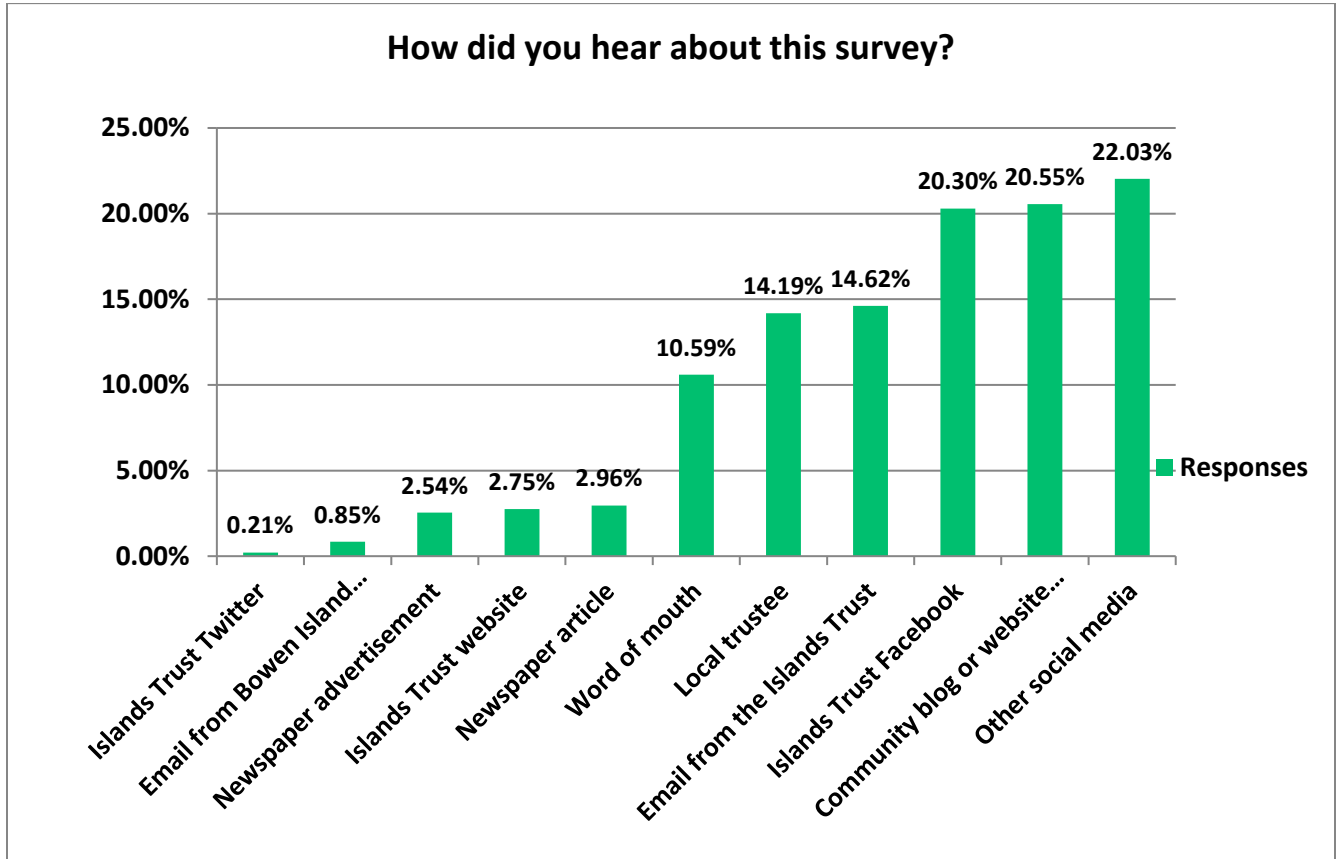
Participants were asked if there were any other forms of communication they would prefer. The following graph describes the other forms:



### Question 14

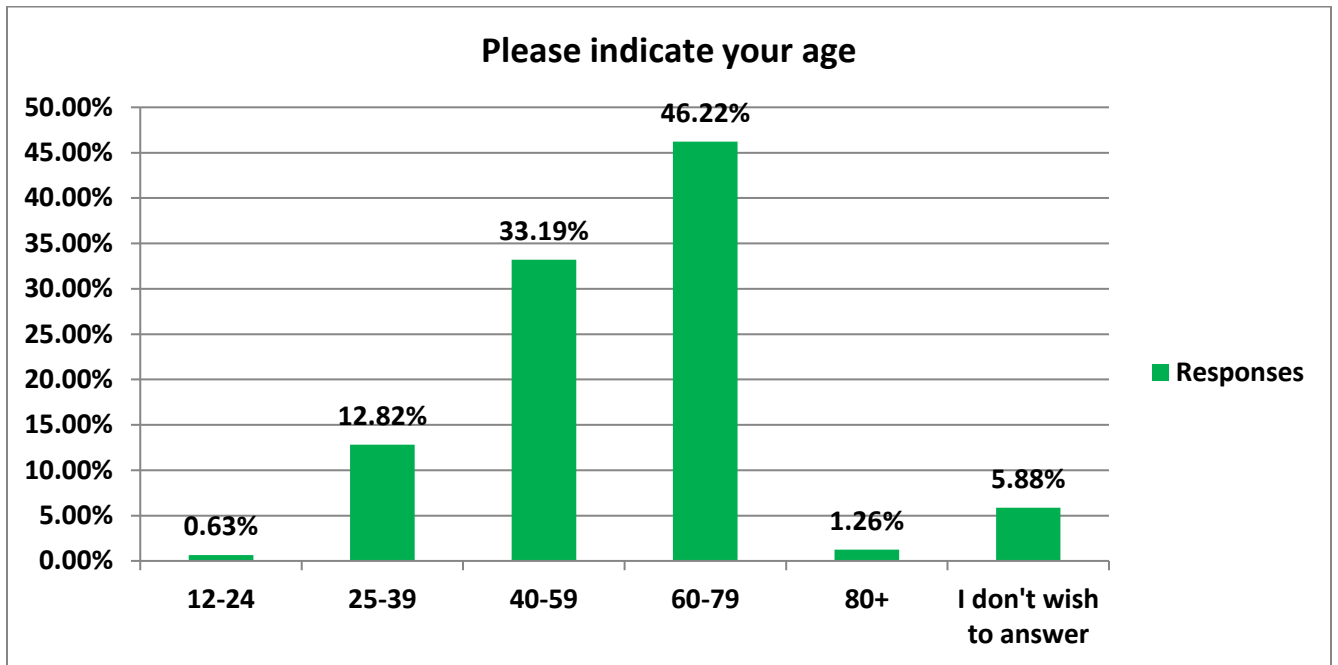
- 472 out of 745 (63%) who participated in the survey completed question 14

In the following graph, the percentage does not add up to 100% because respondents could choose more than one answer.



**Question 15**

- 476 out of 745 (63.8%) who participated in the survey completed question 15



**Thank you for taking the Budget 2020/21 Survey. Getting input from the people we serve helps us make decisions and understand different view points. Your contribution to the budget process is greatly appreciated!**

**Give Us Feedback Anytime**

We'd like to hear from you! Any time you'd like to give us feedback, go to: [islandstrust.bc.ca/connect/share-your-ideas](http://islandstrust.bc.ca/connect/share-your-ideas)

You can connect with our Conservancy at: <http://www.islandstrustconservancy.ca/contact-us.aspx>

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If it's Conservancy news and information you want, go to: <http://www.islandstrustconservancy.ca/subscription/>