



Islands Trust Council

Committee of the Whole Meeting Agenda

Date: Wednesday, May 13, 2026
Time: 9:00 a.m. - 1:00 p.m.
Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Victoria Office
#200 - 1627 Fort Street
Victoria, BC V8R 1H8

	Pages
1. CALL TO ORDER	
2. TERRITORIAL ACKNOWLEDGEMENT	
3. APPROVAL OF AGENDA	
4. ADOPTION OF MINUTES	
4.1 <u>Draft Committee of the Whole Special Meeting Minutes of February 18, 2026</u>	3 - 12
For review and adoption.	
5. FOLLOW UP ACTION LIST	
5.1 <u>Committee of the Whole Follow Up Action List</u>	13 - 16
6. PRESENTATION	
Ange Cullen, Senior Researcher and Project Manager, from Be The Change Group will present an overview of the survey and correspondence analysis from Phase 4 of the community engagement.	
7. BUSINESS	
7.1 <u>Discussion / Decision Items</u>	
7.1.1 Policy Statement Amendment Project: Public Engagement Phase 4 Report - Briefing	17 - 117
7.1.1.1 Q & A	
7.1.2 Policy Statement Amendment Project: Next Steps - Briefing	118 - 283
7.1.2.1 Trustee Roundtable	
8. NEW BUSINESS	
9. CLOSED MEETING (If needed)	
10. RISE AND REPORT	

11. NEXT MEETING

The next Islands Trust Council Committee of the Whole meeting will take place electronically on Wednesday, July 22, 2026 at 9:00 a.m.

12. ADJOURNMENT



Trust Council Committee of the Whole Minutes of a Special Meeting

Date: February 18, 2026
Location: Electronic Meeting

Executive Members Present:

1. Laura Patrick, Chair, Salt Spring Island Local Trust Area
2. Tobi Elliott, Vice-Chair, Gabriola Island Local Trust Area
3. David Maude, Vice-Chair, Mayne Island Local Trust Area
4. Timothy Peterson, Vice-Chair, Lasqueti Island Local Trust Area

Members Present:

5. Sue Ellen Fast, Bowen Island Municipal Trustee
6. Judith Gedye, Bowen Island Municipal Trustee
7. Sam Borthwick, Denman Island Local Trust Area
8. David Graham, Denman Island Local Trust Area
9. Susan Yates, Gabriola Island Local Trust Area
10. Lisa Gauvreau, Galiano Island Local Trust Area
11. Ben Mabberley, Galiano Island Local Trust Area
12. Joe Bernardo, Gambier Island Local Trust Area
13. Kate Louise Stamford, Gambier Island Local Trust Area
14. Jeanine Dodds, Mayne Island Local Trust Area
15. Aaron Campbell, North Pender Island Local Trust Area
16. Jamie Harris, Salt Spring Island Local Trust Area
17. Mairead Boland, Saturna Island Local Trust Area
18. Lee Middleton, Saturna Island Local Trust Area
19. Kristina Evans, South Pender Island Local Trust Area
20. Dag Falck, South Pender Island Local Trust Area
21. Ken Hunter, Thetis Island Local Trust Area

Members Regrets: 22. Mikaila Lironi, Lasqueti Island Local Trust Area

Members Absent:

23. Alex Allen, Hornby Island Local Trust Area
24. Grant Scott, Hornby Island Local Trust Area
25. Deb Morrison, North Pender Island Local Trust Area
26. Peter Luckham, Thetis Island Local Trust Area

Staff Present:

Rueben Bronee, Chief Administrative Officer
Stefan Cermak, Director, Planning Services
Clare Frater, Director, Trust Area Services
David Marlor, Director, Legislative and Information Services
Julia Mobbs, Director, Financial and Employee Services
Alexandra Trifonidis, Executive Coordinator
Lisa Millard, Meeting Administrator/Recorder

Others Present: There was 1 member of the public present.

DRAFT

1. CALL TO ORDER

Chair Patrick called the meeting to order at 1:00 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. ADOPTION OF MINUTES

4.1 Draft Committee of the Whole November 17, 2025 Special Meeting Minutes

By general consent the Committee of the Whole Special Meeting minutes of November 17, 2025 were adopted.

5. FOLLOW UP ACTION LIST

5.1 Committee of the Whole Follow Up Action List

Received for information.

6. BUSINESS

6.1 2026/27 Budget: Draft 2, Version 2

6.1.1 Budget Session Outline

Director Mobbs introduced the session outline and clarified the resolution examples provided reflect templated example language for resolutions and are not recommended motions.

6.1.2 Budget Discussion Support Materials

Director Mobbs reviewed support materials and the impacts of budget amendments on local Trust Area taxes and the Bowen Island Municipal levy.

6.1.3 Islands Trust Conservancy Board Results of Budget Request Review – Briefing

Director Frater summarized the briefing which reflects Trust Council's request that the Islands Trust Conservancy Board reconsider their budget. Director Frater noted amendments and corrections for clarity will be made to the briefing prior to it coming before Trust Council in March.

6.1.4 Changes in Draft 2026/27 Budget Since Trust Council's Review – BRE

Director Mobbs summarized changes to the draft budget since Trust Council last reviewed it in December as outlined in the briefing and noted that currently the tax increase for Local Trust Areas is 9.9% and 18.1% for Bowen Island Municipality.

DRAFT

Trustee Hunter arrived to the meeting at 1:43 p.m.

Director Mobbs reiterated that drawing on surplus is not sustainable year over year, surplus is typically a result of underspending on budget and staffing positions, and if budget is fully spent and there is no surplus to draw on there would be a significant tax increase in order to fund operations.

6.1.5 2026/27 Draft Budget Overview – Briefing

Director Mobbs summarized the briefing and noted planned spending has increased 6.6% over last year, the tax increase on purely discretionary budget increased by 1.3%, non-discretionary budget lines have increased by 3.7%, and variable non-discretionary budget lines have increased 4.3%.

The estimated tax increases for residents in the Local Trust Area would result in an approximate increase of \$40 to \$45 and between \$30 to \$35 for Bowen Island residents.

Trustee Peterson left the meeting at 2:07 p.m. and returned at 2:10 p.m.

6.1.6 2026/27 Budget Guidelines Assessment

6.1.7 2026/27 Budget Reduction Options

The Chief Administrative Officer stated that the Financial Planning Committee requested staff to identify potential budget reduction options and noted that the options are not necessarily recommendations from staff but options to consider in response to the direction given. He expressed that while all of the options would help reduce the budget, they would also impact operations. The scope of the impact for each option has been identified on the list, and a brief summary of the options was provided.

Trustee Campbell joined the meeting at 2:21 p.m.

Each item on the Reduction Options list was explained. Following discussion on each of the options Trustees indicated either support of, or opposition to, reducing the budget through the option.

Items 1 through 9 were discussed.

Trustee Peterson left the meeting at 3:23 p.m. and returned at 3:27 p.m.

Items 10 through 12 were discussed.

Trustee Fast left the meeting at 3:29 p.m. and returned at 3:32 p.m.

The meeting was recessed for a break at 3:37 p.m. and reconvened at 3:46 p.m.

Trustee Maberley left the meeting at 3:49 p.m.

Items 13 through 23 were discussed.

The meeting was recessed for a break at 4:34 p.m. and reconvened at 4:46 p.m.

DRAFT

TC-COW-2026-001

It was MOVED by Trustee Gedye, and SECONDED by Trustee Dodds,

that Committee of the Whole recommend that Trust Council not hire a professional photographer for new trustee photos and reduce the related draft 2026/27 item #19 budget line by \$3500.

CARRIED

TC-COW-2026-002

It was MOVED by Trustee Evans, and SECONDED by Trustee Dodds,

that Committee of the Whole recommend that Trust Council adopt staff budget reduction option #4 (Meeting Expense) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$3000.

CARRIED

TC-COW-2026-003

It was MOVED by Trustee Evans, and SECONDED by Trustee Dodds,

that Committee of the Whole recommend that Trust Council adopt staff budget reduction option #6 (Reconciliation Action Plan) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$25,000.

CARRIED

TC-COW-2026-004

It was MOVED by Trustee Evans, and SECONDED by Trustee Boland,

that Committee of the Whole recommend that Trust Council adopt staff budget reduction option #7 (Reconciliation Action Plan - Capacity Funding) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$50,000.

CARRIED

TC-COW-2026-005

It was MOVED by Trustee Evans, and SECONDED by Trustee Dodds,

that Committee of the Whole recommend that Trust Council adopt staff budget reduction option #8 (Recruitment and Labour Relations) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$5,500.

CARRIED

TC-COW-2026-006

It was MOVED by Trustee Evans, and SECONDED by Trustee Hunter,

DRAFT

that Committee of the Whole recommend that Trust Council adopt staff budget reduction option #9 (Staff recognition and training) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$4,000.

CARRIED

TC-COW-2026-007

It was MOVED by Trustee Evans, and SECONDED by Trustee Campbell,

that Committee of the Whole recommend that Trust Council adopt staff budget reduction option #10 (Staff salaries & benefits – Indigenous Relations Manager) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$45,564.

DEFEATED

A Trustee requested the vote count be detailed and the Director of Legislative and Information Services clarified that 10 opposed, 9 were in favour, and 1 abstained, an abstention is counted as a vote in favour resulting in a tied vote, and under the *Local Government Act* and related *Community Charter* regulations a tied vote results in a defeated resolution.

TC-COW-2026-008

It was MOVED by Trustee Boland, and SECONDED by Trustee Dodds,

that Committee of the Whole recommend that Trust Council hold one additional regular business meeting as a virtual meeting next fiscal year, and reduce the related draft 2026/27 Meeting Expense budget line by \$33,750.

CARRIED

TC-COW-2026-009

It was MOVED by Trustee Stamford, and SECONDED by Trustee Bernardo,

that Committee of the Whole recommend that Trust Council remove referral fees for the Gambier Island Local Trust Committee Official Community Plan project and reduce the related draft 2026/27 budget line by \$2,000.

CARRIED

Trustee Dodds left the meeting at 5:10 p.m.

Trustee Hunter left the meeting at 5:11 p.m.

TC-COW-2026-010

It was MOVED by Trustee Peterson, and SECONDED by Trustee Gauvreau,

that Committee of the Whole recommend that Trust Council reduce the draft 2026/27 Contracted Services budget line by \$5000.

CARRIED

DRAFT

TC-COW-2026-011

It was MOVED by Trustee Elliott, and SECONDED by Trustee Bernardo,

that Committee of the Whole recommend that Trust Council not fund in-person meetings for Council Committees, and remove the draft 2026/27 budget of \$6,500 associated with this work.

CARRIED

TC-COW-2026-012

It was MOVED by Trustee Peterson, and SECONDED by Trustee Yates,

that Committee of the Whole recommend that Executive Committee request staff to update the business case for Meeting Streaming & Editing Recordings for Posting to include more information on alternatives for recording and/or publicly posting meeting recordings.

CARRIED

Trustee Hunter returned to the meeting at 5:15 p.m.

TC-COW-2026-013

It was MOVED by Trustee Gedye, and SECONDED by Trustee Evans,

that Committee of the Whole recommend that Trust Council cancel newspaper subscriptions and reduce the related draft 2026/27 budget item #18 budget line by \$1000.

CARRIED

TC-COW-2026-014

It was MOVED by Trustee Evans, and SECONDED by Trustee Campbell,

that Committee of the Whole recommend that Trust Council adopt staff budget reduction option #20 (Travel - Chair) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$1,000.

DEFEATED

TC-COW-2026-015

It was MOVED by Trustee Evans, and SECONDED by Trustee Gedye,

that Committee of the Whole recommend that Trust Council adopt staff budget reduction option #22 (Union of BC Municipalities Attendance) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$7,000.

CARRIED

Trustee Peterson left the meeting at 5:28 p.m. and returned at 5:35 p.m.

DRAFT

TC-COW-2026-016

It was **MOVED** by Trustee Evans, and **SECONDED** by Trustee Bernardo,

that Committee of the Whole recommend that Trust Council adopt staff budget options at 50% reduction as presented in the draft 2026/27 Budget Reduction Options items 15, 16, and 17; and reduce the related draft 2026/27 budget by a total of \$50,000.

CARRIED

Trustees Falck and Campbell left the meeting at 5:37 p.m.

TC-COW-2026-017

It was **MOVED** by Trustee Fast, and **SECONDED** by Trustee Yates, that Committee of the Whole forward the Draft 2026/27 budget materials to Trust Council, as amended, for approval.

CARRIED

6.1.8 Funding Requests

6.1.8.1 Strategic Plan Projects

6.1.8.1.1 Policy Statement Amendment Project

6.1.8.1.2 Policy Review - Continuation from FY26

6.1.8.1.3 Freshwater Sustainability Strategy Review and Implementation

6.1.8.2 ITC Board Projects

6.1.8.2.1 ITC Five-Year Plan: First Nations Engagement Project

6.1.8.2.2 Protected Area Management Software Project

6.1.8.3 Local Trust Committee Projects

6.1.8.3.1 Denman: Housing Review (for OCP and LUB Amendments), Stage 2 - Phase 2 Project (Year 4 of 4)

Updated since Trust Council's December review.

6.1.8.3.2 Gabriola: OCP and LUB Review, Major Project (Year 4 of 5)

Updated since Trust Council's December review.

6.1.8.3.3 Gambier: OCP and LUB Amendments Implementation Project - Final Phase

6.1.8.3.4 Hornby: Comprehensive OCP and LUB Review Project

Updated since Trust Council's December review.

DRAFT

- 6.1.8.3.5 Lasqueti: OCP Review, Major Project (Year 1 of 3)
- 6.1.8.3.6 Salt Spring: Major Amendment to OCP and LUB
- 6.1.8.3.7 Planning Services: Projects Feasibility Assessment - Briefing

Updated since Trust Council's December review.

6.1.8.4 Operational Projects

- 6.1.8.4.1 TC Onboarding Training - Business Case
- 6.1.8.4.2 Trustee Laptops - Business Case
- 6.1.8.4.3 Accessibility Plan Development - Business Case

6.1.8.5 Staffing Requests

- 6.1.8.5.1 Manager of Indigenous Relations - New
- 6.1.8.5.2 Communications and Engagement Lead - New
- 6.1.8.5.3 Temporary Senior Policy Advisor 1.0FTE - Extension
- 6.1.8.5.4 Permanent ITC Indigenous Relations Advisor 0.5 FTE - New
- 6.1.8.5.5 Temporary Species at Risk Coordinator - Extension
- 6.1.8.5.6 GIS Co-op Student (Level 1) 0.3FTE
- 6.1.8.5.7 Planning Services Co-op Student 0.3FTE

6.1.8.6 Other Funding Request Reports

- 6.1.8.6.1 ITC Board Budget Request - Briefing

Updated since Trust Council's December review.

- 6.1.8.6.2 EC Budget Request - Briefing

6.1.9 Operating Budgets Increase Justifications

- 6.1.9.1 TC Dedicated Chair Travel Budget Justification Form
- 6.1.9.2 EC Operating Increases Justification Form – UBCM/AVICC
- 6.1.9.3 TAS Operating Budget Increase Justification Form
- 6.1.9.4 FES Operating Increases Justification Form
- 6.1.9.5 Information Services Operating Increase Justification Form

Updated since Trust Council's December review.

DRAFT

6.1.9.6 Planning Services Operating Budget Training Increase Justification Form

6.1.9.7 Planning Services Operating Budget Contractor Increase Justification Form

6.1.9.8 ITC Land Securement and Conservation Planning Increase Justification

6.1.9.9 ITC Protected Areas Management Operations and Planning Increase Justification

Updated since Trust Council's December review.

6.1.10 Unfunded Requests

6.1.10.1 Secretariat Services - Business Case

Funding for this work removed by Trust Council.

6.1.10.2 Climate Education Program - Business Case

Funding for this work removed by Trust Council.

6.1.10.3 Salt Spring: Watershed Protection Plan 2022-2032 Coordination (SSIWPA)

Funding for this work removed by Trust Council.

6.1.10.4 Salt Spring: Groundwater Sustainability (Well-Monitoring)

Funding for this work removed by Trust Council.

6.1.10.5 Trust Area Resilience Assessment Initiative - Briefing

Funding for this work removed by Financial Planning Committee. Removal endorsed by Trust Council.

6.1.10.6 Electronic Document Management Solution - Business Case

Funding for this work removed by Financial Planning Committee. Removal endorsed by Trust Council.

6.1.10.7 Galiano: Targeted OCP Review Project

Funding for this work removed by Financial Planning Committee. Removal endorsed by Trust Council.

6.1.10.8 Registered Professional Biologist 1.0FTE - Make Permanent

Funding for this staff position removed by Trust Council.

6.1.10.9 Permanent GIS Analyst 1.0FTE - New

Funding for this staff position removed by Trust Council.

DRAFT

6.2 Financial Plan Bylaw - Request for Decision

Trustee Maude left the meeting at 5:40 p.m.

Trustee Stamford left the meeting at 5:41 p.m.

Director Mobbs noted the five-year Financial Plan Bylaw related to the budget for fiscal 2026/27 is not legislatively required but is a good practice to provide insights into future projections for revenues and spending and it is sent to the Minister for information.

TC-COW-2026-018

It was MOVED by Trustee Peterson, and SECONDED by Trustee Yates, that Committee of the Whole forward the draft Financial Plan Bylaw 204 materials to Trust Council for approval.

CARRIED

7. NEW BUSINESS - None

8. CLOSED MEETING - None

9. RISE AND REPORT - None

10. NEXT MEETING

The next Islands Trust Council Committee of the Whole meeting will take place electronically on Wednesday, May 13, 2026 at 9:00 a.m.

11. ADJOURNMENT

By general consent the meeting was adjourned at 5:48 p.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

Minutes are not official until adopted at a subsequent meeting.

Follow Up Action Report

Committee Of The Whole

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to inform the Executive Committee that Committee of the Whole recommend that Executive Committee engage with the Province on Islands Trust inclusion in potential legislation on Code of Conduct, and opportunities for engagement on content.	David Marlor	Meeting: 17-Nov-2025 Target: 25-Feb-2025	In Progress
0%	2 Staff to inform the Executive Committee that Committee of the Whole recommend that Executive Committee request staff monitor provincial legislation and, if new code of conduct legislation is not proposed, or if Islands Trust is not included in the legislation, that an updated draft Code of Conduct policy be advanced for consideration of Trust Council in September 2026.	David Marlor	Meeting: 17-Nov-2025 Target: 25-Feb-2025	In Progress
0%	3 Staff to inform the Executive Committee that Committee of the Whole recommend that Executive Committee request staff to consider amendments to the Standards of Conduct Policy to address the involvement of the Chief Administrative Officer and Executive Committee in the review panel procedures.	David Marlor	Meeting: 17-Nov-2025 Target: 25-Feb-2025	In Progress
0%	4 Staff to inform Executive Committee of COtW's recommendation that Executive Committee request staff to update the business case for Meeting Streaming & Editing Recordings for Posting to include more information on alternatives for recording and/or publicly posting meeting recordings	David Marlor	Meeting: 18-Feb-2026 Target: 27-Feb-2026	In Progress

Follow Up Action Report

Committee Of The Whole

Director, Financial and Employee Services

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to forward the draft Financial Plan Bylaw 204 materials to Trust Council for approval.	Julia Mobbs	Meeting: 18-Feb-2026 Target: 20-Feb-2026	Completed

Follow Up Action Report

Committee Of The Whole

Director, Financial and Employee Services

Progress	Activity	Responsibility	Dates	Status
100%	<p>2 Staff to forward the following COTW's recommendations to Trust Council:</p> <ul style="list-style-type: none"> -reduce the related draft 2026/27 item #19 budget line by \$3500; -adopt staff budget reduction option #4 (Meeting Expense) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$3000; -adopt staff budget reduction option #6 (Reconciliation Action Plan) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$25,000; -adopt staff budget reduction option #7 (Reconciliation Action Plan - Capacity Funding) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$50,000; -adopt staff budget reduction option #8 (Recruitment and Labour Relations) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$5,500; -adopt staff budget reduction option #9 (Staff recognition and training) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$4,000; -hold one additional regular business meeting as a virtual meeting next fiscal year, and reduce the related draft 2026/27 Meeting Expense budget line by \$33,750; -remove referral fees for the Gambier Island Local Trust Committee Official Community Plan project and reduce the related draft 2026/27 budget line by \$2,000; -reduce the draft 2026/27 Contracted Services budget line by \$5000; -not fund in-person meetings for Council Committees, and remove the draft 2026/27 budget of \$6,500 associated with this work; -cancel newspaper subscriptions and reduce the related draft 2026/27 budget item #18 budget line by \$1000; 	Julia Mobbs	Meeting: 18-Feb-2026 Target: 27-Feb-2026	Completed

Follow Up Action Report

Committee Of The Whole

Director, Financial and Employee Services

Progress	Activity	Responsibility	Dates	Status
	<ul style="list-style-type: none"> -adopt staff budget reduction option #22 (Union of BC Municipalities Attendance) as presented in the Draft 2026/27 Budget Reduction Options table and reduce the related draft 2026/27 budget by \$7,000; and, -adopt staff budget options at 50% reduction as presented in the draft 2026/27 Budget Reduction Options items 15, 16, and 17; and reduce the related draft 2026/27 budget by a total of \$50,000. 			
100%	3 Staff to forward the Draft 2026/27 budget materials to Trust Council, as amended, for approval.	Julia Mobbs	Meeting: 18-Feb-2026 Target: 27-Feb-2026	Completed

To: Committee of the Whole **For the Meeting of:** May 13, 2026
From: Trust Area Services **Date Prepared:** April 28, 2026
SUBJECT: Policy Statement Amendment Project: Public Engagement Phase 4 Report

PURPOSE: The purpose of this briefing is to provide Trust Council with reports emerging from Phase 4 of public engagement on the Policy Statement Amendment Project (PSAP).

BACKGROUND: Islands Trust launched Phase 4 of public engagement on the Policy Statement Amendment Project following first reading of draft Policy Statement Bylaw No. 183 in July 2025 to gauge public perceptions about the proposed new Policy Statement.

Primary engagement channels were:

- A survey available online and in hard-copy;
- Correspondence to Trust Council; and
- a Trust Area-wide webinar.

During the six-month engagement period, Trust Council received 1,889 completed surveys and 186 pieces of correspondence. A summary of the dominant themes of feedback received is captured in the What We Heard report attached here as Attachment 1.

Because of the volume of survey responses and correspondence received, and the complexity of the analysis required, Islands Trust contracted a third-party firm with expertise in data analysis to code and sort the information. Their report is attached to the What We Heard report.

A portion of the open-ended survey responses that Islands Trust received expressed concern about the commitments to reconciliation with Indigenous Peoples made in the draft Policy Statement and in some cases perpetuated outright anti-Indigenous racism. These responses demonstrate that there may be widespread misunderstanding or lack of awareness about:

- the rights of Indigenous Peoples under Section 35 of the *Constitution Act*,
- that the Islands Trust Act was amended in 2021 to specifically mention cooperation with First Nations in the Object clause, and
- the clear direction that Islands Trust Council has received from the Minister of Housing and Municipal Affairs to work with Indigenous Governing Bodies in a way that “builds towards consensus.”

Staff will continue to post correspondence to the Islands 2050 web page as it is received and encourage trustees to review correspondence regularly.

ATTACHMENT(S):

1. What we Heard Report: Islands 2050 Phase 4 Public Engagement

FOLLOW-UP: Staff will await general direction from Trust Council before providing advice on options for next steps.

Prepared By: Jason Youmans, Senior Policy Advisor, Trust Area Services

Reviewed By/Date: Clare Frater, Director, Trust Area Services/April 30, 2026
Rueben Bronee, CAO/April 30, 2026

Islands Trust Policy Statement Amendment Project

Phase 4 of Public Engagement

What We Heard

May 2026



Islands Trust

islands 2050
THE FUTURE OF THE TRUST AREA

Contents

3 Territorial Acknowledgment

4 About the Project

- The Islands Trust Policy Statement
- Islands 2050 Project Overview
- Phase 4 Public Engagement Purpose
- Phase 4 Public Engagement Overview
- Phase 4 Public Engagement Process

10 Next Steps

11 What We Heard

- Overall Summary of Public Engagement
- Summary of Survey Results
- Summary of Correspondence
- Summary of Virtual Town Hall
- Summary of Islands Trust Council Correspondence, Delegations and Public Comment

15 Attachments

- Survey & Public Correspondence Data Analysis Summary
- Phase 4 Communications and Engagement Materials Summary

Territorial Acknowledgment

Islands Trust trustees and staff are humbly thankful to live and work in the treaty lands and territories of the BOKÉCEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Mamalilikulla, Qualicum, scə́wáθən, sə́lilwə́təʔ, SEMYOME, shísháhl, Sk̓w̓x̓wú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, ʔaʔəmen, Tlowitsis, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̓JOŁEŁP, W̓SIKEM, Xeláltxw, Xwémalhk̓wu, Xwsepsum, and x̓w̓məθk̓wəy'əm First Nations.

Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea. Amending the Islands Trust Policy Statement is one action among many that Islands Trust is taking towards reconciliation.

About the Project

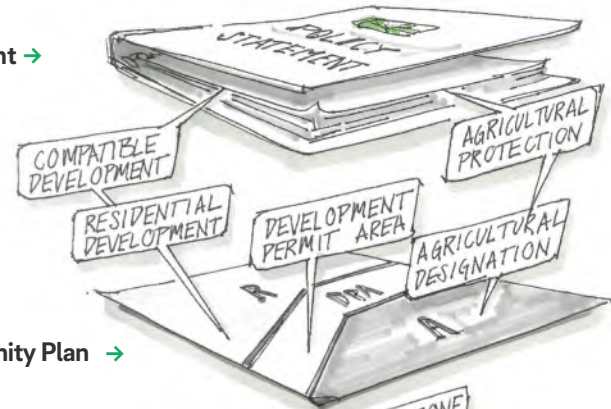
The Islands Trust Policy Statement

Section 15 of the *Islands Trust Act* states that Islands Trust Council must adopt, by bylaw, a Trust Policy Statement that applies to the Islands Trust Area as a whole. The *Islands Trust Act* specifies that the Policy Statement must be a general statement of the policies of Islands Trust Council to carry out the Islands Trust object, that it may establish different policies for different parts of the Islands Trust Area, and that it must be approved by the provincial Minister responsible for Islands Trust prior to adoption.

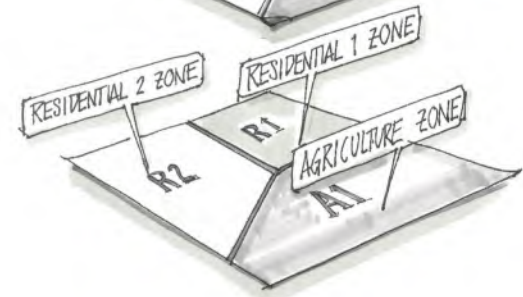
The Policy Statement represents Islands Trust Council's vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous Governing Bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

Islands Trust Council is responsible for establishing and amending the Policy Statement, which in turn guides the development of official community plans and regulatory bylaws by local trust committees and island municipalities across the Islands Trust Area. The *Act* stipulates that official community plans and bylaws must be submitted to Executive Committee or Islands Trust Council and must not be approved if they are contrary to or at variance with the Policy Statement. This ensures that the Islands Trust Object is at the core of all planning and land use management decision-making in the Islands Trust Area. The Policy Statement also guides the development of Islands Trust Council's Strategic Plan.

Policy Statement →



Official Community Plan →



Land Use Bylaw →



Island landscape →

Islands 2050 Project Overview

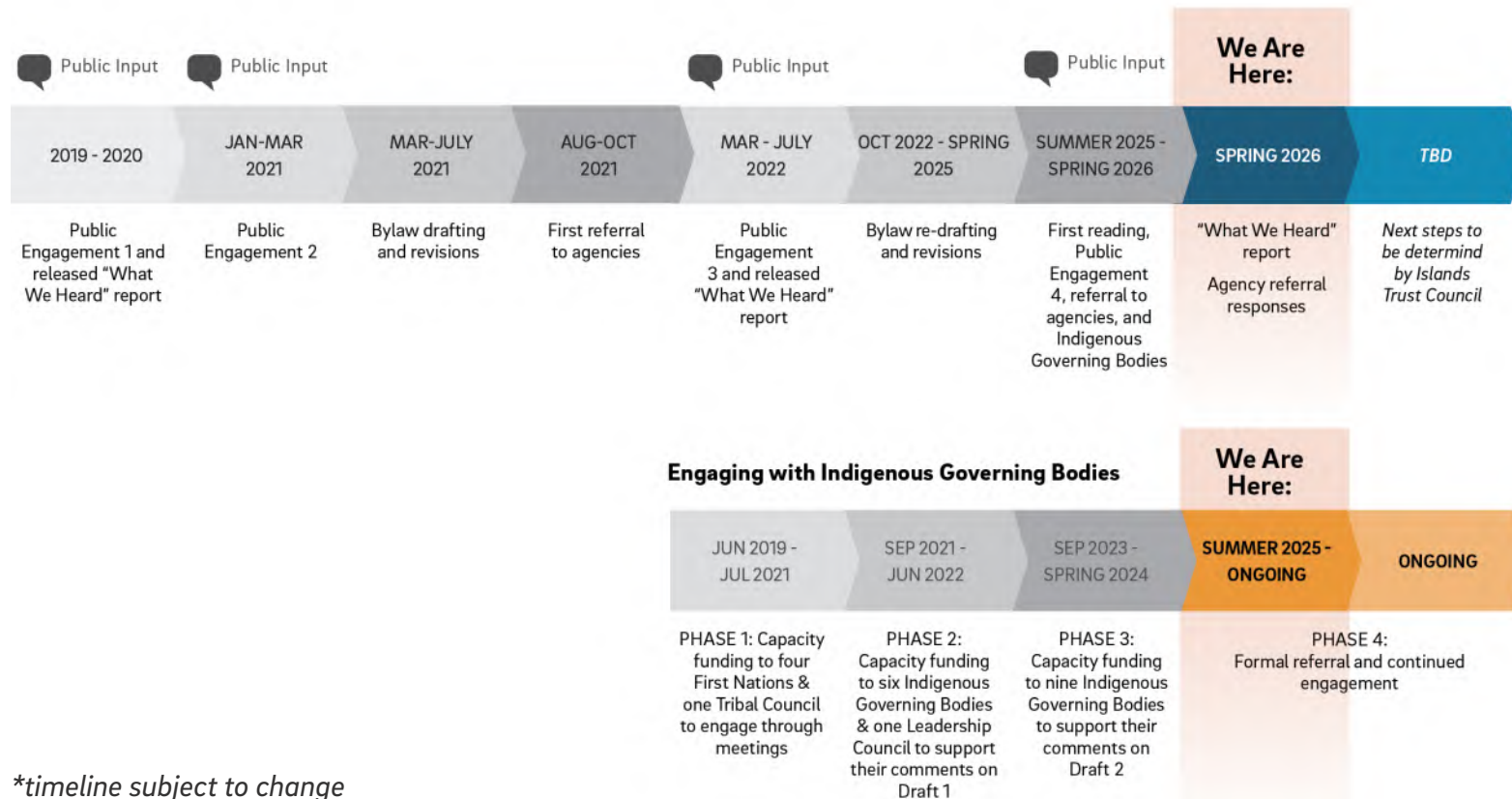
The Islands 2050 Policy Statement Amendment Project is a major, multi-phase project that has been underway since 2019 to update the Islands Trust Policy Statement.

The Islands Trust Policy Statement is being updated for the first time in more than three decades so that Islands Trust can better manage today's challenges and tomorrow's opportunities. The draft Policy Statement puts a needed focus on reconciliation with Indigenous Peoples, the housing needs of current and future residents, and responding to climate change. The draft Policy Statement also reaffirms the Islands Trust's enduring mandate to preserve and protect this unique region.

The Islands 2050 Policy Statement Amendment Project is going through several iterative phases, meaning that each phase of the project will build on, and be informed by, the phase that came before it. The outcomes of Phase 3 of public engagement informed the current draft Policy Statement, which was the basis of Phase 4 of public engagement.

The Policy Statement bylaw must pass three readings before it goes to the Minister of Housing and Municipal Affairs for approval. This process ensures that every bylaw is carefully considered before it is passed.

More information about the previous phases of engagement is available on the Islands 2050 project webpage. What We Heard reports generated in those phases are available here: [2019](#), [2021](#), and [2022](#).



**timeline subject to change*

Purpose of this Report

This What We Heard report summarizes public feedback from Phase 4 of public engagement on this project. Feedback will be considered by Islands Trust Council, which will direct the next steps of the project.

Phase 4 Public Engagement Purpose

The draft Policy Statement, given first reading in [July 2025](#), was developed to reflect the feedback received from the three phases of public engagement undertaken since the Islands 2050 project was launched in 2019. The draft Policy Statement also incorporates earlier feedback from Indigenous Governing Bodies and other agencies, and deliberations and decisions made by Islands Trust Council.

Phase 4 of public engagement on the draft Policy Statement was undertaken to build awareness, share information, and support public participation, while testing public perception of whether the draft Policy Statement was seen to support Islands Trust in achieving its goals and fulfilling the Islands Trust object. During this phase, Islands Trust provided information about the Policy Statement, promoted the project and opportunities for feedback, and offered multiple ways for individuals to get involved and share input.

Phase 4 Public Engagement Overview

Phase 4 of public engagement on the draft Policy Statement was launched in August 2025 following first reading, and ran for six months until February 2, 2026. Referral of the draft Policy Statement bylaw to Indigenous Governing Bodies and government agencies, as well as individual local trust committees and Bowen Island Municipality, coincided with public engagement. The results of those referrals will be available in a separate report.

Phase 4 Public Engagement Process

Input on the draft Policy Statement was received through several engagement channels to support broad participation. The public was invited to provide feedback through an online survey, with a paper version of the survey with pre-paid postage available at select on-island locations. The public could also email Islands Trust Council or their local trustees, attend an Islands Trust Area-wide virtual town hall, participate in local community information meetings, or appear as a delegation at an Islands Trust Council meeting.

Each local trust committee (LTC), and Bowen Island Municipality, was invited to select their preferred method of local engagement in order to inform their own referral response to Islands Trust Council about the draft Policy Statement. These local engagement initiatives were not considered part of Phase 4 public engagement since the results were for individual LTC/Bowen Island Municipality consideration, not Islands Trust Council. Minutes from these local engagement events will be available in the project library of the Islands 2050 project webpage under Public Engagement Phase 4 2025–2026.

Referral responses received from individual LTCs/Bowen Island Municipality will appear in a separate report, alongside responses from other referral agencies including Indigenous Governing Bodies.

Visit the project webpage at
islandstrust.bc.ca/programs/islands-2050/

Phase 4 Communications and Engagement Activities

AWARENESS

Resident Mailout

Project educational brochure sent to 16,491 addresses in the Islands Trust Area

Media Technical Briefing

21 journalists were invited to a media technical briefing on July 24, 2025. The virtual session provided background on the Policy Statement Amendment Project, highlighted updates in the new draft, and offered an opportunity to ask questions.

AWARENESS

Social Media

69 social media posts between August 11, 2025 and January 30, 2026

Print Media

23 print and online newspaper ads in 13 publications in the Islands Trust Area:

- Active Page
- Bowen island Undercurrent
- Coast Reporter
- Gabriola Sounder
- Gulf Islands Driftwood
- Hornby Tribune
- Mayneliner
- Pender Post
- Salt Spring Exchange
- Saturna Scribbler
- The Flagstone
- Thetis Island Quarterly
- Xwe'etay News

AWARENESS

Subscriber Notices


August 14, 2025–February 9, 2026


5,850 subscribers and 90 media contacts received two news releases and nine subscriber notices.

AWARENESS

Educational video answering the following questions:

1. What is Islands Trust?
2. What is a Policy Statement?
3. Why does it need to be updated?
4. How does it affect residents in the Islands Trust Area?


 43 views as of April 7, 2026

 [Video on YouTube](#)


Phase 4 Communications and Engagement Activities cont'd

AWARENESS

[Islands 2050 Project Webpage](#)


 July 29, 2025–
February 2, 2026

 6,201 webpage views


 3,598 active webpage users

AWARENESS

[Islands 2050 Frequently Asked Questions Webpage](#)


 July 29, 2025–
February 2, 2026

 374 webpage views

 254 active webpage users

AWARENESS

[Islands Trust Policy Statement Webpage](#)

 July 29, 2025–
February 2, 2026

 730 webpage views

 434 active webpage users

AWARENESS

On-island posters


Posters were put up in public areas on 12 islands within the Islands Trust Area.



Phase 4 Communications and Engagement Activities cont'd

INFORMATION AND PARTICIPATION


Virtual Townhall hosted by Be the Change Group on September 10, 2025

 165 registrants


 [Video recording](#)

 154 views to date

[Town Hall webpage](#)

 July 29, 2025 – February 2, 2026


 538 webpage views


 338 active webpage users


PARTICIPATION

Online and print survey

The survey was distributed through the Islands Trust website, social media, email subscriber notices, QR codes on posters and in a household mailer.

 1,889 completed surveys

 17 responses were received via mail

 300 postage-paid paper surveys were available at libraries on 13 islands within the Islands Trust Area, and at Islands Trust offices in Victoria, on Gabriola Island, and on Salt Spring Island.

PARTICIPATION

Phone feedback to Islands Trust

The public could provide feedback by calling Islands Trust, with staff available to support survey completion or take comments.


Islands Trust Council

Islands Trust Council received one item of correspondence, heard from one delegation, and five individuals during the public comment periods at the September and December 2025 Quarterly Meetings, combined.

PARTICIPATION

Islands Trust Correspondence

The islands2050@islandstrust.bc.ca email address was dedicated to receiving feedback from residents.

 186 pieces of correspondence were received. Of those, 17 were received by mail.





Next Steps

Next steps in the Policy Statement Amendment Project will depend on decisions by Islands Trust Council. In addition to this What We Heard Report, Islands Trust Council will also receive referral responses about the draft Policy Statement bylaw from other levels of government that provide services in the Islands Trust Area, and Indigenous Governing Bodies with treaty and territorial interests in the Islands Trust Area. Engagement with Indigenous Governing Bodies will continue, throughout the project. Islands Trust Council can use this input to inform further amendments to the draft Policy Statement bylaw before giving it further readings. Once the Policy Statement bylaw has received third reading, it can be sent to the Minister of Housing and Municipal Affairs for approval.

The Minister of Housing and Municipal Affairs holds the duty to consult with First Nations where established or asserted Aboriginal and Treaty rights protected under section 35 of the *Constitution* may be adversely affected. The record of engagement with First Nations that Islands Trust provides to the Minister with the draft Policy Statement submitted for approval helps with the assessment of the fulfillment of that duty. Prior to consideration of approval, the Minister will also assess if there are any conflicts with significant provincial interests.

Once the draft Policy Statement is approved by the Minister it can be adopted by Islands Trust Council and used to guide planning and land use management decisions in the Islands Trust Area.

What We Heard

Overall Summary of Public Engagement

Phase 4 of public engagement generated a high volume of input through an online or paper-based anonymous survey, and direct written submissions via email. Overall, this phase provided a wide range of perspectives, reflecting a strong level of community care, interest, and investment in the future of the Islands Trust Area. Many participants engaged deeply with the content and offered valuable feedback on key topics.

Overall, the results of Phase 4 of public engagement on the draft Policy Statement suggest that more work may be needed to address public concerns.

Across all engagement channels there was broad support for the overall goal of protecting the Islands Trust Area, particularly in relation to fostering sustainable stewardship of lands and waters. At the same time, there was less consensus about the draft Policy Statement's reconciliation focus, which tended to generate a more polarized reaction, and mirrors broader public discourse currently taking place across the province.

Some public feedback submitted through the open comment section of the survey contained anti-Indigenous racism, misinformation, and harmful narratives. The nature of some of the survey feedback reinforces the importance of Islands Trust's commitment to fostering respectful relationships with First Nations and advancing engagement that is safe, inclusive, and constructive for all.

Islands Trust acknowledges that more could have been done to support more respectful and informed participation. Opportunities for improvement include:

- Strengthening cultural safety protocols during engagement
- Providing clearer expectations for participant conduct
- Stronger guidelines about written submissions
- Offering more accessible information in advance of engagement, particularly about:
 - › Indigenous rights and title, protected under Section 35 of the *Canadian Constitution Act*, and
 - › the Islands Trust's reconciliation commitments.

Islands Trust acknowledges that terms like "Indigenous Governing Body" and "Indigenous food sovereignty" were new to many people who responded to the survey, and not providing more pre-engagement education was a missed opportunity.

Content Warning: This report includes material that may be distressing, particularly for Indigenous readers, as it summarizes public feedback that contains anti-Indigenous racism.

Summary of Survey Results

1,889 completed surveys were received by February 2, 2026.

Detailed analysis of the **survey responses** was completed by a third-party firm called Be the Change Group. This report is included in Attachment 1.

Key findings of the survey analysis were as follows:

- A mixed, but generally critical, view that the draft policies would help Islands Trust better meet the Islands Trust Object and the Policy Statement's goals
- Respondents frequently called for clearer, more specific, and more actionable policies, with concerns about policy clarity and structure appearing across a wide range of responses
- Concerns about implementation capacity and enforcement were also common, alongside questions about jurisdiction, mandate, and governance roles
- Many respondents also highlighted tensions between environmental protection and housing, affordability, and economic considerations
- In questions about Goals 1, 2, and 3, a substantial proportion of respondents expressed concern about the level of emphasis placed on the involvement of Indigenous Governing Bodies in Islands Trust decisions

Summary of Correspondence

186 pieces of correspondence were received by email to islands2050@islandstrust.bc.ca between July 29, 2025 and February 2, 2026. All public correspondence can be found in the Public Correspondence 2024–2026 folder on the [Islands 2050 project webpage](#).

Detailed analysis of the **correspondence** received was completed by a third-party firm called Be the Change Group. This report is included in Attachment 1.

Key findings of the correspondence analysis were as follows:

- The most prominent issues raised in correspondence included lack of clarity and specificity in policies, followed by concerns about implementation and enforcement capacity
- Correspondence more frequently discussed concerns related to environmental protection and development management, and less often discussed concerns related to reconciliation and the role of Indigenous Governing Bodies in the draft policies
- Correspondence often cited very specific, actionable recommendations

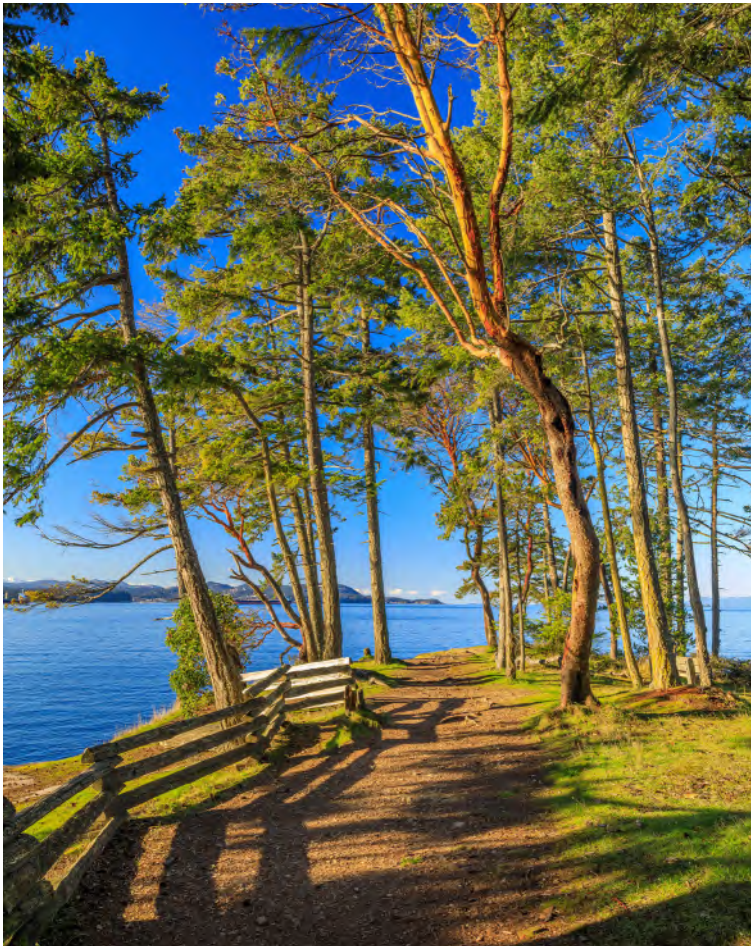
Summary of Virtual Town Hall

A virtual town hall was held on September 10, 2025, with 165 registrants signing up to attend the evening event. Following a staff presentation on the draft Policy Statement, members of the public were invited to ask questions. Questions submitted ahead of the event were also answered. Common themes that emerged through those questions are captured in the table below.

Key Themes	Issues/Questions
Density	<p>Concerns were raised by seven participants that the draft Policy Statement encourages using urban approaches to measuring and increasing residential density and that the word “population” does not appear in the document.</p> <p>A concern was raised that the draft policy statement encourages increased residential density on islands with water shortages and saltwater intrusion.</p> <p>A desire to include clear measures for protection of the environment was raised.</p>
Must vs. should	<p>Four people raised a concern that the document contains directive policies that “should” rather than “must” be followed meaning local trust committees will not be bound to follow them.</p>
Indigenous Land Rights	<p>Questions were raised as to whether Islands Trust has any jurisdiction when it comes to Indigenous land rights three times.</p> <p>One participant asked why protection of Indigenous cultural heritage is included as an advisory rather than a directive policy.</p>
Climate change mitigation	<p>Two participants asked why climate change mitigation isn’t included as a goal.</p>
Rural character	<p>Two participants asked why the document doesn’t include a directive policy about preserving and protecting the rural character of the islands.</p>
“Affordable housing” vs. “attainable housing”	<p>A concern was raised about the shift from “affordable housing” to “attainable housing.”</p>
Flexible housing options	<p>One person asked whether the policy statement could allow more flexible housing options, such as clusters of tiny homes.</p>
Jurisdiction over marine environments	<p>A question was asked about whether Islands Trust has any jurisdiction over the marine environment.</p>

Summary of Islands Trust Council Correspondence, Delegations and Public Comments

Providing feedback to Islands Trust Council as a delegation, or during the Public Comment period, was an available feedback option at the September and December 2025 quarterly Islands Trust Council meetings. Islands Trust Council received one item of correspondence, hosted one delegation, and heard from five individuals during the public comment periods at the September and December 2025 quarterly meetings, combined.



Islands Trust Council Quarterly Meeting – September, 2025

Correspondence #1 represented a petition with 1,806 signatories requesting that the draft Islands Trust Policy Statement not be approved unless it clarifies that “environment” refers to the natural environment, prioritizes protection of ecosystems and rural character, and includes stronger requirements for limiting development based on island-specific constraints such as water availability, build-out capacity, and evidence-based decision-making informed by science, local, and Indigenous knowledge.

Islands Trust Council Quarterly Meeting – December, 2025

Public Comment #1 & 2 discussed floor area ratios in the draft Islands Trust Policy Statement.

Public Comment #3 discussed the *Islands Trust Act*, requested a clear interpretation on the word “environment”, and urged inclusion of previously submitted policy language to better reflect the *Islands Trust Act*'s intent regarding residents' rights, federated governance, and oversight of local planning.

Public Comment #4 spoke to the public engagement process for the draft Islands Trust Policy Statement and requested an extension to the public engagement period.

Public Comment #5 spoke to the public engagement process for the draft Islands Trust Policy Statement and requested an extension to the public engagement period, and asked if the draft Policy Statement would be put to a referendum.

Attachments

**Survey & Public Correspondence Data Analysis
Summary**

**Phase 4 Communications and Engagement
Materials Summary**

Survey and Public Correspondence Data Analysis Summary

Islands Trust 2050 Phase 4 Public Engagement Program

Date: April 29, 2026

Version: FINAL

Prepared by: Be the Change Group



Acknowledgements

Be the Change Group acknowledges our office is on the unsundered land of the xʷməθkʷəy̅əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tseil-Waututh) Nations, which have been here since time immemorial.

In our journey to reconciliation, our team is working towards understanding of and allyship with these nations, and decolonizing the systems of which we are a part.

We would acknowledge that the Islands Trust 2050 Phase 4 Public Engagements took place in the Islands Trust Area, which includes the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səliłwətał, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW , Stz'uminus, łaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOŁEŁP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̅əm First Nations.

Content Warning

This report includes perspectives that may be harmful or distressing to read. In particular, some of the feedback included in this analysis contains anti-Indigenous racism and sentiments that are not consistent with Be the Change Group's commitments to reconciliation.

While we do not endorse or support these perspectives, they are included to ensure our report conveys what was shared through the discussed engagements.

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Correspondence regarding this report can be sent to connect@bethechange.com

Table of Contents

Acknowledgements	1
Table of Contents	2
Introduction	3
Executive Summary	4
Methodology	7
Data Cleaning Methodology	7
Data Analysis Methodology	8
Data Considerations	9
Survey Findings	10
Demographic Characteristics of Survey Respondents	10
Survey Questions	13
Guiding Principles	13
Goal 1: Advance Reconciliation	18
Goal 2: Preserve and Protect Indigenous Cultural Heritage & Significant Areas, Sites, and Species	22
Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems	27
Goal 4: Foster Sustainable, Inclusive, and Resilient Communities	32
Goal 5: Foster Sustainable Stewardship of Lands and Waters	37
Overall Effectiveness of the Draft Policy Statement	42
Public Correspondence Findings	46
Appendix A: Islands Trust Policy Statement Phase 4 Public Engagement Survey	49
Appendix B: Additional descriptive statistics for survey’s closed-ended Likert scale questions	73

Introduction

In 2019, Islands Trust launched the Policy Statement Amendment Project (Islands 2050) to update the [Islands Trust Policy Statement](#). This update was undertaken to adapt to current and future challenges and opportunities, and to reflect Islands Trust’s commitments related to reconciliation, climate change, and affordable housing.

In Phases 1–3 of this project, Islands Trust engaged with islands residents, Indigenous Governing Bodies, and partner agencies/organizations to better understand what an updated Policy Statement might entail. This feedback was used to draft the Policy Statement, which Islands Trust Council gave first reading to at its meeting on [July 29, 2025](#). In the most current phase of public engagement, Phase 4, public feedback on the draft Policy Statement was received from July 29, 2025 to February 2, 2026 inclusive.

The following data summary presents findings from a survey collected during the Phase 4 public engagement period, as well as a summary of public correspondence submitted to Islands Trust during this same period.

Feedback received from Indigenous Governing Bodies and government agencies through referral of the draft Policy Statement bylaw will be addressed in a separate report.

Executive Summary

This report summarizes findings from two components of Phase 4 public engagement on the Islands Trust’s draft Policy Statement, namely the results from a public survey with 1889 responses and 186 pieces of public correspondence. Together, these inputs provide insight into how residents and members of the public perceive the Policy Statement’s Guiding Principles and Goals 1–5, and suggested opportunities for refinement.

Survey Findings

Survey responses indicate a mixed but generally critical view that the draft policies would help Islands Trust better meet the Islands Trust Object and the Policy Statement’s Goals.

The policies for *Goal 5: Foster Sustainable Stewardship of Lands and Waters* received the highest levels of agreement. Majorities (approximately 65–68%) agreed that the policies for freshwater, forest, and agricultural land policies would help Islands Trust meet this goal, while agreement was lower on policies related to both soil and fill as well as marine shorelands (42–51%). Agreement was also greater for the policies in *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*. In particular, higher levels of agreement were observed on policies related to transportation and waste, emissions and pollutants, and recreation (58–64%), and lower on policies on managing growth and development, as well as housing, were more divided (42–48%).

Respondents were also less in agreement that the policies in *Goal 3: Preserve and Protect Healthy Biodiverse Ecosystems* would help Islands Trust achieve this goal (49%).

In contrast, the policies for *Goal 1: Advance Reconciliation* and *Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species* received the lowest levels of agreement (29–32%). These results were similar for the Guiding Principles. Cooperation Principles received the most agreement (48% agreed these principles would help Islands Trust meet the Islands Trust Object), while the General and Reconciliation Principles leaned further away from agreement (35–39% agreed).

Across all sections, several consistent themes emerged. Respondents called for clearer, more specific, and more actionable policies, with concerns about policy clarity and structure appearing across a wide range of responses. Concerns about implementation capacity and enforcement were also common, alongside questions about jurisdiction, mandate, and governance roles. Many respondents also highlighted tensions between environmental protection and housing, affordability, and economic considerations.

Feedback related to reconciliation—including the role of Indigenous Governing Bodies in land use planning—was a central and often polarizing theme, especially in Goals 1–3, where a substantial proportion of respondents expressed concern about the level of emphasis placed on Indigenous Governing Bodies’ involvement in Islands Trust decisions. Notably, many of the concerns expressed included anti-Indigenous racism (e.g., sentiments including derogatory language and worries about preferential treatment for Indigenous Peoples). Among those who showed positive sentiment towards these policies, a need for improved public education and communication about reconciliation, Indigenous rights, Indigenous governance, and the intent of the policies was discussed. Together, these findings highlight both opportunities for policy

refinement and broader governance tensions shaping how the principles are understood and received in the context of the Section 35 constitutional rights of Indigenous Peoples and Islands Trust's obligations to engage with Indigenous Governing Bodies.

Public Correspondence Findings

Public correspondence provided more detailed feedback, with a stronger focus on specific policy amendments and implementation considerations.

Correspondence most frequently focused on policies related to *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*, followed by *Goal 3: Preserve and Protect Healthy Biodiverse Ecosystems* and *Goal 5: Foster Sustainable Stewardship of Lands and Waters*. The Guiding Principles were discussed less often, as were *Goal 1: Advance Reconciliation* and *Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species*. AC HERE

The most prominent issues raised in correspondence included lack of clarity and specificity in policies (approximately 72%), concerns about implementation and enforcement capacity (58%), and views that the draft policies do not go far enough in protecting the environment (57%). Many correspondents also emphasized the need for stronger limits on development (57%) and raised questions about whether the Islands Trust is acting within its mandate (55%).

Compared to survey responses, correspondence more frequently discussed concerns related to environmental protection and development management, and less often on concerns related to reconciliation and the role of Indigenous Governing Bodies in the draft policies. Where feedback on Indigenous Governing Bodies' involvement was still present, it was also more balanced between support and concern than observed in the survey responses, which leaned towards disagreement.

Correspondence often cited very specific, actionable recommendations, particularly related to improving wording and clarity, strengthening policy language to be more action-oriented, and outlining clearer implementation approaches.

Combined Insights

Across both the survey response and public correspondence, there is broad support for the overall goal of preserving and protecting the Islands Trust Area, including in relation to ecosystems, water, and land protection. At the same time, there is less consensus on reconciliation-related policies, which tend to generate more polarized responses.

The two engagement streams differ in emphasis. Survey responses highlight areas of polarization—particularly around reconciliation and Islands Trust governance and jurisdiction. Meanwhile, the public correspondence places greater focus on technical issues and policy clarity related to environmental protection, development pressures, and whether/how to balance these two issues with community needs.

Importantly, findings also reveal a fundamental tension in public expectations. While some respondents express concern about regulatory burden and Islands Trust's scope, others call for stronger environmental protections and stricter limits on development.

Overall, the findings indicate that while many respondents are aligned with the intent of the draft Policy Statement, there is a clear expectation for greater clarity, specificity, and transparency, particularly regarding how these policies will be applied in practice and how they will be implemented within existing legislative and institutional frameworks

Methodology

As part of the Islands 2050 Phase 4 public engagement program (as described in the Introduction section above), a survey consisting of Policy Statement-related questions was co-designed by Islands Trust, in consultation with Be the Change Group. All questions were optional to answer; a copy of the survey is provided in Appendix A. The target population for this survey was individuals with connections to any of the Islands Trust Area’s 13 local trust areas and/or Bowen Island Municipality. Islands Trust was responsible for communications and respondent recruitment, while Be the Change Group hosted the survey on the software *Qualtrics*. Data collection occurred from August 6, 2025 to February 2, 2026 inclusive. Paper copies of the survey with postage-paid envelopes were also available at public libraries throughout the Islands Trust Area.

In addition to the survey, individuals were welcome to email their feedback on the draft Policy Statement to islands2050@islandstrust.bc.ca. Public correspondence sent to this email address during the Phase 4 public engagement period (i.e. from the first reading of the draft Policy Statement on July 29, 2025 to the close of the online survey on February 2, 2026 inclusive) were posted to [‘Public Correspondence 2024–2026’ in the project library on the project webpage and used in this analysis.](#)

Note: Anonymized versions of the survey and public correspondence data files will be shared with Islands Trust as part of Be the Change Group’s scoped services for this project. To protect confidentiality, all personal identifiers (e.g., names and addresses) shared will be removed prior to sharing (the survey never asked respondents to provide identifying information, but they may have done so in their responses).

Data Cleaning Methodology

Survey Responses

The survey’s inclusion and exclusion criteria are described in the table below:

Criterion	n
Responses received	3849
Online and paper surveys collected during data collection window	3841
Paper surveys received at Islands Trust offices after online survey closed	8 ¹
Responses excluded	1960
Empty surveys (0 answers given)	1706 ²
Incomplete responses, demographic questions answered only	3
Incomplete responses, provided 1+ answer but did not reach the final submission page	251 ³
Responses included in analysis	1889

¹A total of 17 paper surveys were collected: 9 during the data collection window and 8 after. All were included in the analysis. / ²In Qualtrics, a response is logged as soon as someone opens the survey link; these 1706 cases represent instances where the survey link was clicked but no answers were provided before exiting. / ³These 251 responses were automatically captured when data collection closed (i.e., the respondent did not click the survey’s ‘Submit’ button).

Survey responses were reviewed for potential duplication using IP address, timestamp, and response similarity. Of the 459 responses received from 182 repeated IP addresses, 19 (1% of the 1889 responses included in the analysis) were identified as potential repeat respondents. As the results of this review were not definitive, however, the decision was made to retain all 19 cases in the analysis. The impact of potential repeat respondents on the reported findings is expected to be minimal.

For responses coded to 'Other, please specify' in Question 18 (*"How are you connected to the Islands Trust Area"*), the specified responses were reviewed to create new codes and/or re-assign responses to existing response options. For example, a response of "Boater and frequent visitor" was re-coded to both "Visitor" and a new category: "Other - Boater". From the 1889 responses included in the analysis, a total of 4848 answers were provided across the survey's open-ended questions. Nearly all were suitable for analysis; six responses were coded as missing (0.1%), resulting in an analytic sample of 4842 open-ended answers.

Public Correspondence Responses

All 186 pieces of public correspondence, submitted by 159 authors (individuals or organization representatives), were included in the analysis.

Data Analysis Methodology

For quantitative (closed-ended) survey items, descriptive statistics (i.e. frequencies) were prepared using Qualtrics. Additional descriptive statistics for the survey's Likert scale questions are provided in Appendix B.

The draft Policy Statement's Guiding Principles contains multiple sets of policies, as do *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities* and *Goal 5: Foster Sustainable Stewardship of Lands and Water*. For the closed-ended questions in these sections, responses were aggregated across each set by assigning respondents to their response category (agreement, disagreement, or neutral) with the highest number of responses. Ties or mixed patterns were classified as neutral, and respondents with no valid responses were categorized as 'did not answer.'

For qualitative (open-ended) survey items and the public correspondence emails, responses were exported to Excel and analyzed using an inductive thematic approach. Two members of Be the Change Group's research team reviewed the submissions and grouped similar comments into themes to identify common perspectives and areas of note. These themes were refined as analysis progressed to ensure they captured essential, overarching insights while each providing meaningful and distinct details. Responses containing similar or repeated messages were coded together to reflect the overall distribution of views while maintaining transparency in reporting. Where applicable, respondents' answers were coded to more than one response category. Counts across the coded themes and response categories were then reported here as descriptive statistics (i.e. frequencies). To protect the anonymity of respondents, findings have been either collapsed or suppressed where the number of respondents in a category was so low as to risk deductive disclosure.

Comments that were defamatory, profane, or inappropriate for a general audience (including discriminatory or otherwise offensive responses) were coded to their relevant response categories while paraphrasing and redacting the inappropriate content. Responses that were solely discriminatory or harassing were excluded.

Throughout the presented findings, percentages are summed to one decimal place. The percentages listed in each chart, then, do not always sum to exactly 100.0%, either because participants could select more than one response, their response could be coded to more than one theme, or due to rounding. The percentages in each chart are accompanied by their corresponding counts (presented in brackets after each percentage). In-text, percentages are typically reported, while counts are included where findings are not presented in a chart.

Data Considerations

As this was a self-selected survey that asked for individuals' opinions, the results are not statistically representative of all individuals with a connection to the Islands Trust. Area.

In addition, fewer than half of respondents who answered the closed-ended ratings per section provided feedback in the corresponding open-ended items (33.6–44.7% across the survey), indicating that open-ended responses reflect only a subset of participant perspectives.

Separately, please note that it was beyond the scope of the current analysis to assess the impact of missing data on the representativeness of the survey findings, as well as the prevalence and impact of potential survey fatigue.

Finally, it is worth acknowledging that concerns about the survey's design were raised in a subset of the 4842 analyzed open-ended responses (4.2%, n = 202). In particular, these respondents would have preferred to rate the individual policies within each section, rather than grouped Directive and Advisory policies as was asked. While open-ended comment fields at the end of each section allowed for policy-specific feedback, these respondents indicated a desire to also rate their level of agreement or disagreement for each policy in the closed-ended items, and expressed concern that grouped ratings did not fully capture their perspectives.

Similar concerns were identified in 32 of the 186 pieces of public correspondence included in the analysis (17.2%). Several noted this as a reason for their submission (e.g., to follow up on their survey response).

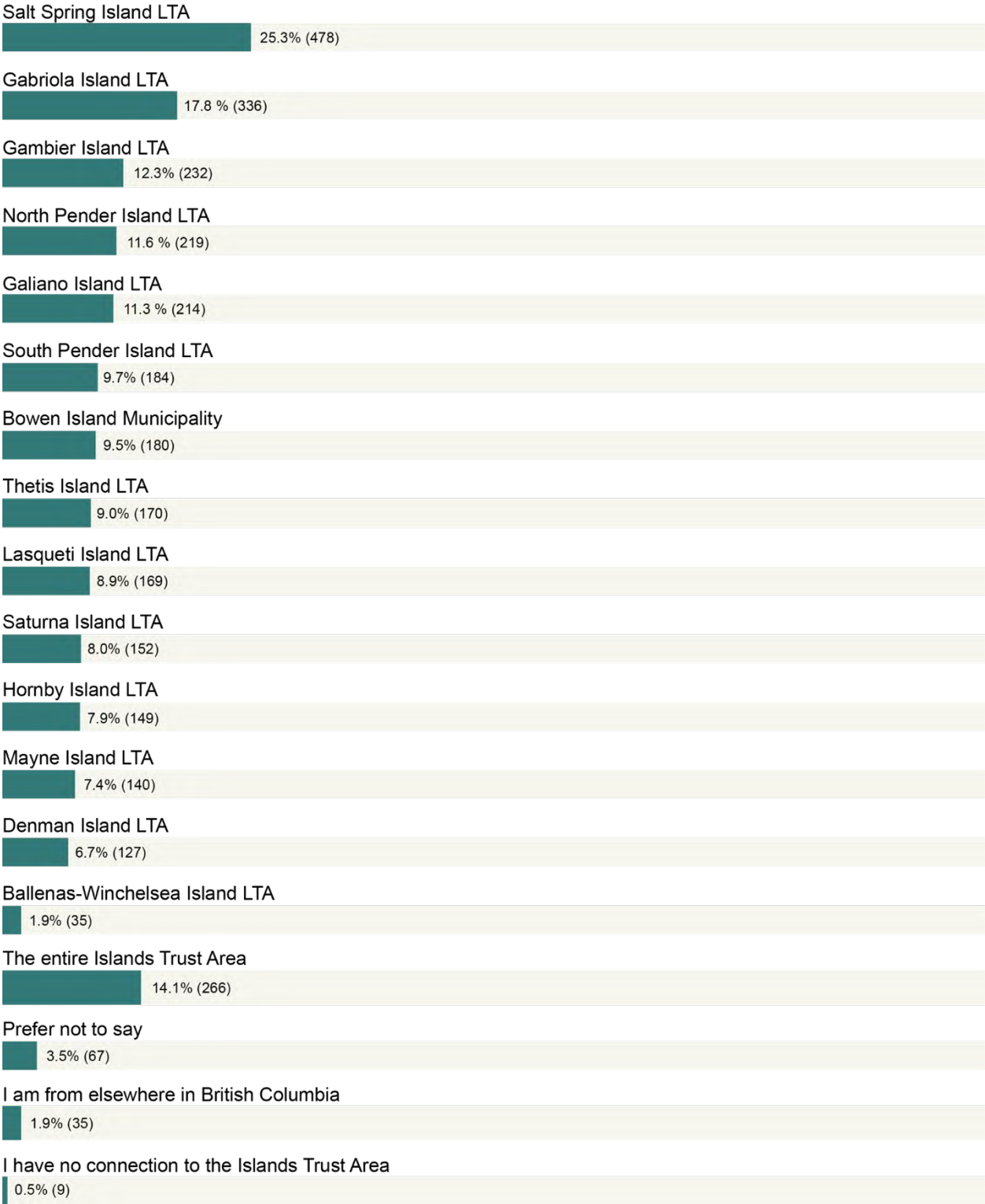
Survey Findings

Demographic Characteristics of Survey Respondents

Question 18: The Islands Trust Area occupies almost 5,200 square kilometers within the Salish Sea. How are you connected to the area? (Check all that apply) (n=1627)



Question 17: The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island Municipality. Which one do you feel most connected with? (Check all that apply) (n=1643)



General Observations

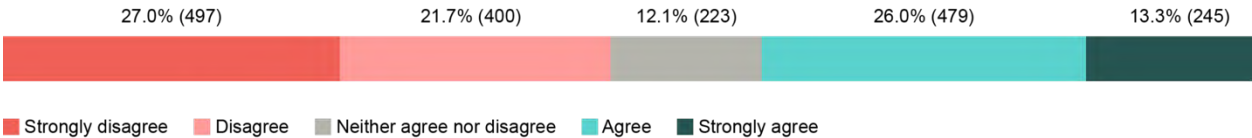
Survey respondents were primarily full-time residents of the Islands Trust Area, with 62.0% indicating they live in the region for more than six months per year. A further 19.9% reported living adjacent to the region (e.g., on Vancouver Island or mainland BC), and 17.7% identified as part-time residents. Smaller proportions of respondents identified as visitors (6.7%), non-resident property owners (3.8%), or Indigenous persons with relationships to the area (2.1%), while 6.9% selected “other” connections. Among the 106 respondents who selected ‘Other’ and provided a specified response, the most common responses included being a boater (58.5%, n=62) or property owner with residency unspecified (21.7%, n=23); other responses included having familial ties to the Islands Trust Area, being either a BC or Islands Trust resident without specifying a location, or preferred not to say.

In terms of geographic connection, respondents most commonly identified Salt Spring Island (25.3%) as the Local Trust Area (LTA) they felt most connected with, following by Gabriola Island (17.8%), Gambier Island (12.3%), North Pender Island (11.6%), and Galiano Island (11.3%). Other LTAs were each selected by smaller proportions of respondents. Overall, responses reflect a broad distribution of connections across the Islands Trust Area, with higher representation from several of the larger or more populated islands.

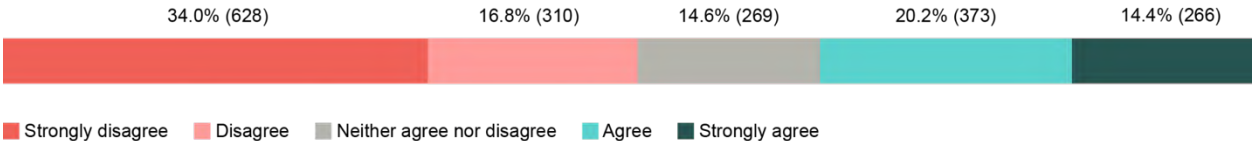
Survey Questions

Guiding Principles

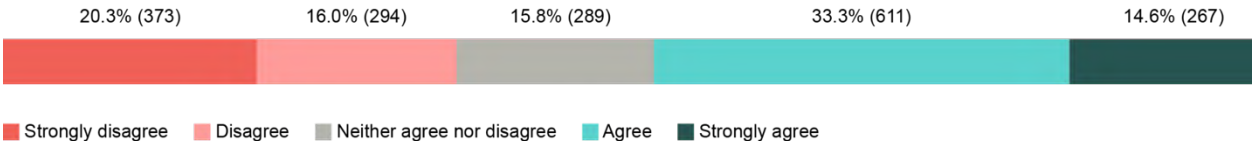
Question 1: (Please rate your agreement with the following statement) The General Guiding Principles will be effective in helping Islands Trust Council make decisions that support the Islands Trust Object. (n=1844)



Question 2: (Please rate your agreement with the following statement) The Reconciliation Principles will be effective in helping Islands Trust Council make decisions that support the commitments in its [Reconciliation Declaration](#). (n=1846)

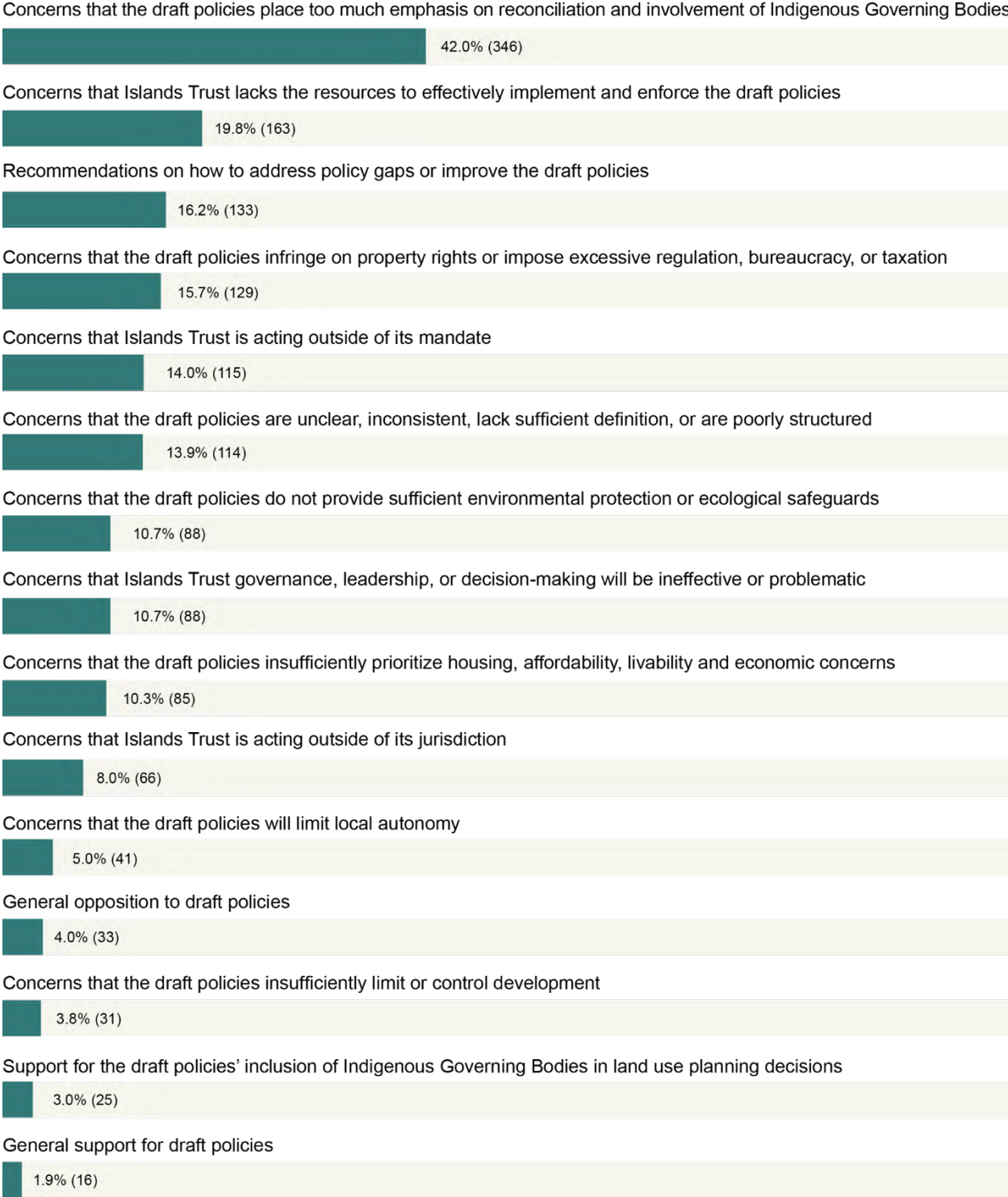


Question 3: (Please rate your agreement with the following statement) The Cooperation Principles will be effective in helping Islands Trust Council make decisions that support the Islands Trust Object. (n=1834)



Question 4: Is anything missing from the series of Guiding Principles above that you think would help Islands Trust better meet the Islands Trust Object, or is there anything else you would like to share about the Guiding Principles? (n=823)

The following chart highlights key themes identified in respondents' comments:



General Observations

Responses to the draft Guiding Principles indicate a range of views on whether or not they will be effective in helping Islands Trust Council make decisions that support the Islands Trust Object. The Cooperation Principles received the strongest level of agreement, with nearly half of respondents agreeing that these policies would help Islands Trust make decisions that support the Islands Trust Object (47.9%). Meanwhile, 36.4% reported disagreement and 15.8% selected a neutral response.

In contrast, both the General Guiding Principles and Reconciliation Principles leaned further toward disagreement. For the General Guiding Principles, 48.7% of respondents reported disagreement compared to 39.3% who reported agreement. Responses to the Reconciliation Principles were further negative, with a majority expressing disagreement (50.8%) and a smaller share reporting agreement (34.6%).

Among respondents who provided an open-ended response to Question 4, a majority expressed disagreement across Questions 1–3 regarding whether the Guiding Principles would support effective decision-making (55.6%, n=457). Fewer respondents expressed agreement in Questions 1 to 3 (28.7%, n=236), while 14.9% (n=123) were neutral, and 0.9% (n=7) did not answer any of these questions.

Feedback from some respondents was general or non-specific, rather than detailed or actionable. These responses included broad expressions of support or opposition (1.9% support and 4.0% opposition).

Open-Ended Response Themes

Feedback about the draft Guiding Principles most often focused on the Reconciliation Principles, followed by Cooperation Principles, with comparatively less direct discussion of the General Guiding Principles. Across these areas, feedback reflected broader perspectives on governance, decision-making, and the role of Islands Trust in relation to Indigenous Peoples and other partners.

Primarily, respondents expressed concern that the draft principles place too much emphasis on reconciliation and involvement of Indigenous Governing Bodies (42.0%). These responses often reflected skepticism toward the role of Indigenous Governing Bodies in planning and decision-making, as well as concerns about fairness, representation, and authority. Where more specific feedback was provided, responses were often reflective of broader anti-Indigenous racism, and included derogatory language, dismissal of Indigenous rights, or sentiments asserting that the involvement of Indigenous Governing Bodies in land use planning is inappropriate or harmful.

A smaller share of respondents expressed support for the draft policies' inclusion of Indigenous Governing Bodies in land use planning decisions (3.0%).

Respondents raised other, often related concerns about these principles:

- Respondents expressed concern about Islands Trust's capacity to implement and operationalize the Guiding Principles in practice (19.8%). Feedback here suggested that the principles are high-level and aspirational, with limited clarity on how they would translate into consistent decision-making across policy areas.

- Respondents expressed concerns about property rights and regulatory burden (15.7%). Feedback reflected apprehension that the principles could lead to increased regulation, bureaucracy, or taxation, as well as impacts on how private land can be used or managed.
- Others questioned whether Islands Trust is acting outside of its mandate (i.e. was attempting to work on issues beyond those outlined in the Islands Trust Object) or jurisdiction (i.e. was attempting to take on matters that fall under the purview of other levels of government) (14.0% and 8.0%, respectively). Feedback emphasized concerns about overlap with provincial, municipal, or federal responsibilities, particularly in relation to governance and decision-making roles.
- Some respondents felt that the principles are unclear, inconsistent, lack sufficient definition, or are poorly constructed (13.9%). For example, feedback on the General Guiding Principles questioned how concepts such as cumulative effects and the precautionary principle would be applied, while responses to the Cooperation Principles highlighted uncertainty about how collaboration with external partners would occur in practice.
- Respondents raised concerns about governance, leadership, and decision-making effectiveness (also 10.7%). Feedback reflected uncertainty about how input from Indigenous Governing Bodies, local communities, and other partners would be balanced, and how decisions would ultimately be made.
- Some respondents expressed concern that the principles do not provide sufficient environmental protection or ecological safeguards (10.7%). Feedback called for stronger prioritization of environmental limits and clearer direction to ensure protection outcomes are achieved.
- Respondents raised concerns about balancing environmental protection with housing, affordability, livability, and economic considerations (10.3%). These responses emphasized the need for clearer direction on how competing priorities would be addressed within decision-making processes.
- Some respondents raised concerns about potential impacts on local autonomy (5.0%). Feedback suggested that increased emphasis on regional coordination and collaboration could limit the ability of local communities or governments to make decisions based on local context.
- Some respondents expressed concern that current levels of development are excessive and require stronger limits or controls (3.8%). These responses emphasized the need for clearer direction on managing growth and development pressures.

Open-Ended Response Recommendations

A subset of respondents identified gaps in the draft Guiding Principles or suggested ways to strengthen them (16.2%). These responses primarily focused on improving clarity, applicability, and alignment with the Islands Trust Object. Key recommendations included:

- Providing clearer definitions and language for key concepts such as reconciliation, cooperation, the precautionary principle, and cumulative effects.
- Clarifying how the Principles will be applied in practice, including how they will inform decision-making across goals, policies, and bylaws.
- Strengthening alignment between the Guiding Principles and the Islands Trust Object, particularly with respect to preservation and protection of the environment.
- Clarifying roles, responsibilities, and relationships with Indigenous Governing Bodies, local governments, and other partners.

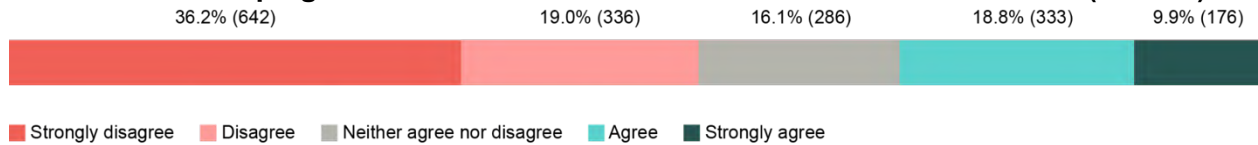
- Establishing clearer mechanisms for accountability and transparency in how the Guiding Principles would be applied in decision-making. For example, there were requests for further engagement with Islands Trust residents about these Principles, and how they would apply to the Policy Statement’s various Goals.
- Ensuring that the Guiding Principles are supported by concrete implementation tools, policies, and measurable outcomes.

Overall Reflections

Overall, responses to the draft Guiding Principles reflect a range of perspectives on the values and direction underpinning the Policy Statement. While some respondents expressed support for the Principles’ emphasis on reconciliation, cooperation, and informed decision-making, a larger share raised concerns related to governance, clarity, jurisdiction, and the practical application of these principles. Across perspectives, there was a consistent call for clearer definitions, stronger alignment with the Islands Trust Object, and greater transparency in how these principles will guide decision-making in practice.

Goal 1: Advance Reconciliation

Question 5: (Please rate your agreement with the following statement) These policies will be effective in helping Islands Trust achieve Goal 1: Advance Reconciliation. (n=1773)



Question 6: Is anything missing from the policies in this section that you think will help Islands Trust better achieve Goal 1: Advance Reconciliation, or is there anything else you would like to share about these policies? (n=664)

The following chart highlights key themes identified in respondents' comments:

Concerns that the draft policies place too much emphasis on reconciliation and involvement of Indigenous Governing Bodies



Concerns that Islands Trust lacks the resources to effectively implement and enforce the draft policies



Concerns that the draft policies infringe on property rights or impose excessive regulation, bureaucracy, or taxation



Recommendations on how to address policy gaps or improve the draft policies



Concerns that the draft policies are unclear, inconsistent, lack sufficient definition, or are poorly structured



Concerns that Islands Trust is acting outside of its mandate



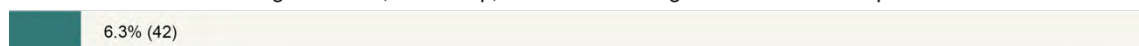
Support for the draft policies' inclusion of Indigenous Governing Bodies in land use planning decisions



Concerns that Islands Trust is acting outside of its jurisdiction



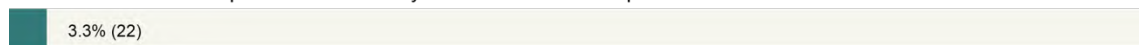
Concerns that Islands Trust governance, leadership, or decision-making will be ineffective or problematic



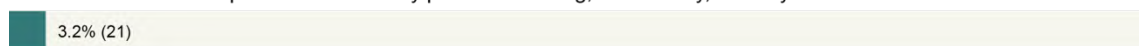
Concerns that the draft policies do not provide sufficient environmental protection or ecological safeguards



Concerns that the draft policies insufficiently limit or control development



Concerns that the draft policies insufficiently prioritize housing, affordability, livability and economic concerns



General opposition to draft policies



General Observations

Responses to Question 5 indicate an overall tendency toward disagreement that the policies in this section will help Islands Trust achieve *Goal 1: Advance Reconciliation*. A majority of respondents reported either disagreement or strong disagreement (55.2%), while 28.7% reported agreement or strong agreement, and 16.1% selected a neutral response. These results demonstrate a negative distribution of views overall.

Among respondents who provided an open-ended response to Question 6, a majority disagreed or strongly disagreed in Question 5 that the draft policies would be effective in achieving Goal 1 (66.1%, n=439), while 17.2% (n=114) expressed agreement, 15.1% (n=100) were neutral, and 1.7% (n=11) did not answer the question.

A portion of respondents provided general or non-specific feedback to Goal 1's draft policies, rather than detailed or actionable input. These responses included broad expressions of opposition (2.6%).

Open-Ended Response Themes

The most prominent theme expressed in respondents' feedback to Goal 1 was concern about the draft policies' emphasis on reconciliation and involvement of Indigenous Governing Bodies in land use planning (70.9%). As seen in other sections, responses were skeptical of reconciliation efforts and were often reflective of anti-Indigenous sentiment. A portion of these responses questioned Indigenous rights or title, including challenges to the legal or historical basis for Indigenous governance when applied to fee-simple land. Concerns also included a perceived lack of accountability among Indigenous Governing Bodies and Indigenous Knowledge Holders, with respondents suggesting that the proposed level of involvement in decision-making may create inequity relative to other residents or property owners. These responses also included opposition to co-governance models, and resistance to incorporating Indigenous Knowledge into policy.

At the same time, other respondents expressed support for the draft policies' approach to reconciliation and working collaboratively with Indigenous Governing Bodies (13.9%). These responses emphasized the importance of recognizing Indigenous rights and title, incorporating Indigenous Knowledge, and strengthening commitments to reconciliation within the Policy Statement. Some also highlighted the need for improved public education and communication about reconciliation and the intent of the policies.

Respondents raised other, often related, concerns about these policies:

- Nearly one-third of respondents expressed concern that Islands Trust lacks the resources to effectively implement and enforce the proposed policies, including limitations related to staffing, funding, monitoring, and enforcement capacity (31.5%).
- Approximately one-quarter of respondents raised concerns that the policies infringe on property rights or impose excessive regulation, bureaucracy, or taxation, reflecting apprehension about overreach and impacts on landowners (24.1%).
- Some respondents felt that the policies are unclear, inconsistent, or lack sufficient definition, with calls for clearer language, stronger structure, and more precise articulation of policy intent (16.6%).

- Similarly, responses questioned whether Islands Trust is acting outside of its mandate, with some indicating that the proposed policies extend beyond the Islands Trust Object (15.7%).
- Respondents also raised concerns about jurisdiction and whether certain actions related to reconciliation fall under the authority of other levels of government or organizations (6.8%). Several of these responses called on Islands Trust to wait on provincial decisions regarding Land Back initiatives before implementing these policies in the Islands Trust Area.
- Others expressed concern that governance, leadership, or decision-making processes may be ineffective or problematic, reflecting broader skepticism about implementing reconciliation efforts in the Islands Trust Area (6.3%).
- A smaller share of respondents felt that the policies do not go far enough in protecting the environment (4.5%)
- Some respondents noted concerns about current levels of development (3.3%), suggesting the need for stronger limits or controls.
- Others raised concerns about balancing reconciliation efforts with housing, affordability, livability, and economic considerations (3.2%).

Open-Ended Response Recommendations

A portion of respondents identified gaps in Goal 1's draft policies or suggested ways to strengthen them (22.3%). These included:

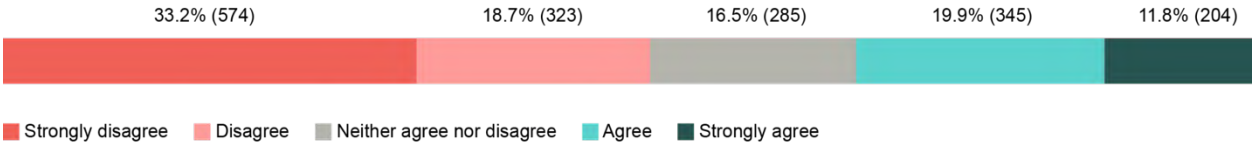
- Providing clearer definitions and language, particularly around terms and concepts including reconciliation, co-governance, Indigenous Governing Bodies, Indigenous Knowledge Holders, and Indigenous rights, to improve shared understanding and reduce ambiguity.
- Outlining concrete actions and implementation steps, including how reconciliation will be operationalized in land use planning, decision-making processes, and day-to-day governance.
- Clarifying roles, responsibilities, and decision-making authority, especially in relation to collaboration between Islands Trust and Indigenous Governing Bodies.
- Strengthening accountability mechanisms, such as setting measurable objectives, timelines, or reporting requirements to track progress on reconciliation commitments.
- Enhancing public education and communication, including providing accessible information about the purpose of reconciliation policies, legal context, and expected outcomes.
- Improving transparency in governance processes, particularly around how decisions involving Indigenous Governing Bodies' collaboration will be made and communicated to the public.
- Ensuring alignment with jurisdiction and mandate, including clearer articulation of how reconciliation-related actions fit within Islands Trust's authority and responsibilities.
- Allocating sufficient resources for implementation, including staffing, funding, and capacity to support relationship-building and ongoing collaboration.
- Balancing reconciliation objectives with broader community considerations, including ensuring policies are understood in the context of impacts on residents, landowners, and local governance structures.

Overall Reflections

Overall, responses to Goal 1's draft policies reflect a highly polarized set of views, particularly regarding reconciliation and the role of Indigenous Governing Bodies in Islands Trust decision-making. While some respondents expressed support for advancing reconciliation and strengthening collaboration, a notable share raised concerns related to governance, fairness, and the scope of Islands Trust's mandate. Across perspectives, there was a strong and consistent call for greater clarity, specificity, and transparency, particularly regarding how reconciliation will be implemented in practice. Respondents also emphasized the importance of clear roles, accountability mechanisms, and sufficient resourcing to support effective implementation.

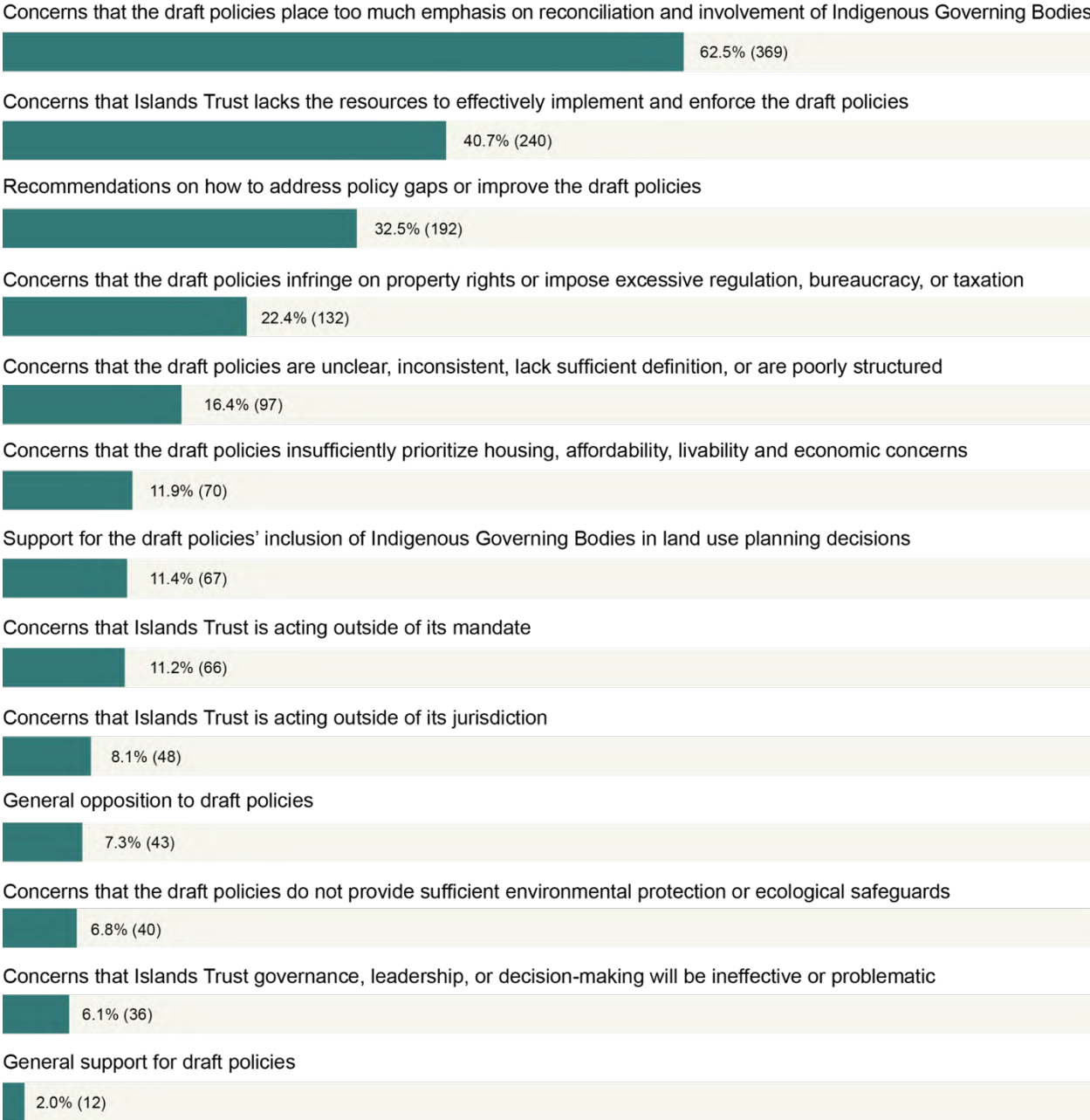
Goal 2: Preserve and Protect Indigenous Cultural Heritage & Significant Areas, Sites, and Species

Question 7: *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve **Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species.** (n=1731)



Question 8: Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 2: Preserve and Protect Indigenous Cultural Heritage & Significant Areas, Sites, and Species*, or is there anything else you would like to share about these policies? (n=590)

The following chart highlights key themes identified in respondents' comments:



General Observations

Responses to Question 7 suggest overall disagreement that the draft policies in this section will help Islands Trust achieve *Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species*. Just over half of respondents (51.9%) reported disagreement or strong disagreement, compared to 31.7% who reported agreement or strong agreement, while 16.5% selected a neutral response. While negative sentiment was more prevalent, a meaningful share of respondents expressed agreement, pointing to a distribution of views that is mixed rather than uniformly negative.

Among respondents who provided an open-ended response to Question 8, most disagreed in Question 7 that the draft policies would be effective in achieving Goal 2 (61.9%, n=365). Fewer respondents expressed agreement (20.2%, n=119) or were neutral (16.4%, n=97), and 1.5% (n=9) did not answer the question.

A portion of respondents provided general or non-specific feedback to Goal 2's draft policies, rather than detailed or actionable input. These responses included broad expressions of support or opposition (2.0% and 7.3%, respectively).

Open-Ended Response Themes

The most prominent theme expressed in respondents' feedback to Goal 2 was concern about the draft policies' emphasis on reconciliation with respect to Indigenous cultural heritage and the role of Indigenous Governing Bodies (62.5%). These responses often reflected skepticism or opposition to the prioritization of Indigenous cultural heritage protection, including concerns about perceived preferential treatment, fairness, and potential impacts on private landowners. A subset of these responses included broader anti-Indigenous sentiment, including derogatory language or challenges to Indigenous rights, title, or involvement in land use planning.

At the same time, other respondents expressed support for the draft approaches to protecting Indigenous cultural heritage and for working collaboratively with Indigenous Governing Bodies. These responses emphasized the importance of recognizing Indigenous Knowledge, protecting culturally significant sites and species, and strengthening commitments to reconciliation through land use planning (11.4%).

Respondents raised other, often related, concerns about these policies:

- A significant share of respondents expressed concern that Islands Trust lacks the resources to effectively implement and enforce the proposed policies, including limitations related to staffing, funding, monitoring, and enforcement capacity. Responses referenced challenges associated with identifying culturally significant areas, enforcing protections, and resourcing additional responsibilities within existing organizational capacity (40.7%).
- Concerns that the policies infringe on property rights or impose excessive regulation were raised by over one-fifth of respondents. Responses described potential restrictions on private land use, including perceived limitations on development and reduced autonomy in land use decision-making (22.4%).
- Some respondents felt that the policies are unclear, inconsistent, lack sufficient definition, or are poorly constructed. Feedback highlighted vague or undefined terminology, uncertainty regarding how "culturally significant areas" would be determined

and applied, and broader concerns about the structure and coherence of the policy framework (16.4%).

- A share of respondents raised concerns about balancing cultural heritage protection with housing, affordability, and economic considerations. Responses referenced potential trade-offs between protecting culturally significant areas and supporting housing supply, land availability, and local economic activity (11.9%).
- Others questioned whether Islands Trust is acting outside of its mandate or raised jurisdictional concerns regarding the appropriate authority for these policies. Responses indicated uncertainty regarding the respective roles of local, provincial, and federal governments, as well as the alignment of these policies with the Islands Trust Object (11.2% and 8.1%, respectively).
- Some respondents expressed concern that the policies do not provide sufficient environmental protection or ecological safeguards. These responses called for stronger environmental protections, including more explicit measures to prevent ecological impacts and protect sensitive ecosystems (6.8%).
- Additional concerns included governance and decision-making effectiveness, as well as broader skepticism toward Islands Trust. Responses referenced uncertainty regarding how decisions involving Indigenous Governing Bodies would be operationalized, as well as concerns regarding institutional capacity and effectiveness (6.1%).

Open-Ended Response Recommendations

A portion of respondents identified gaps in Goal 2's draft policies or suggested ways to strengthen them. These responses primarily focused on areas where the draft policies were perceived as lacking clarity, specificity, or sufficient detail (32.5%). Key recommendations included:

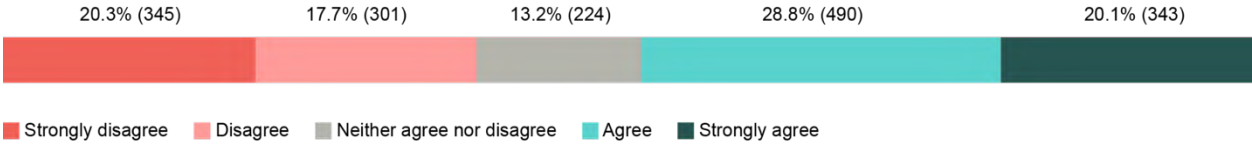
- Providing clearer definitions and language, particularly around Indigenous cultural heritage, culturally significant areas, and related concepts, to improve shared understanding and reduce ambiguity.
- Outlining more concrete actions and implementation steps, including how the identification and protection of culturally significant areas, sites, and species will be carried out in practice.
- Clarifying roles, responsibilities, and decision-making processes, particularly in relation to engagement with Indigenous Governing Bodies and how these groups' input will inform land use decisions.
- Strengthening policy specificity for individual communities, including clearer direction on how culturally significant areas will be identified, prioritized, and protected across different local planning contexts.
- Establishing clearer mechanisms for implementation and follow-through, including how policies will be applied, monitored, and enforced over time.
- Ensuring the policies provide sufficient guidance to support consistent application across the Islands Trust Area, including alignment with existing planning tools and regulatory frameworks.
- Identifying the need for adequate resourcing and capacity to support implementation, including staffing, technical expertise, and coordination with relevant partners.

Overall Reflections

Overall, responses to Goal 2's draft policies reflect a polarized set of views, particularly regarding the prioritization of Indigenous cultural heritage and the role of Indigenous Governing Bodies in land use planning in the Islands Trust Area. While some respondents expressed support for the drafted policies' approach to advancing reconciliation, a larger share raised concerns related to governance, fairness, property rights, jurisdiction, environmental protection, and implementation capacity. Across perspectives, there was a consistent call for greater clarity, specificity, and transparency, particularly regarding how these policies will be applied in practice and how they will be implemented within existing legislative and institutional frameworks.

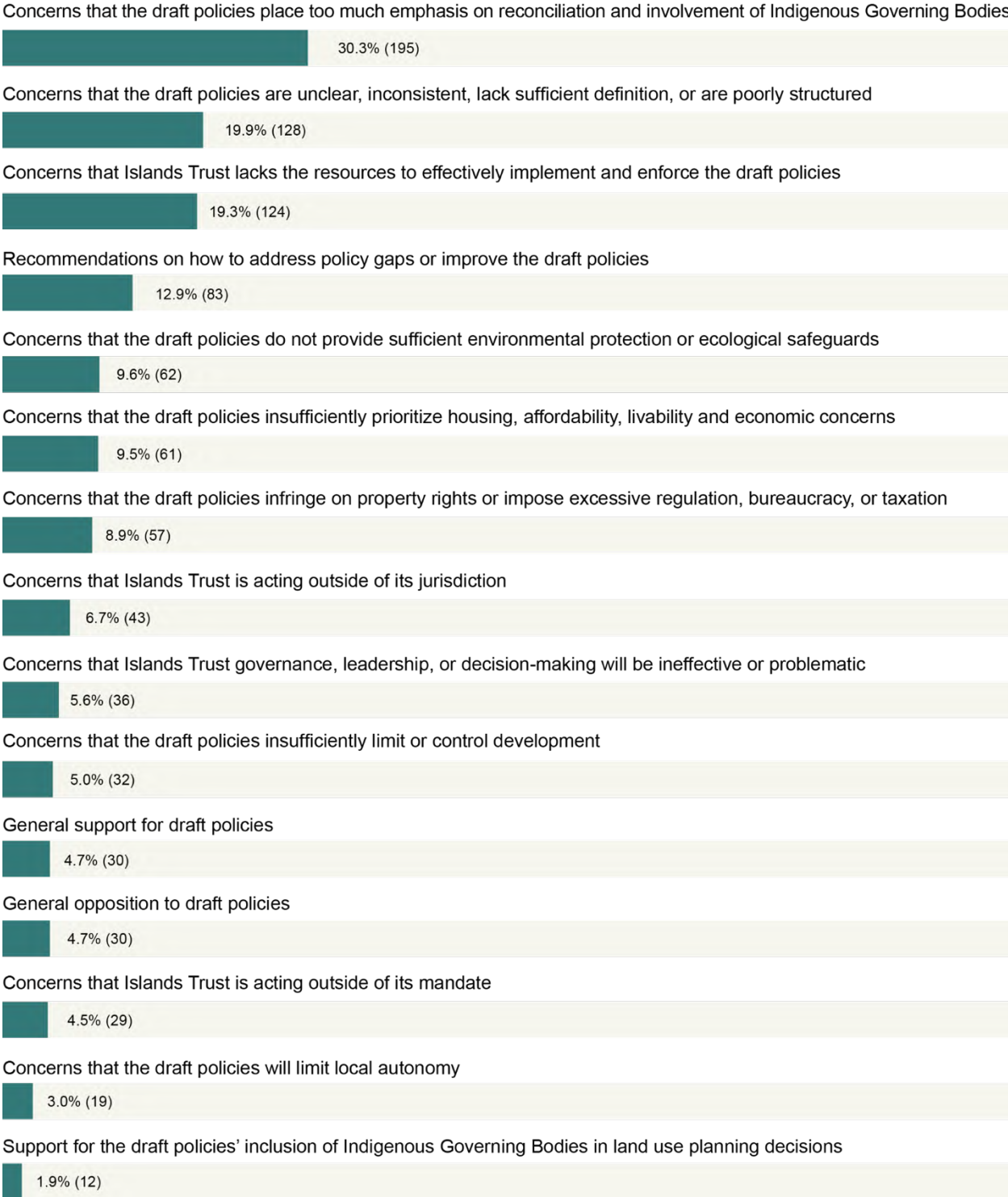
Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

Question 9: *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve Goal 3: *Preserve and Protect Healthy and Biodiverse Ecosystems.* (n=1703)



Question 10: Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems*, or is there anything else you would like to share about these policies? (n=644)

The following chart highlights key themes identified in respondents' comments:



General Observations

Responses to Question 9 indicate a tendency toward agreement that the draft policies in this section will help Islands Trust achieve *Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems*. Nearly half of respondents reported agreement or strong agreement (48.9%), while 38.0% reported disagreement or strong disagreement, and 13.2% selected a neutral response. Although positive sentiment was more prominent than in previous Goals, a considerable share of respondents expressed disagreement, suggesting the distribution of views remains mixed rather than strongly one-sided.

Among respondents who provided an open-ended response to Question 10, almost half (48.4%, n=312) disagreed or strongly disagreed in Question 9 that the draft policies would be effective in achieving Goal 3. Meanwhile, 35.7% (n=230) expressed agreement, 13.0% (n=84) were neutral, and 2.8% (n=18) did not answer the question.

A portion of respondents provided general or non-specific feedback to Goal 3's draft policies. These responses included broad expressions of support (4.7%) or opposition (also 4.7%), rather than detailed or actionable input.

Open-Ended Response Themes

The most prominent theme expressed in respondents' feedback to Goal 3 was opposition to Advisory policies 3.3.10 and 3.3.11 (30.3%). Such feedback was often reflective of anti-Indigenous sentiment and included a perceived lack of accountability of Indigenous Governing Bodies and worries about preferential treatment. Included in these responses were concerns that the proposed approaches to Indigenous Governing Bodies' inclusion would create inequity relative to other residents or property owners. Some questioned Indigenous rights or title, including challenges to the legal or historical basis for the inclusion of Indigenous Governing Bodies in governance. Responses also included opposition to co-governance models, skepticism toward reconciliation efforts, and resistance to incorporating Indigenous Knowledge into policy. Other comments reflected uncertainty about what Indigenous Governing Bodies are, who they represent, and their role in land use planning.

Less than 2% of responses to Goal 3 explicitly expressed support for how Indigenous rights, leadership, or collaboration were included in the draft policies (1.9%). Several of these responses noted a need for improved education and communication efforts related to the purpose and aims of the policies, and some called for Advisory Policies 3.3.10 and 3.3.11 to instead be listed as Directive Policies.

Overall, responses reflect a contentious discourse regarding Indigenous Governing Bodies' involvement in ecosystem governance decisions in the Islands Trust Area.

Where respondents identified other concrete concerns with the policies themselves:

- Almost one-fifth of respondents described Goal 3's draft policies as overly general, difficult to interpret, lacking clear definitions, or poorly structured (19.9%). Common concerns included ambiguous language around the definition of forests, absence of measurable targets, and uncertainty about why some policies were labeled as directive vs. advisory.

- The same number of respondents also questioned whether the policies would be effectively implemented (19.3%). Concerns focused on limited staffing, funding, and enforcement capacity, as well as skepticism based on perceived past shortcomings.
- One-tenth of respondents felt the policies did not go far enough in their efforts towards environmental protections (9.6%). These responses pointed to weak wording (e.g. not specifying that the environment pertains to the natural environment), insufficient restrictions on development, and lack of firm environmental thresholds.
- Concerns were also raised about potential negative effects of the policies in Goal 3 on local economies, including affordable housing, forestry, agriculture, tourism, and small businesses, with calls to better balance environmental protection and economic sustainability (9.5%).
- Several respondents expressed concern that policies could restrict private land use and the rights of property owners (8.9%).
- Other respondents expressed concerns with Islands Trust acting on matters that they felt were under the jurisdiction of other levels of government/organizations (6.7%), as well as beyond their stated mandate (4.5%). Responses also expressed worries about how Islands Trust may govern and lead the enactment of these policies (5.6%). These were generally broad statements without feedback on specific policies.
- Over-development in the Islands Trust Area was noted in a similar number of responses; these responses called for limits or stricter guidelines to be placed on future developments, in the interest of preserving and protecting health ecosystems (5.0%). A smaller number of responses expressed concerns about how broad policies may impact local areas' autonomy (3.0%).

Open-Ended Response Recommendations

A portion of respondents recommended topics for inclusion in Goal 3's draft policies or provided concrete and actionable recommendations on how to improve the policies in this section (12.9%). These included:

- Giving more attention to issues that were identified as gaps or underrepresented in the draft policies, such as:
 - Climate change and climate adaptation
 - Forestry and land management practices, including wildfire mitigation strategies
 - Protection of specific ecosystems or species
- Strengthening policy language and enforceability, including replacing permissive wording (e.g., "encourage") with stronger regulatory terms (e.g., "prioritize", "require", or "prohibit"). This included giving higher precedence to Goal 3 in the draft Policy Statement; responses here described this goal as being most aligned with the Islands Trust's mandate
- Including the Precautionary Principle and the Cumulative Effects Principle as Directives
- Introducing measurable targets and standards, such as biodiversity thresholds, habitat protection benchmarks, or development limits
- Enhancing enforcement capacity, including increased monitoring, staffing, funding, and penalties for non-compliance
- Improving clarity and usability, through simplified language, defined terms, and more structured policy documents
- Balancing broad environmental protections with local needs

- Focusing on specific environmental actions, such as stronger protections for sensitive ecosystems, limits on development in high-risk areas, improved forest management, and climate adaptation measures
- Clarifying governance roles, including greater transparency or definition around decision-making authority and collaboration with Indigenous Governing Bodies

Overall Reflections

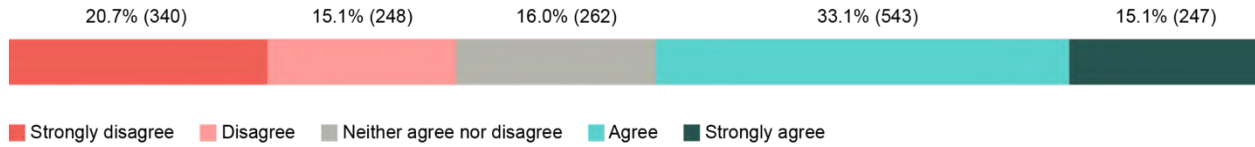
Overall, responses to Goal 3's draft policies reflect:

- High polarization around the draft Advisory Policies, particularly regarding perceptions about the role of Indigenous Governing Bodies in achieving Goal 3
- Strong demand for clearer and more enforceable policies
- Divergent views on policy strength, with some respondents calling for stronger protections and others expressing concern about overreach
- Actionable recommendations focused on clarity, implementation, and balance

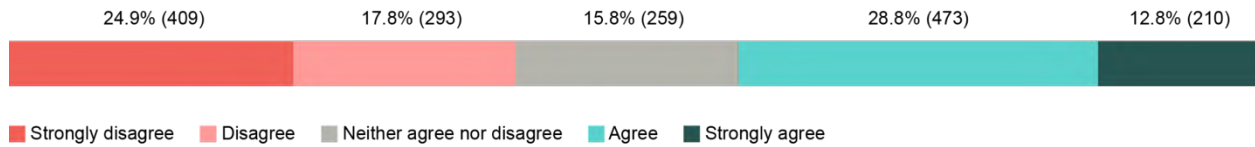
Together, these findings highlight both opportunities for policy refinement. As with Goals 1 and 2, they also reflect broader governance tensions shaping how the policies are understood and received in the context of the Section 35 constitutional rights of Indigenous Peoples and Islands Trust's obligations to engage with Indigenous Governing Bodies.

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

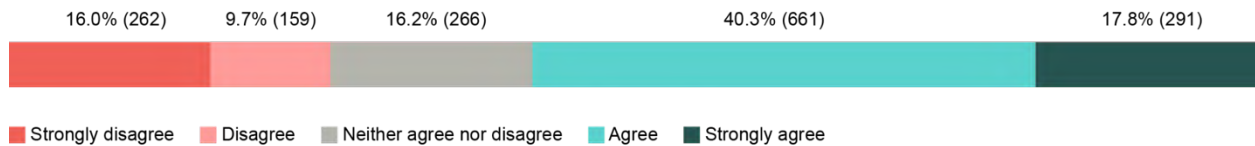
Question 11a: (Please rate your agreement with the following statement) The Managing Growth and Development Policies will be effective in helping Islands Trust achieve Goal 4: Foster Sustainable, Inclusive, and Resilient Communities. (n=1640)



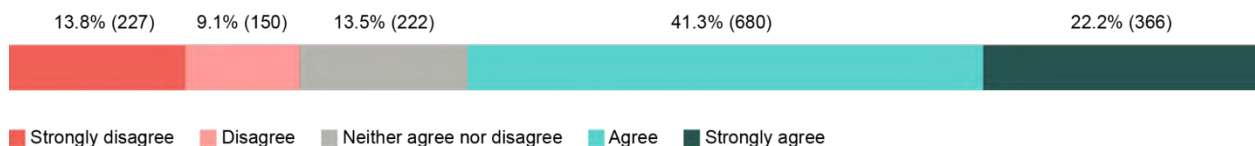
Question 11b: (Please rate your agreement with the following statement) The Housing Policies will be effective in helping Islands Trust achieve Goal 4: Foster Sustainable, Inclusive, and Resilient Communities. (n=1644)



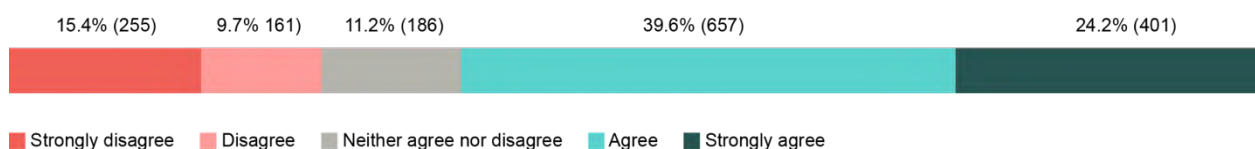
Question 11c: (Please rate your agreement with the following statement) The Transportation Policies will be effective in helping Islands Trust achieve Goal 4: Foster Sustainable, Inclusive, and Resilient Communities. (n=1639)



Question 11d: (Please rate your agreement with the following statement) The Waste, Emissions, and Pollutants Policies will be effective in helping Islands Trust achieve Goal 4: Foster Sustainable, Inclusive, and Resilient Communities. (n=1645)

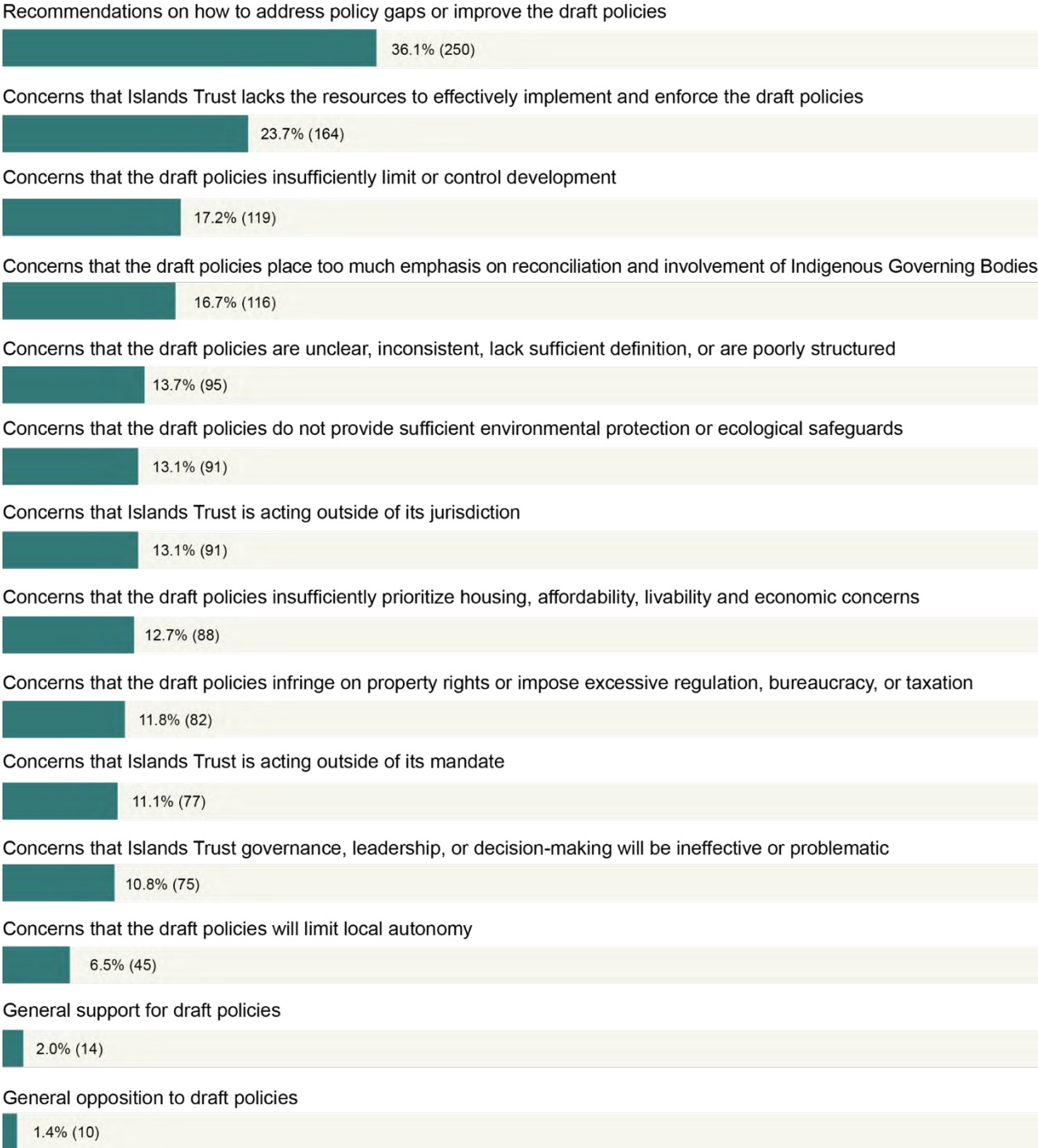


Question 11e: (Please rate your agreement with the following statement) The Recreation Policies will be effective in helping Islands Trust achieve Goal 4: Foster Sustainable, Inclusive, and Resilient Communities. (n=1660)



Question 12: Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*, or is there anything else you would like to share about these policies? (n=693)

The following chart highlights key themes identified in respondents' comments:



General Observations

Responses in this section indicate a range of views, though overall sentiment tended to lean toward agreement that the policies in this section will help Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*. The Recreation, Waste, Emission, and Pollutants, and Transportation Policies received the highest levels of agreement (63.8%, 63.5%, and 58.1%, respectively). The Managing Growth and Development Policies also saw more agreement (48.2%) than disagreement (35.8%), though views were more mixed. In contrast, responses to the Housing Policies were closely divided, with similar proportions reporting agreement (41.6%) and disagreement (42.7%), indicating no clear consensus.

Among respondents who provided an open-ended response to Question 12, a majority expressed agreement across the five parts of Question 11 that the draft policies would be effective in achieving Goal 4 (51.7%, n=358). Fewer respondents expressed disagreement (30.9%, n=214), while 16.0% (n=111) were neutral, and 1.4% (n=10) did not answer any of the Question 11 items.

Feedback from some respondents was general or non-specific, rather than detailed or actionable. These responses included broad expressions of support or opposition (2.0% support and 1.4% opposition).

Open-Ended Response Themes

Feedback on Goal 4 most frequently focused on Housing policies, followed by Managing Growth and Development policies, with comparatively less discussion of Recreation, Transportation, and Waste, Emissions and Pollutants policies. Across these areas, feedback often reflected concern about the scope and perceived impacts of policies intended to shape community growth, housing, infrastructure, and recreation in the Islands Trust Area. Compared to other sections of the Policy Statement surveyed, fewer responses in this section expressed concern that Goal 4's draft policies place too much emphasis on reconciliation and involvement of Indigenous Governing Bodies (16.7%). As with the other sections, responses often reflected skepticism towards how Indigenous Governing Bodies have been included in community planning and land use decisions, including concerns about fairness and decision-making authority.

Respondents raised other, often related concerns about these policies:

- Concerns were raised about Islands Trust's capacity to implement and enforce the proposed policies (23.7%). Feedback on Housing policies questioned how priorities for affordable, special needs, or clustered housing would be operationalized, while comments on Managing Growth and Development policies pointed to a lack of measurable standards, accountability mechanisms, and follow-through. Additional responses referenced challenges in addressing Transportation and Waste, Emissions and Pollutants policies, including infrastructure limitations and service delivery constraints.
- Concerns were also expressed that current levels of development are already excessive and require stronger limits or controls (17.2%). Feedback on Managing Growth and Development policies emphasized limiting further growth, reducing sprawl, and preserving rural character, while comments on Housing policies raised concerns that increasing density or clustered housing could intensify population pressures and strain

limited island resources. Additional responses linked Transportation pressures, tourism, and ferry dependence to broader concerns about overdevelopment.

- Some respondents felt that the policies are unclear, inconsistent, lack sufficient definition, or are poorly constructed (13.7%). Feedback on Managing Growth and Development policies questioned vague terms such as “consider” and “manage,” while responses on Housing policies highlighted uncertainty around suitable locations, appropriate density, and attainable housing. Comments on Transportation and Waste, Emissions and Pollutants policies also pointed to ambiguity around terms such as zero-emission transportation, pollutants, and wastewater requirements.
- Some respondents expressed concern that the policies do not provide sufficient environmental protection or ecological safeguards (13.1%). Feedback on Managing Growth and Development policies called for stronger prioritization of environmental limits and hazard avoidance, while comments on Transportation policies raised concerns about infrastructure impacts. Additional responses on Waste, Emissions and Pollutants and Recreation policies emphasized the need for stronger safeguards for water quality, shorelines, and sensitive ecosystems.
- Others questioned whether Islands Trust is acting within its jurisdiction or mandate (13.1% and 11.1%, respectively). Feedback on Housing, Transportation, and Recreation policies noted that these topics fall within the responsibilities of provincial agencies or other local governments, while comments on Waste, Emissions and Pollutants policies raised concerns about overlap with existing regulations and are beyond the Islands Trust Object’s intended scope.
- Respondents raised concerns about balancing environmental protection with housing, affordability, livability, and economic considerations (12.7%). Feedback on Housing policies emphasized tensions between housing supply and preservation of island character, while comments on Managing Growth and Development policies highlighted concerns about limiting economic activity. Additional responses referenced trade-offs between environmental objectives and the practical needs of residents and local communities.
- Respondents expressed concerns about property rights and regulatory burden (11.8%). Feedback on Housing and Managing Growth and Development policies raised concerns about restrictions on land use and development, while comments on Waste, Emissions and Pollutants policies referenced potential costs, administrative requirements, and implications for landowners.
- Additional concerns related to Islands Trust governance and decision-making effectiveness (10.8%). Responses reflected uncertainty about how a broad set of community-focused policies would be coordinated and implemented, as well as concerns about accountability and organizational capacity.
- Some respondents raised concerns about potential impacts on local autonomy (6.5%). These responses reflected apprehension that the draft policies may reduce the ability of local communities and governments to respond to their own circumstances, particularly in relation to Housing and Managing Growth and Development policies.

Open-Ended Response Recommendations

Over one-third of respondents to this section’s open-ended question identified gaps in Goal 4’s draft policies or suggested ways to strengthen them (36.1%). These responses primarily focused on areas where the draft policies were perceived as lacking clarity, specificity, or sufficient detail. Key recommendations included:

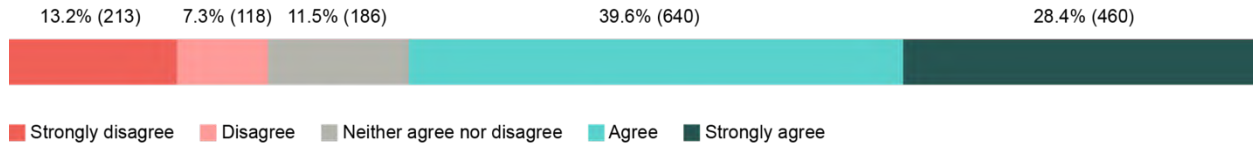
- Providing clearer definitions and language across the Managing Growth and Development, Housing, Transportation, Waste, Emissions and Pollutants, and Recreation policies to reduce ambiguity and improve shared understanding.
- Outlining more concrete implementation steps, including how growth management, housing priorities, transportation improvements, and pollution reduction measures will be applied in practice.
- Clarifying roles, responsibilities, and jurisdictional boundaries, particularly where policies intersect with provincial regulation, local government authority, housing delivery, transportation systems, and waste management.
- Strengthening policy specificity, including clearer thresholds, criteria, or standards for directing growth and identifying suitable locations for additional housing.
- Establishing clearer mechanisms for implementation and follow-through, including accountability measures, monitoring, and more consistent enforcement.
- Ensuring the policies reflect local context across different islands and communities, including differences in infrastructure, servicing, and rural character.
- Strengthening policy direction to ensure that housing, transportation, recreation, and waste-related objectives remain compatible with environmental protection and the Islands Trust Object.
- Identifying the need for adequate resourcing and technical capacity to support implementation, including staffing, inter-agency coordination, and infrastructure planning.

Overall Reflections

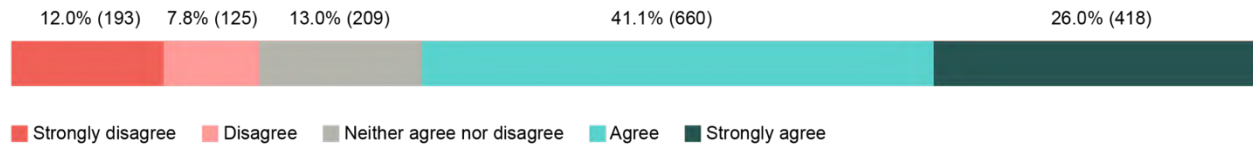
While some respondents expressed support for aspects of Goal 4's draft policies, a larger share raised concerns related to implementation capacity, development pressures, policy clarity, jurisdiction, and the balance between environmental protection and community needs. Across perspectives, there was a consistent call for greater clarity, specificity, and accountability, particularly regarding how these policies will be applied across different island contexts and how they will align with the Islands Trust Object.

Goal 5: Foster Sustainable Stewardship of Lands and Waters

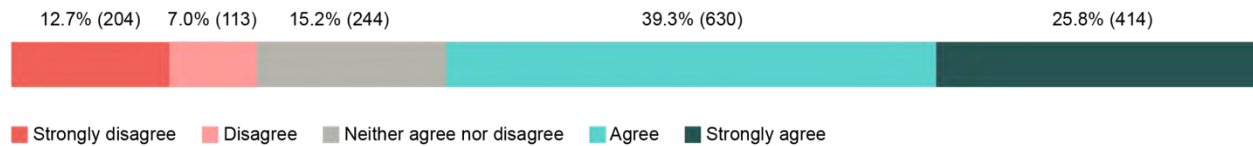
Question 13a: (Please rate your agreement with the following statement) The Freshwater Policies will be effective in helping Islands Trust achieve Goal 5: Foster Sustainable Stewardship of Lands and Waters. (n=1617)



Question 13b: (Please rate your agreement with the following statement) The Forest Lands Policies will be effective in helping Islands Trust achieve Goal 5: Foster Sustainable Stewardship of Lands and Waters. (n=1605)



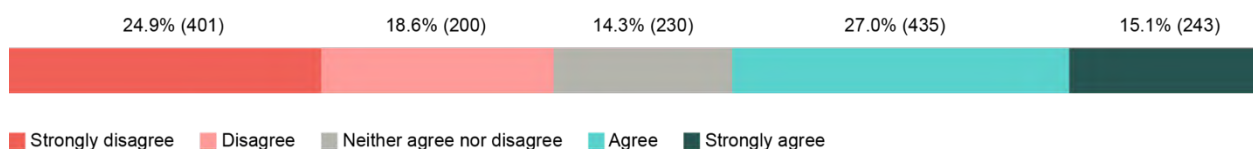
Question 13c: (Please rate your agreement with the following statement) The Agricultural Lands Policies will be effective in helping Islands Trust achieve Goal 5: Foster Sustainable Stewardship of Lands and Waters. (n=1605)



Question 13d: (Please rate your agreement with the following statement) The Soil and Fill Policies will be effective in helping Islands Trust achieve Goal 5: Foster Sustainable Stewardship of Lands and Waters. (n=1607)

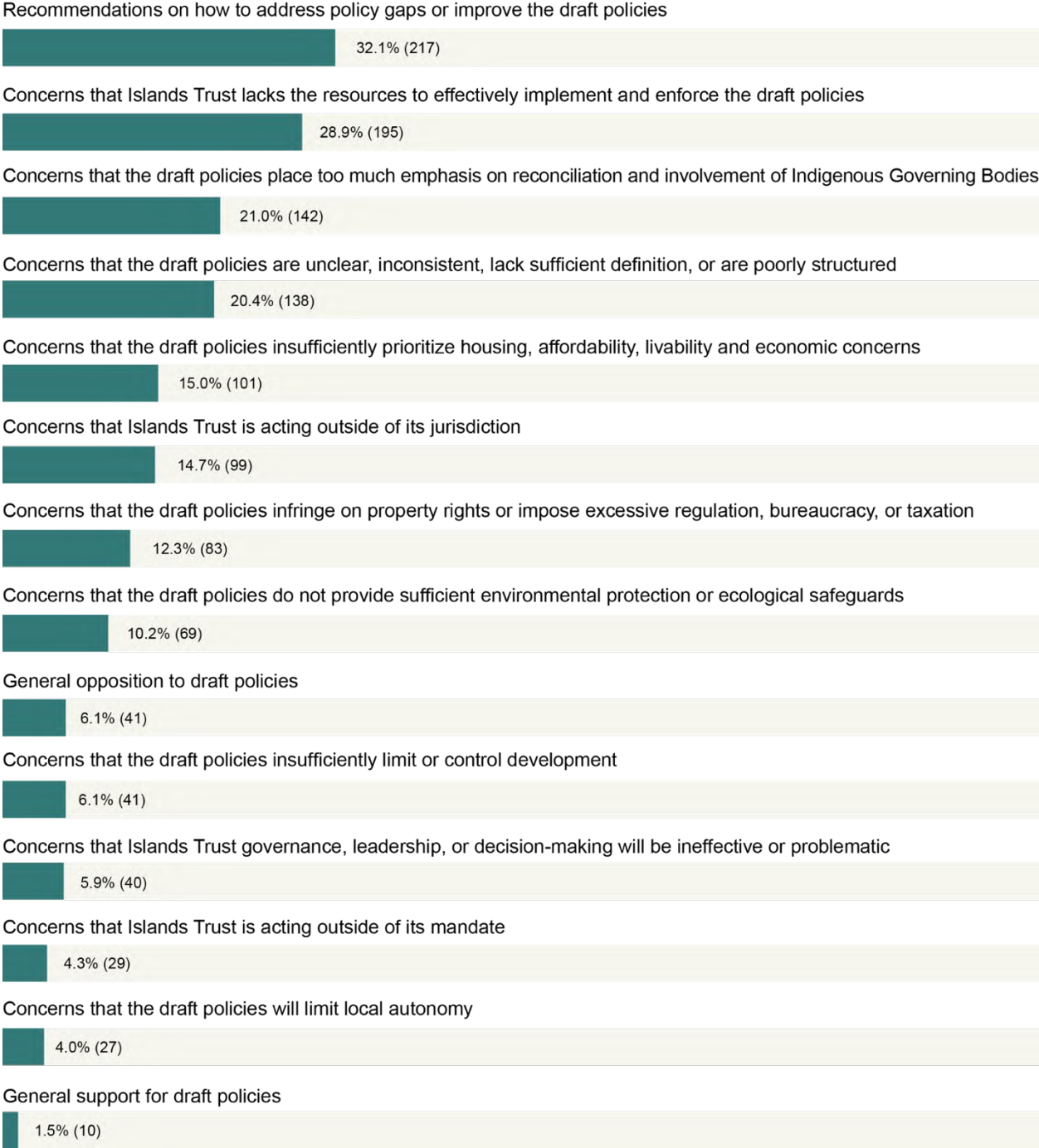


Question 13e: (Please rate your agreement with the following statement) The Marine Shorelands Policies will be effective in helping Islands Trust achieve Goal 5: Foster Sustainable Stewardship of Lands and Waters. (n=1609)



Question 14: Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*, or is there anything else you would like to share about these policies? (n=675)

The following chart highlights key themes identified in respondents' comments:



General Observations

Responses to the draft policies under *Goal 5: Foster Sustainable Stewardship of Lands and Waters* indicate generally positive sentiment, with stronger levels of agreement observed for several policy areas. The Freshwater, Forest Lands, and Agricultural Lands Policies received clear majorities of agreement (68.0%, 67.1%, and 65.1%, respectively). The Soil and Fill Policies were also viewed more positively than negatively, with 50.5% reporting agreement compared to 29.1% reporting disagreement, though responses were more mixed. In contrast, views on the Marine Shorelands Policies were more divided, with similar proportions of respondents reporting agreement (42.1%) and disagreement (43.5%), indicating no clear consensus. Overall, while most policy areas were viewed favourably—particularly those related to freshwater and land stewardship—responses suggest more varied perspectives regarding marine shorelands.

Among respondents who provided an open-ended response to Question 14, a majority expressed agreement across the five parts of Question 13 that the draft policies would be effective in achieving Goal 5 (59.0%, n=398). Consistent with the response pattern for Question 14, fewer respondents expressed disagreement (23.1%, n=156), while 16.9% (n=114) were neutral, and 1.0% (n=7) did not answer any of the Question 13 items.

A portion of respondents provided general or non-specific feedback to Goal 5's draft policies, rather than detailed or actionable input. These responses included broad expressions of support or opposition (1.5% support and 6.1% opposition).

Open-Ended Response Themes

Feedback most frequently focused on the draft Marine Shorelands policies, followed by the Freshwater policies, and comparatively less discussion of the Agricultural Lands, Forest Lands, and Soil and Fill policies. Across these areas, feedback most often reflected concern about the scope and perceived impacts of land and water use policies. These responses commonly expressed skepticism toward regulatory approaches to stewardship, including concerns about restrictions on land use, perceived overreach, and impacts on property owners. Similar to the preceding goals, responses included concerns that the draft policies place too much emphasis on reconciliation and involvement of Indigenous Governing Bodies (21.0%). These responses, less frequent than in Goals 1–3, often reflected skepticism toward the role of Indigenous Governing Bodies in Islands Trust land and water stewardship decisions and broader concerns about fairness and decision-making authority.

Respondents raised other, often related concerns about these policies:

- Over one-quarter of respondents expressed concern about Islands Trust's capacity to implement and enforce the proposed policies (28.9%). Feedback on marine shorelands policies highlighted challenges in overseeing shoreline development, docks, and moorage, while comments on freshwater policies raised concerns about monitoring groundwater use and watershed protection. Additional responses pointed to enforcement challenges for agricultural and forest lands, including oversight of farming activities, land clearing, and wildfire risk management across dispersed areas.
- Some respondents felt that the policies are unclear, inconsistent, lack sufficient definition, or are poorly constructed (20.4%). Feedback on freshwater policies highlighted uncertainty in how water sustainability and supply limits would be assessed, while responses on marine shorelands noted ambiguity around shoreline setbacks and

permitted uses. Additional comments pointed to unclear application across agricultural and forest lands, as well as soil and fill activities, particularly in relation to site alteration and enforcement.

- Respondents raised concerns about balancing environmental protection with housing, affordability, livability, and economic considerations (15.0%). Feedback on agricultural lands policies emphasized potential impacts on farm viability and food production, including concerns about restrictions within the Agricultural Land Reserve (ALR) and the long-term sustainability of farming operations. Responses on marine shorelands noted implications for marine-based livelihoods and infrastructure, while broader comments referenced trade-offs between environmental protection and economic activity.
- Others questioned whether Islands Trust is acting within its jurisdiction or mandate (14.7% and 4.3%, respectively). Feedback on freshwater policies referenced provincial responsibility for water management, while responses on marine shorelands and agricultural lands raised concerns about overlap with existing provincial and federal regulations, including those governing agricultural land use.
- Respondents expressed concerns about property rights and regulatory burden (12.3%). Feedback on marine shorelands focused on perceived restrictions on docks, moorage, and shoreline use, while responses on freshwater policies raised concerns about limitations on wells and water access. Comments related to agricultural and forest lands emphasized constraints on farming practices, forest management activities, and the use of privately owned land.
- Some respondents expressed concern that the policies do not provide sufficient environmental protection or ecological safeguards (10.2%). Feedback on freshwater policies called for stronger protection of aquifers and watersheds, while responses on marine shorelands emphasized the need for enhanced safeguards for coastal ecosystems. Additional comments on forest lands highlighted concerns about habitat fragmentation and loss of mature forest, while feedback on soil and fill activities raised concerns about site disturbance, erosion, and impacts to sensitive areas.
- Some respondents expressed concern that the draft policies do not go far enough in limiting or controlling current levels of development (6.1%). Feedback across marine shorelands and agricultural and forest lands emphasized the need for stronger restrictions to protect sensitive ecosystems, prevent fragmentation of farmland and forests, and support long-term environmental sustainability.
- Additional concerns related to Islands Trust governance and decision-making effectiveness (5.9%). Responses reflected uncertainty about how policies spanning marine, freshwater, and land-based systems would be coordinated and implemented with existing staffing and resources, as well as concerns about overall organizational capacity.
- Some respondents raised concerns about potential impacts on local autonomy (4.0%). These responses reflected apprehension that the draft policies may reduce local decision-making authority or limit the ability of communities and local governments to manage land and water use according to local priorities.

Open-Ended Response Recommendations

A portion of respondents identified gaps in Goal 5's draft policies or suggested ways to strengthen them. These responses primarily focused on areas where the draft policies were perceived as lacking clarity, specificity, or sufficient detail (32.1%). Key recommendations included:

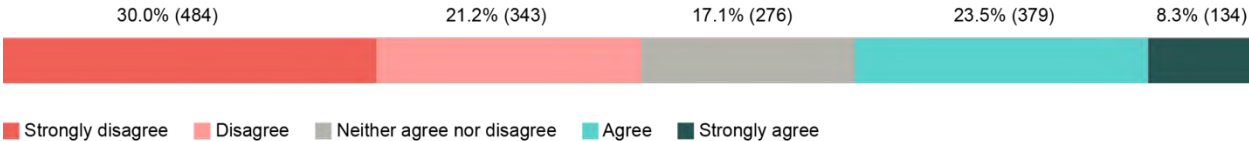
- Providing clearer definitions and language across freshwater, marine shorelands, agricultural, and forest land policies to improve shared understanding and reduce ambiguity.
- Outlining concrete implementation steps, including how water use limits, shoreline protections, and land management practices will be applied and enforced.
- Clarifying roles, responsibilities, and jurisdictional boundaries, particularly in relation to provincial and federal oversight of freshwater, marine, and agricultural systems.
- Strengthening policy specificity, including clearer thresholds, criteria, or standards for managing freshwater use, protecting agricultural lands, and regulating shoreline development.
- Establishing clear mechanisms for implementation and follow-through, including monitoring groundwater use, tracking environmental impacts, and ensuring compliance across policy areas.
- Ensuring the policies support consistent application across land and water systems, including alignment with existing regulatory frameworks and local planning tools.
- Identifying the need for adequate resourcing and technical capacity to support implementation, including staffing, expertise, and coordination across sectors and jurisdictions.

Overall Reflections

Overall, responses to Goal 5's draft policies reflect a range of perspectives on the role of Islands Trust in managing land and water resources. While some respondents expressed support for strengthening environmental stewardship and long-term sustainability, a larger share raised concerns related to governance, property rights, jurisdiction, and implementation capacity. Across perspectives, there was a consistent call for greater clarity, specificity, and coordination, particularly regarding how policies will be applied across marine, freshwater, and land-based systems and how responsibilities will be shared across governing bodies.

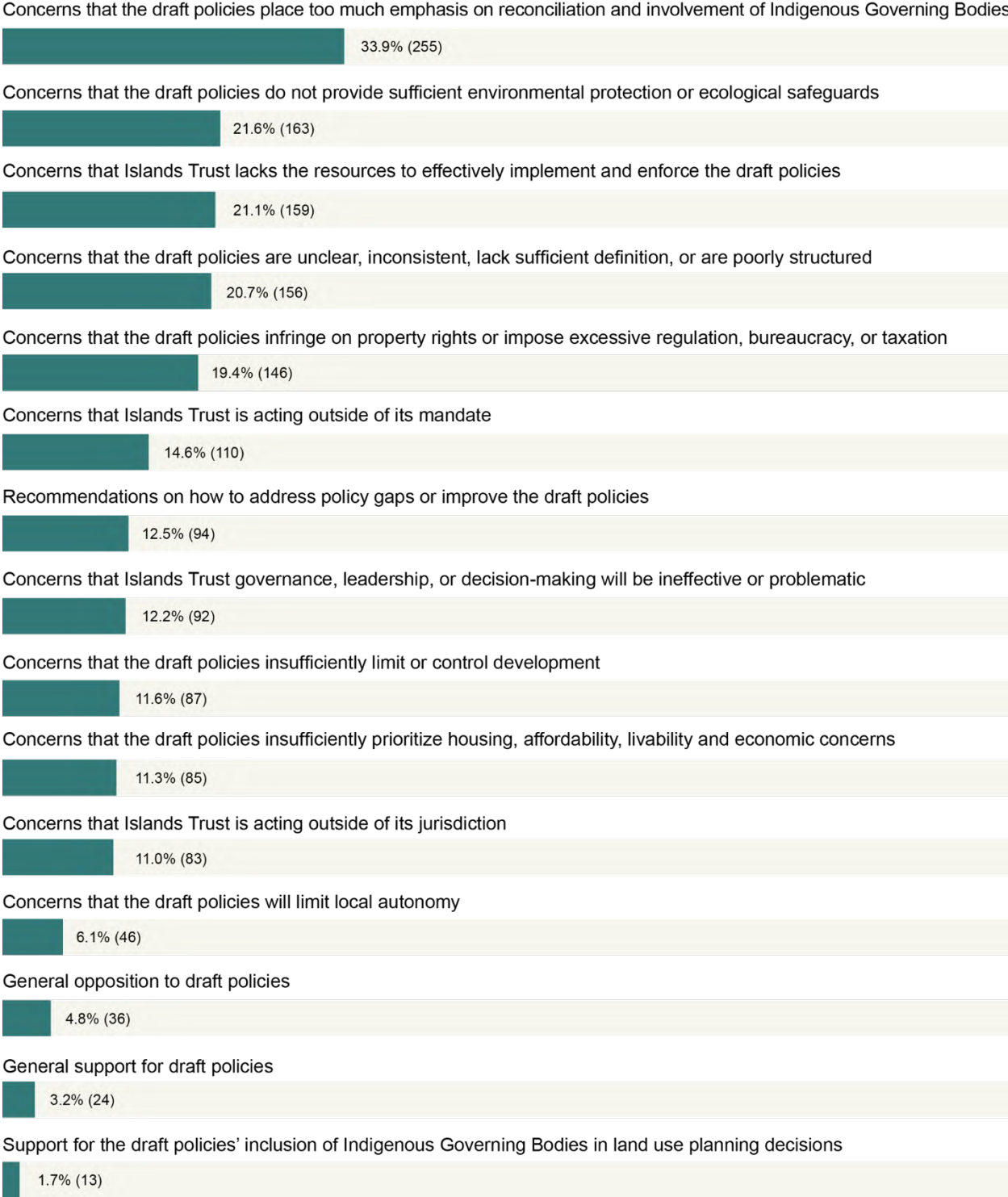
Overall Effectiveness of the Draft Policy Statement

Question 15: (Please rate your agreement with the following statement) The draft Islands Trust Policy Statement will be effective in helping Islands Trust advance the Islands Trust Object to, “preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations, and the government of British Columbia?” (n=1616)



Question 16: Is there anything else you would like to tell us about the draft Policy Statement? (n=753)

The following chart highlights key themes identified in respondents' comments:



General Observations

Responses indicate an overall tendency toward disagreement that the draft Islands Trust Policy Statement will be effective in helping advance the Islands Trust Object. Just over half of respondents (51.2%) reported disagreement or strong disagreement, while 31.8% reported agreement or strong agreement, and 17.1% selected a neutral response. While a notable share of respondents expressed agreement, overall sentiment was negative. These findings also suggest more negative views compared to more mixed results observed for some earlier questions.

Among respondents who provided an open-ended response to Question 16, a majority disagreed or strongly disagreed in Question 15 that the draft Policy Statement would be effective (57.8%, n=435). Fewer respondents expressed agreement (21.8%, n=164), while 16.2% (n=122) were neutral and 4.3% (n=32) did not answer the question. Feedback from some respondents was general or non-specific, rather than detailed or actionable. These responses included broad expressions of opposition or support (4.8% opposition and 3.2% support).

Open-Ended Response Themes

Responses to this final, overall question most often reflected cross-cutting perspectives on the draft Policy Statement, rather than focusing on any one goal or section. Feedback revisited themes related to reconciliation, environmental protection, implementation, governance, and the overall direction of the draft policies.

Respondents most frequently expressed concern in this final section that the draft policies place too much emphasis on reconciliation and involvement of Indigenous Governing Bodies (33.9%). These responses, as in the preceding sections, often reflected concerns about the role of Indigenous Governing Bodies in planning and decision-making by Islands Trust.

A small share of respondents expressed support for greater inclusion of Indigenous Governing Bodies in land use planning decisions (1.7%).

Respondents raised other, often related concerns:

- Respondents expressed concern that the draft policies do not provide sufficient environmental protection or ecological safeguards (21.6%). Feedback included calls for stronger protection of ecosystems such as aquifers, shorelines, and sensitive habitats, as well as concerns about the long-term impacts of development on environmental sustainability.
- Respondents expressed concern about Islands Trust's capacity to implement and enforce the proposed policies (21.1%). Feedback highlighted uncertainty about how policies would be monitored and enforced in practice, including questions about staffing, resources, and the ability to oversee development, water use, and land management activities across the region.
- Some respondents felt that the policies are unclear, inconsistent, lack sufficient definition, or are poorly constructed (20.7%). Feedback pointed to challenges in interpreting how high-level principles would be applied, including uncertainty around thresholds, definitions, and how policies would guide decision-making in practice.
- Respondents expressed concerns about property rights and regulatory burden (19.4%). These responses often referenced potential restrictions on land use, increased

regulation, and perceived impacts on private property, including concerns about limits on development, land use flexibility, and permitting requirements.

- Others questioned whether Islands Trust is acting within its mandate (14.6%) or jurisdiction (11.0%). Feedback raised concerns about overlap with provincial and federal responsibilities, including areas such as water management, environmental regulation, and land use authority.
- Additional concerns related to Islands Trust governance, leadership, and decision-making effectiveness (12.2%). Responses reflected uncertainty about how decisions would be made, how different interests would be balanced, and how accountability and transparency would be maintained.
- Some respondents expressed concern that current levels of development are excessive and require stronger limits or controls (11.6%). Feedback highlighted concerns about growth pressures and the need to better manage the scale and pace of development.
- Respondents raised concerns about balancing environmental protection with housing, affordability, livability, and economic considerations (11.3%). Feedback emphasized perceived trade-offs between environmental objectives and the needs of island communities, including housing availability and local economic activity.
- Some respondents raised concerns about potential impacts on local autonomy (6.1%). These responses reflected apprehension that the draft policies may limit the ability of local communities or governments to make decisions based on local context.

Open-Ended Response Recommendations

A subset of respondents used this final open-ended question to note gaps in the draft Policy Statement or suggested ways to strengthen it (12.5%). These responses primarily focused on improving clarity, implementation, and alignment with the Islands Trust Object. Key recommendations included:

- Providing clearer definitions and more precise language across the Policy Statement to improve consistency and reduce ambiguity.
- Outlining more concrete implementation steps, including how policies will be applied, monitored, and enforced in practice.
- Clarifying roles, responsibilities, and jurisdictional boundaries across Islands Trust, Indigenous Governing Bodies, local governments, and other agencies.
- Strengthening alignment between the Policy Statement and the Islands Trust Object, particularly with respect to environmental protection.
- Establishing clearer mechanisms for accountability, transparency, and decision-making.
- Ensuring that policies reflect local context and variation across islands and communities.
- Identifying the need for adequate resourcing and capacity to support implementation.

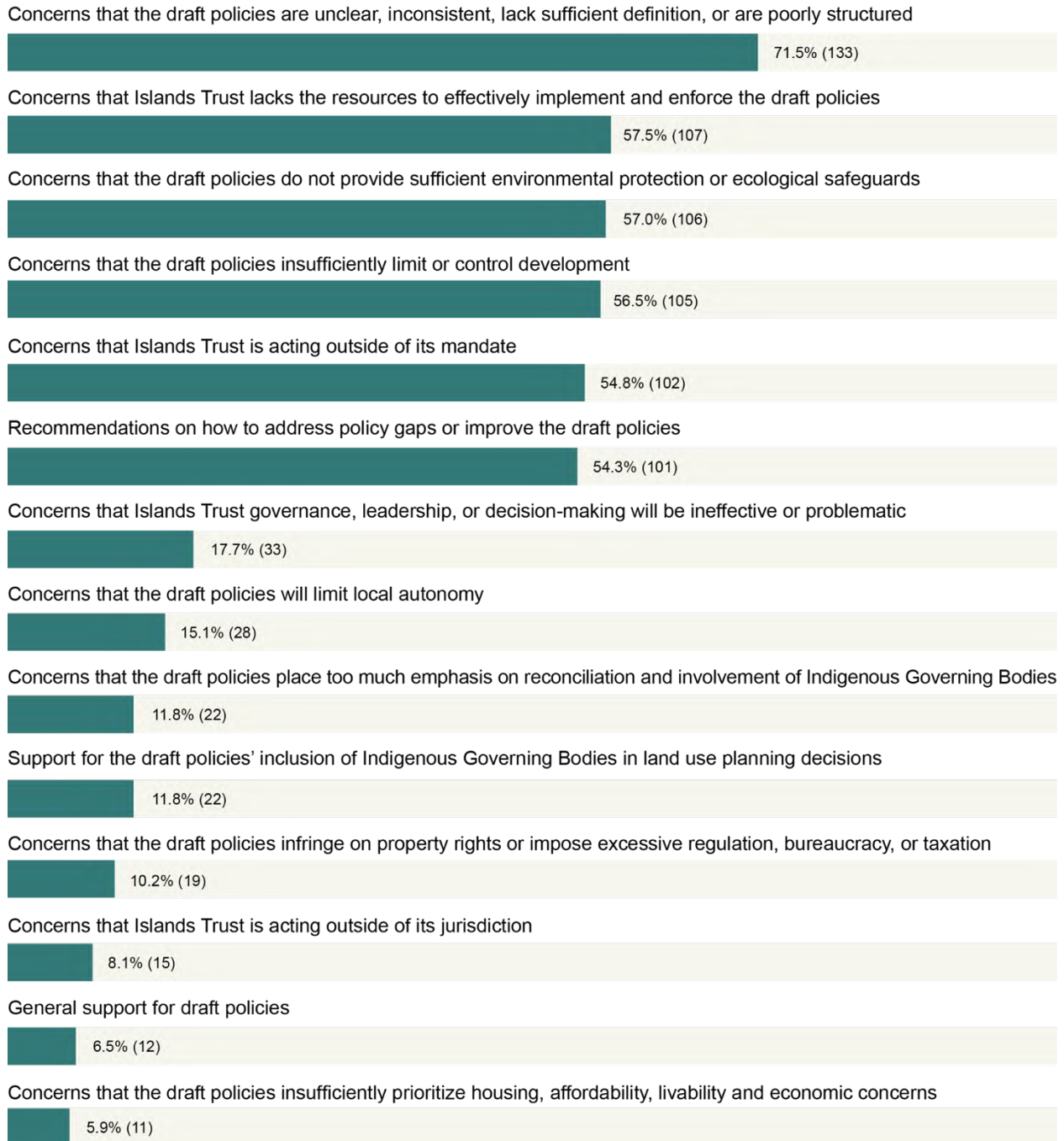
Overall Reflections

As with preceding survey questions, responses to this final item reflect a range of perspectives on the draft Policy Statement. While some respondents expressed support for elements of the draft, a larger share raised concerns related to reconciliation, environmental protection, implementation capacity, governance, and policy clarity. Across themes, there was a consistent call for clearer direction, stronger alignment with the Islands Trust Object, and more explicit guidance on how the policies will be applied in practice.

Public Correspondence Findings

A total of 186 pieces of public correspondence were included in this analysis.

The following chart highlights key themes identified in the submitted public correspondence:



General Observations

A portion of respondents used their public correspondence to provide general or non-specific support of the draft Policy Statement (6.5%).

When referring to specific sections of the draft Policy Statement, *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities* was discussed most frequently. This was followed by discussions of *Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems* and *Goal 5: Foster Sustainable Stewardship of Lands and Waters*. Aspects of the Policy Statement's Guiding Principles and glossary were also discussed in some responses, but to a lesser extent than Goals 3–5. The remaining sections of the draft Policy Statement were discussed less often, including *Goal 1: Advance Reconciliation* and *Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species*, as well as the *Islands Trust Act and Implementation* sections.

Response Themes

More so than in the survey responses, the analyzed public correspondence included detailed feedback on individual policies throughout the Policy Statement.

Broadly, responses most frequently expressed concerns where they felt draft policies are unclear, inconsistent, lack sufficient definition, or are poorly constructed (71.5%). Feedback referenced unclear terminology, lack of defined thresholds, and uncertainty in how policies related to development limits, shoreline protection, and housing would be interpreted and applied.

The public correspondence pieces raised additional concerns:

- Over half of respondents expressed concern about Islands Trust's capacity to implement and enforce the proposed policies (57.5%). Feedback highlighted challenges associated with monitoring shoreline development, groundwater use, and land-based activities, as well as concerns about staffing, resourcing, and coordination across jurisdictions.
- Respondents expressed concern that the draft policies do not provide sufficient environmental protection or ecological safeguards (57.0%). Feedback included calls for stronger protection of aquifers, coastal ecosystems, and forested areas, as well as concerns about habitat loss, water quality, and cumulative environmental impacts.
- In relation, a similar percentage of respondents noted concern that current levels of development are excessive and require stronger limits or controls (56.5%). Feedback emphasized limiting subdivision, reducing shoreline development, and preventing fragmentation of agricultural and forest lands.
- Over half of responses expressed concern that Islands Trust is proposing it act outside of its mandate (54.8%). Feedback reflected uncertainty about the appropriateness of addressing areas such as housing, transportation, and broader land use planning within the Policy Statement.
- Comparatively to the concerns above, fewer respondents expressed concerns about Islands Trust governance, leadership, and decision-making effectiveness (17.7%). Feedback referenced uncertainty about how decisions would be made, how competing interests would be balanced, and how accountability would be maintained.
- Respondents raised concerns about potential impacts on local autonomy (15.1%). Feedback reflected apprehension that regional policies may limit local decision-making related to land use, development, and infrastructure.

- Respondents expressed concerns about property rights and regulatory burden (10.2%). Feedback referenced restrictions on land use, permitting requirements, and impacts on private property, including limits on development and land management.
- Respondents questioned whether Islands Trust is acting outside of its jurisdiction (8.1%), including overlap with provincial authority in areas such as water management, environmental regulation, and agricultural land use.
- Respondents raised concerns about balancing environmental protection with housing, affordability, livability, and economic considerations (5.9%), including trade-offs between conservation objectives and community needs.

An equal share of respondents expressed concern that the draft policies place too much emphasis on reconciliation and Indigenous Governing Bodies' involvement, while others expressed support for including Indigenous Governing Bodies in land use planning decisions (11.8% each). Compared to survey responses, these sentiments were less prominent in public correspondence.

Response Recommendations

Over half of respondents used their correspondence to identify gaps in the draft Policy Statement or suggest ways to strengthen it (54.3%). Feedback focused on improving clarity, implementation, and coordination. Key recommendations included:

- Providing clearer definitions and more precise language across the Policy Statement, including terminology related to development limits, environmental protection, and land use policies.
- Outlining concrete implementation steps, including how policies related to shoreline development, water use, and land management will be applied and enforced.
- Clarifying roles, responsibilities, and jurisdictional boundaries across Islands Trust and other levels of government.
- Strengthening policy specificity, including clearer thresholds, criteria, and standards for managing development and protecting environmental values.
- Establishing mechanisms for accountability, monitoring, and follow-through, including tracking environmental impacts and compliance.
- Ensuring alignment across policy areas and with existing regulatory frameworks, including provincial legislation and regional planning tools.
- Identifying the need for adequate resourcing and technical capacity to support implementation.

Overall Reflections

Overall, the public correspondence received during this phase reflected a range of perspectives on the draft Policy Statement, with sentiment leaning more strongly toward concern and specific critique of individual policies. Feedback emphasized policy clarity, implementation capacity, environmental protection, development pressures, and the role of Islands Trust within its mandate. Compared to survey responses, submissions more strongly emphasized environmental protection and development limits, while placing relatively less emphasis on reconciliation and the involvement of Indigenous Governing Bodies in land use decisions. Across submissions, respondents called for clearer direction, stronger policy specificity, and more explicit guidance on how the draft policies will be applied in practice.

Appendix A: Islands Trust Policy Statement Phase 4 Public Engagement Survey

Note: some instructions related to navigating and completing the online survey have been removed.

About the Policy Statement

The Islands Trust Act requires that Islands Trust adopt a Policy Statement that must be, “a general statement of the policies of the Islands Trust Council to carry out the object of the Trust.”

The Policy Statement is used by Islands Trust to do the following:

- Inform land use decisions and ensure that changes to policies or regulations on any of the islands align with the general direction set by the Policy Statement
- Guide the development of official community plans and regulatory bylaws by local trust committees and island municipalities across the region
- Set out principles to guide day-to-day planning and decision-making

The Policy Statement is Islands Trust’s vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous Governing Bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

The Policy Statement is not a set of regulations that apply to land in the Islands Trust Area today. Instead, it is a document that sets out principles and policies to be used in decision-making about potential future changes to the use of the lands and waters in the Islands Trust Area.

You can view the draft Policy Statement [here](#).

About this Survey

Purpose

The purpose of this survey is to gather your feedback on how well you think the draft Policy Statement will support the Islands Trust in achieving its goals and fulfilling the Islands Trust Object.

The survey will ask your opinion on the principles and goals set out in the draft Policy Statement as follows:

- **Guiding Principles:** General guiding principles, Reconciliation principles, and cooperation principles
- **Goal 1:** Advance Reconciliation

- **Goal 2:** Preserve and protect Indigenous cultural heritage and culturally significant areas, sites, and species
- **Goal 3:** Preserve and protect healthy and biodiverse ecosystems
- **Goal 4:** Foster sustainable, inclusive, and resilient communities
- **Goal 5:** Foster sustainable stewardship of lands and waters

Under each goal you will find **Directive and Advisory policies**.

Directive policies are policies that Islands Trust Council expects local trust committees and island municipalities to implement through local bylaws. Official community plan and land use bylaws will be reviewed by Executive Committee or Trust Council for consistency with these directive policies.

Advisory policies are policies that Islands Trust Council would like local trust committees and island municipalities to consider in their local bylaws, but implementation is not required.

Guiding Principles

The object of the Islands Trust is to, “preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.”

The draft Policy Statement proposes that this work is to be carried out in accordance with a series of General Guiding, Reconciliation, and Cooperation Principles. Each set of draft principles will be reviewed next.

General Guiding Principles

In its efforts to carry out the Islands Trust Object, Islands Trust Council commits to a set of shared principles to guide daily planning and decision-making by all bodies across the Islands Trust Area.

Please review the draft General Guiding Principles in the table below:

Trust Council's Guiding Principles	
2.1.1	Acknowledge and Respect Indigenous Rights To grow understanding of the history and legacy of colonialism in the Islands Trust Area, to acknowledge and respect the rights of Indigenous Peoples, and to work together with Indigenous Governing Bodies and Indigenous Knowledge Holders to preserve and protect culturally significant areas, sites, and species.
2.1.2	Prioritize Environmental and Indigenous Cultural Heritage Protection To place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making.
2.1.3	Limit the Rate and Scale of Development To define and maintain appropriate limits for the rate and scale of development in order to preserve and protect the Trust Area and its unique amenities and environment.
2.1.4	Foster Sustainable, Inclusive, and Resilient Communities To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.
2.1.5	Take Guidance from the Precautionary Principle To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there is uncertainty over the potential for serious or irreversible damage from development.
2.1.6	Account for Cumulative Effects To strive to account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies, culturally sensitive areas and cultural heritage sites, and species and their habitats.
2.1.7	Foster Informed and Balanced Decision Making To be informed by a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge, and science.

Q1. *(Please rate your agreement with the following statement)* The General Guiding Principles will be effective in helping Islands Trust Council make decisions that support the Islands Trust Object.

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Reconciliation Principles

Islands Trust has declared a commitment to Reconciliation with Indigenous Peoples, recognizing that this is a long-term commitment built on respect, learning, and meaningful relationships.

Please review the draft Reconciliation Principles in the table below*:

Trust Council's Reconciliation Principles	
2.2.1	<p>Guidance from Truth and Reconciliation Commission Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC).</p>
2.2.2	<p>Guidance from United Nations Declaration on the Rights of Indigenous Peoples Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).</p>
2.2.3	<p>Guidance from Missing and Murdered Indigenous Women and Girls Calls for Justice Be informed by the Principles for Change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls.</p>
2.2.4	<p>Guidance from Indigenous Governing Bodies Be informed by guidance from Indigenous Governing Bodies and Indigenous Knowledge Holders.</p>

*If interested, the following webpages are referenced in this table: [Truth and Reconciliation Commission](#), [United Nations Declaration on the Rights of Indigenous Peoples](#), and [Missing and Murdered Indigenous Women and Girls Calls for Justice](#).

Q2. *(Please rate your agreement with the following statement)* The Reconciliation Principles will be effective in helping Islands Trust Council make decisions that support the commitments in its [Reconciliation Declaration](#).

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Cooperation Principles

While Islands Trust must provide the necessary leadership to carry out the Islands Trust Object, its mandate requires cooperation with partners who each have unique roles to play in preserving and protecting the region.

Please review the draft Cooperation Principles below:

Trust Council's Cooperation Principles	
2.3.1	<p>Collaborate with the Islands Trust Conservancy Board</p> <p>To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.</p>
2.3.2	<p>Collaborate with Island Municipalities</p> <p>To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object.</p>
2.3.3	<p>Work Towards Collaborative Governance with Indigenous Governing Bodies</p> <p>Develop strong relationships with Indigenous Governing Bodies and work toward building foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i>.</p>
2.3.4	<p>Work Towards Strategic Inter-Agency Coordination</p> <p>To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.</p>
2.3.5	<p>Work Towards Accessible and Inclusive Public Communications and Engagement</p> <p>To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of residents, communities, local organizations, and British Columbians.</p>
2.3.6	<p>Provide Public Education Opportunities</p> <p>To provide education opportunities to residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Knowledge Holders and Indigenous Governing Bodies.</p>

Q3. (Please rate your agreement with the following statement) The Cooperation Principles will be effective in helping Islands Trust Council make decisions that support the Islands Trust Object.

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Other Comments

Q4. Is anything missing from the series of Guiding Principles above that you think would help Islands Trust better meet the Islands Trust Object, or is there anything else you would like to share about the Guiding Principles?

Goal 1: Advance Reconciliation

Islands Trust Council is committed to Reconciliation and to relationship-building with Indigenous Governing Bodies and Indigenous Peoples across the region. The policies in this section aim to acknowledge the history, legacy and continuing relationships of Indigenous Peoples to the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision-making.

Please review the draft policies below:

Directive Policies – Reconciliation	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.1.1	<p>Engage with Indigenous Governing Bodies Engage with Indigenous Governing Bodies and provide a record of the engagement at time of bylaw submission.</p>
Advisory Policies – Reconciliation	
Local trust committees and island municipalities should...	
3.1.2	<p>Engage with Indigenous Governing Bodies Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions.</p>
3.1.3	<p>Land Back Through engagement with Indigenous Governing Bodies, support opportunities to direct land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential.</p>
3.1.4	<p>Information Sharing Support and develop methods for regular and timely sharing of information with Indigenous Governing Bodies.</p>
3.1.5	<p>Respect Indigenous Protocols for Information and Data Provided Respect Indigenous Governing Bodies’ and Indigenous Knowledge Holders’ protocols about how their data and information should be collected, protected, used and shared.</p>

Q5. (Please rate your agreement with the following statement) These policies will be effective in helping Islands Trust achieve *Goal 1: Advance Reconciliation*.

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Other Comments

Q6. Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 1: Advance Reconciliation*, or is there anything else you would like to share about these policies?

Goal 2: Preserve and Protect Indigenous Cultural Heritage & Significant Areas, Sites, and Species

Islands Trust Council recognizes Indigenous cultural heritage as a unique amenity in the Islands Trust Area that must be preserved, protected and, where possible, restored. The Islands Trust Area is home to many culturally significant areas, sites, and species of importance to present and future generations of Indigenous Peoples. This section of the draft Policy Statement lays out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous Governing Bodies, and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

Please review the draft policies below:

Directive Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.2.1	<p>Indigenous Cultural Heritage Sites</p> <p>Minimize potential adverse impacts to Indigenous cultural heritage sites including, but not limited to, identified village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, pictographs, and registered, unregistered, or newly-discovered archaeological sites.</p>
3.2.2	<p>Indigenous Marine Harvesting Areas</p> <p>Minimize potential adverse impacts to marine harvesting areas used by Indigenous Peoples, including, but not limited to, fish weirs and clam gardens.</p>
3.2.3	<p>Indigenous Harvesting and Hunting Areas</p> <p>Minimize potential adverse impacts to land-based harvesting and hunting areas used by Indigenous Peoples.</p>

Advisory Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities should...

3.2.4	<p>Indigenous Cultural Heritage Sites</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and registered, unregistered, or newly discovered archaeological sites.</p>
3.2.5	<p>Indigenous Harvesting Areas</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous harvesting areas on land and marine foreshores including, but not limited to, fish weirs, clam gardens, camas meadows, and other areas used for Indigenous hunting, fishing, trapping, and gathering of plants and medicines.</p>
3.2.6	<p>Indigenous Harvesting and Hunting Area Access</p> <p>Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.</p>
3.2.7	<p>Other Culturally Significant Areas for Indigenous Peoples</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of areas of importance for Indigenous cultural and spiritual practices.</p>
3.2.8	<p>Culturally Significant Species and Medicinal Plants</p> <p>Through engagement with Indigenous Governing Bodies, identify, prioritize protection, and support restoration of culturally significant species and medicinal plants and ochre.</p>
3.2.9	<p>Cultural Monitors</p> <p>Through engagement with Indigenous Governing Bodies, support opportunities for cultural monitors to be present for ground-disturbing activities.</p>

Q7. (Please rate your agreement with the following statement) These policies will be effective in helping Islands Trust achieve *Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species*.

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Other Comments

Q8. Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 2: Preserve and Protect Indigenous Cultural Heritage & Significant Areas, Sites, and Species*, or is there anything else you would like to share about these policies?

Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

Islands Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region.

The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.

Please review the draft policies below:

Directive Policies – Ecosystem Integrity	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.3.1	Protected Area Networks Identify, establish, and sustain a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.
3.3.2	Sensitive Ecosystems Identify and prioritize the preservation, protection, and restoration of sensitive ecosystems in the Islands Trust Area, classified as the following ecosystem types: cliff; freshwater; herbaceous; old and mature forest; riparian; wetland; and woodland.
3.3.3	Forest Ecosystems Identify forest ecosystems and prioritize the preservation, protection, and restoration of unfragmented forests, with a particular focus on the maintenance and restoration of their ecological integrity.
3.3.4	Coastal Oak and Prairie Ecosystems Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on the maintenance, restoration and management of their ecological integrity.
3.3.5	Watershed Ecosystems Identify and prioritize the preservation, protection, and restoration of watershed ecosystems, freshwater sources, and groundwater recharge areas.
3.3.6	Marine Shorelines and Nearshore Areas Identify and prioritize the preservation, protection, and restoration of eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands.
3.3.7	Critical Habitat for Species at Risk Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk.
3.3.8	Islets and Small Islands Identify and prioritize the preservation, protection, and restoration of islets and small islands.
3.3.9	Light Pollution Minimize light pollution through the application of dark sky principles.

Advisory Policies – Ecosystem Integrity

Local trust committees and island municipalities should...

3.3.10	Indigenous Ecosystem Management Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.
3.3.11	Indigenous Protected and Conserved Areas Support Indigenous Governing Bodies in the establishment of Indigenous Protected and Conserved Areas.

Q9. (Please rate your agreement with the following statement) These policies will be effective in helping Islands Trust achieve *Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems*.

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Other Comments

Q10. Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems*, or is there anything else you would like to share about these policies?

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

Islands Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn, have a role in preserving and protecting this region.

The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, and resilient island communities.

Please review the following draft policies relating to:

- Managing growth and development
- Housing
- Transportation
- Waste, emissions and pollutants
- Recreation

Managing Growth and Development Policies

Directive Policies – Managing Growth and Development	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.4.1	<p>Sustainable Development</p> <p>Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.</p>
3.4.2	<p>Growth Management</p> <p>Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl, minimize fragmentation of forest lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.</p>
3.4.3	<p>Impacts of Development</p> <p>Consider the aesthetic, environmental, and social impacts of development.</p>
3.4.4	<p>Community Facilities and Services</p> <p>Ensure that each community's, and local Indigenous communities', current and projected long-term needs for educational, institutional, community, health, cultural, recreational facilities and services, and outdoor recreation are considered and planned for.</p>
3.4.5	<p>Climate Change Mitigation and Adaptation</p> <p>Implement planning and land use management strategies, and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.</p>
3.4.6	<p>Hazardous Areas</p> <p>Identify areas at elevated risk of natural and climate change-related hazards and restrict development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.</p>
3.4.7	<p>Economic Activities</p> <p>Support sustainable economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, community well-being, and that consider transportation and infrastructure capacity.</p>
3.4.8	<p>Community Heritage Sites</p> <p>Identify, preserve, protect, and support the restoration of community heritage sites.</p>

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

3.4.9	Existing Development Potential Identify land where current zoning or other land use regulations allow development that could be inconsistent with the object of the trust, and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.
3.4.10	Economic Development Opportunities for Indigenous Communities Through engagement with Indigenous Governing Bodies, support economic development opportunities for Indigenous communities.

Q11a. *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities.*

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Housing Policies

Directive Policies – Housing	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.4.11	<p>Suitable Locations for Additional Housing Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.</p>
3.4.12	<p>Housing Diversity Support a range of housing types and tenures to help meet the identified housing needs of the island community and local Indigenous communities.</p>
3.4.13	<p>Clustered Small Dwelling Units Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.</p>
3.4.14	<p>Floor Area and Lot Coverage Limits Set floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.</p>
3.4.15	<p>Affordable and Special Needs Housing Prioritize the processing of rezoning applications from non-profit housing providers and public agencies, and the processing of housing agreement bylaws for affordable and special needs housing.</p>
3.4.16	<p>Short-Term Rentals Identify and assess the impacts of short-term rental of dwellings on the availability of safe, secure and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.</p>

Advisory Policies – Housing	
Local trust committees and island municipalities should...	
3.4.17	<p>Housing for Indigenous People Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.</p>
3.4.18	<p>Multi-Unit Residential Implement land use regulations for affordable and special needs housing and other multi-unit residential development that permit a range of potential site configurations, and control form and character through development permit areas.</p>
3.4.19	<p>Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.</p>

Q11b. *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities.*

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Transportation Policies

Directive Policies – Transportation	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.4.20	<p>Public and Active Transportation Networks</p> <p>Identify and establish appropriately-situated, safe, comfortable, and equitable transportation networks that reduce dependency on private automobile use, encourage zero emission modes of transportation, and support increased use of trail systems, public transportation, and active transportation.</p>
3.4.21	<p>Rural Roadways</p> <p>Identify and protect rural roadways, including scenic and/or heritage roads.</p>
Advisory Policies – Transportation	
Local trust committees and island municipalities should...	
3.4.22	<p>Road Systems</p> <p>Ensure that road location, design, construction, and road systems are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.4.23	<p>Transportation Network Vulnerabilities</p> <p>Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or infrastructure relocation where necessary.</p>

Q11c. *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities.*

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Waste, Emissions and Pollutants Policies

Directive Policies – Waste, Emissions and Pollutants	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.4.24	<p>Pollutants to Air, Land and Water</p> <p>Regulate land use and development to reduce detrimental pollutants to air, land and water.</p>
3.4.25	<p>Disposal of Waste</p> <p>Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area.</p>
3.4.26	<p>Wastewater Disposal Systems</p> <p>Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, with a focus on Indigenous Peoples' cultural heritage sites and marine harvesting areas.</p>

Q11d. *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities.*

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Recreation Policies

Directive Policies – Recreation	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.4.27	Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.
3.4.28	Location and Types of Recreational Facilities Identify appropriate locations for, types of, and access to, facilities for low-impact and active recreational activities, and discourage activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.29	Access to Community Marinas, Boat Launches, and Docks Identify and support safe public access and routes to community marinas, boat launches, and docks.
3.4.30	Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.
3.4.31	Trail Systems Identify appropriate locations for, types of, and safe public access to public pedestrian, equestrian and bicycle trail systems to support active recreation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.4.32	Public Shoreline Access Identify new, protect existing, and support the acquisition and protection of, safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment, including Indigenous Peoples' identified cultural heritage sites and marine harvesting areas.
3.4.33	Public Access to Public/Crown Land Identify and support the acquisition and protection of public access and routes to publicly-owned lands.
3.4.34	Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.

Q11e. *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities.*

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Other Comments

Q12. Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 4: Foster Sustainable, Inclusive, and Resilient Communities*, or is there anything else you would like to share about these policies?

Goal 5: Foster Sustainable Stewardship of Lands and Waters

Islands Trust Council recognizes that sustainable use of lands and waters in the Islands Trust Area is important to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them.

This section lays out policies for sustainable land and water use that support the long-term health of ecosystems and sustainability of freshwater.

Please review the following draft policies relating to:

- Freshwater
- Forest Lands
- Agricultural Lands
- Soil and Fill
- Marine Shorelands

Freshwater Policies

Directive Policies – Freshwater	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.5.1	Freshwater Sustainability Ensure that neither the density, nor intensity, of land use is increased in watersheds where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable.
3.5.2	Freshwater Demand and Supply Projections Ensure that existing, anticipated, and seasonal water demand and water availability are considered.
3.5.3	Freshwater Self-Sufficiency Ensure that islands are self-sufficient in their supply of freshwater.
3.5.4	Saltwater Intrusion Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within these areas.

Advisory Policies – Freshwater

Local trust committees and island municipalities should...

3.5.5	Freshwater Quality Ensure that freshwater quality is maintained or remediated.
3.5.6	Freshwater Uses Strive to ensure that water quality in lakes, streams and wetlands is maintained, and that freshwater use is not to the detriment of other uses of the waterway such as fish and amphibian habitat uses, Indigenous cultural and spiritual uses, and aesthetic and recreational uses.
3.5.7	Freshwater Storage Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.

Q13a. *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*.

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Forest Lands Policies

Directive Policies – Forest Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.8	Forest Lands for Sustainable Management Maintain large land holdings and parcel sizes to support sustainable forest management practices that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.5.9	Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.
3.5.10	Forest Lands and Wildfire Risk Management Identify planning and land use management strategies that mitigate wildfire risk and that are appropriate to the unique biogeoclimatic zones and settlement patterns of each local planning area.

Q13b. (Please rate your agreement with the following statement) These policies will be effective in helping Islands Trust achieve Goal 5: Foster Sustainable Stewardship of Lands and Waters.

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Agricultural Lands Policies

Directive Policies – Agricultural Lands	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.5.11	<p>Protection of Agricultural Lands</p> <p>Identify and protect agricultural lands within the Agricultural Land Reserve for current and future use consistent with the <i>Agricultural Land Commission Act</i> and its regulations, while considering down-stream impacts, wildlife habitat, and adjacent properties.</p>
3.5.12	<p>Agriculture and Adjacent Properties</p> <p>Minimize any adverse impacts of land uses from properties adjacent to agricultural lands.</p>
3.5.13	<p>Agriculture and Road Systems</p> <p>Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.</p>
3.5.14	<p>Economic Viability of Farms</p> <p>Consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land or adversely impacting the Trust Area and its unique amenities and environment.</p>
Advisory Policies – Agricultural Lands	
Local trust committees and island municipalities should...	
3.5.15	<p>Sustainable Agriculture</p> <p>Preserve, protect, and encourage sustainable farming and the sustainability of farming.</p>
3.5.16	<p>Food Security and Food Sovereignty</p> <p>Support initiatives that advance food security and Indigenous food sovereignty.</p>

Q13c. (Please rate your agreement with the following statement) These policies will be effective in helping Islands Trust achieve Goal 5: Foster Sustainable Stewardship of Lands and Waters.

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Soil and Fill Policies

Directive Policies – Soil and Fill	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.5.17	<p>Soil Removal and Deposit Foster the preservation, protection, and restoration of soils in the Islands Trust Area.</p>
3.5.18	<p>Soil and Fill from Middens and Foreshore Areas of Cultural Significance Prohibit alteration, removal or excavation of soil or fill from all identified archaeological sites, including middens or foreshore areas identified as culturally significant areas.</p>

Q13d. *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters.*

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Marine Shorelands Policies

Directive Policies – Marine Shorelands	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.5.19	<p>Aquaculture Tenures</p> <p>Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas identified as culturally significant by Indigenous Governing Bodies, that provide critical habitat for species at risk, are of recreational significance or established or designated upland land uses, anchorages or moorages.</p>
3.5.20	<p>Setbacks from the Sea</p> <p>Incorporate current and anticipated impacts of sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments.</p>
3.5.21	<p>Soft Shoreline Protections</p> <p>Prioritize and foster soft shoreline approaches, such as those identified by the “Green Shores” program, to set requirements for shoreline preservation, and to mitigate erosion of shoreline and foreshore cultural heritage sites.</p>
3.5.22	<p>Vessel Moorage</p> <p>Prohibit the moorage of vessels in sensitive marine areas, including, but not limited to, eelgrass meadows, kelp forests, forage fish spawning areas, estuaries and mud flats.</p>
3.5.23	<p>Marinas</p> <p>Identify requirements for the location, size, and nature of marinas that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.5.24	<p>Sharing of Coastal Facilities</p> <p>Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.</p>
3.5.25	<p>Marine Docks</p> <p>Consider the cumulative effects of docks, and limit or prohibit new docks in areas identified as culturally significant by Indigenous Governing Bodies, in areas that provide critical habitat for species at risk, and in areas of recreational significance.</p>
3.5.26	<p>Marine Structures</p> <p>Limit or prohibit the construction or installation of breakwaters, groynes, rock weirs and jetties in marine areas that are not zoned for group wharfage, marine commercial or industrial use, or ferry terminals.</p>

Q13e. *(Please rate your agreement with the following statement)* These policies will be effective in helping Islands Trust achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*.

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Other Comments

Q14. Is anything missing from the policies in this section that you think will help Islands Trust better achieve *Goal 5: Foster Sustainable Stewardship of Lands and Waters*, or is there anything else you would like to share about these policies?

Overall Effectiveness of the Draft Policy Statement

Q15. *(Please rate your agreement with the following statement)* The draft Islands Trust Policy Statement will be effective in helping Islands Trust advance the Islands Trust Object to, “preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations, and the government of British Columbia?”

- Strongly agree
- Agree
- Neither disagree nor agree
- Disagree
- Strongly disagree

Q16. Is there anything else you would like to tell us about the draft Policy Statement?

About You



Q17. The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island Municipality. Which one do you feel most connected with? *(Check all that apply)*

- Ballenas-Winchelsea Island LTA
- Bowen Island Municipality
- Denman Island LTA
- Gabriola Island LTA
- Galiano Island LTA
- Gambier Island LTA
- Hornby Island LTA
- Lasqueti Island LTA
- Mayne Island LTA
- North Pender Island LTA
- Salt Spring Island LTA
- Saturna Island LTA
- South Pender Island LTA
- Thetis Island LTA
- The entire Islands Trust Area
- I have no connection to the Islands Trust Area
- I am not from elsewhere in British Columbia
- Prefer not to say

Q18. The Islands Trust Area occupies almost 5,200 square kilometers within the Salish Sea. How are you connected to the area? (*Check all that apply*)

- I am a part-time resident (i.e., less than 6 months per year)
- I am a full-time resident (i.e., more than 6 months per year)
- I am a visitor
- I live adjacent to the region (e.g., on Vancouver Island or mainland BC)
- I am a non-resident property owner
- I am an Indigenous person with relationships to the Islands Trust Area
- Other (please specify):

When you are ready, click the 'forward' arrow below to submit your responses. **Once submitted, you will no longer be able to edit your responses.**

Appendix B: Additional descriptive statistics for survey’s closed-ended Likert scale questions

Note: For the survey’s closed-ended Likert scale questions, the following guidelines should be considered when interpreting the included descriptive statistics:

Statistic	Definition	Interpretation
Mean	Average response indicates the average score on a scale of 1 (lowest) to 5 (highest).	Higher values (closer to 5) indicate more agreement or support, while lower values (closer to 1) indicate more disagreement or opposition.
Median	Middle response; indicates the middle value when all responses are ordered from lowest (1) to highest (5).	Shows the typical response. If the median is 4 or 5, most respondents generally agreed; if it is 1 or 2, most generally disagreed.
Standard deviation	Variation; shows how spread out responses are.	Lower values (e.g., below 1.0) indicate that respondents had similar views, while higher values indicate a wider range of opinions.
95% confidence interval (CI)	A range of values that likely includes the true population mean. If the same survey were repeated many times using the same method, about 95% of the calculated intervals would contain the true value.	Narrower intervals indicate more precise results, while wider intervals indicate greater uncertainty.
Sentiment	$(\text{Strongly agree} + \text{Agree} = \text{Agreement}) / (\text{Strongly disagree} + \text{Disagree} + \text{Disagreement})$	Sentiment shows whether overall opinion leans toward agreement or disagreement, based on the difference between those who agree and those who disagree.

Qu	n	Mean	Median	Standard Deviation	Net agreement	95% CI	Sentiment*
Q1	1844	2.77	3.0	1.43	-9.4%	2.70–2.83	39.3% agreement / 48.6% disagreement
Q2	1846	2.64	2.0	1.48	-16.2%	2.57–2.71	34.6% agreement / 50.8% disagreement
Q3	1834	3.06	3.0	1.37	+11.5%	2.99–3.12	47.9% agreement / 36.4% disagreement
Q5	1773	2.47	2.0	1.39	-26.5%	2.41–2.54	28.7% agreement / 55.2% disagreement
Q7	1731	2.59	2.0	1.42	-20.1%	2.52–2.65	31.7% agreement / 51.8% disagreement
Q9	1703	3.11	3.0	1.44	+11.0%	3.04–3.18	48.9% agreement / 37.9% disagreement
Q11a	1640	3.07	3.0	1.38	+12.3%	3.00–3.13	48.2% agreement / 35.9% disagreement
Q11b	1644	2.87	3.0	1.4	-1.2%	2.80–2.93	41.5% agreement / 42.7% disagreement
Q11c	1639	3.34	4.0	1.32	+32.4%	3.28–3.41	58.1% agreement / 25.7% disagreement
Q11d	1645	3.49	4.0	1.31	+40.7%	3.43–3.55	63.6% agreement / 22.9% disagreement
Q11e	1660	3.47	4.0	1.36	+38.7%	3.41–3.54	63.7% agreement / 25.1% disagreement
Q13a	1617	3.63	4.0	1.32	+47.6%	3.56–3.69	68.0% agreement / 20.5% disagreement
Q13b	1605	3.61	4.0	1.28	+47.4%	3.55–3.68	67.2% agreement / 19.8% disagreement
Q13c	1605	3.58	4.0	1.29	+45.3%	3.52–3.65	65.0% agreement / 19.8% disagreement
Q13d	1607	3.23	4.0	1.34	+21.4%	3.16–3.29	50.5% agreement / 29.1% disagreement
Q13e	1609	2.89	3.0	1.43	-1.4%	2.82–2.96	42.1% agreement / 43.6% disagreement
Q15	1616	2.59	2.0	1.34	-19.4%	2.52–2.65	31.7% agreement / 51.2% disagreement

*Reported sentiment values may differ slightly from those presented in the main body of this report. Results in this appendix are calculated using underlying data, while percentages in the main body reflect the values shown in each question's figure, which are rounded to the nearest tenth of a decimal place.



Islands Trust Policy Statement Public Engagement Phase 4 Communications & Engagement Materials

Phase 4 engagement focused on informing residents about the draft Islands Trust Policy Statement and providing opportunities for meaningful participation. A mix of digital, print, and in-person approaches was used to provide accessible options for community members across the Islands Trust Area.

Engagement at a Glance

Print media	13 publications (print & online)
Household Mailer	16,491
Media technical briefing	21 journalists invited
Survey responses	1,889 (17 by mail)
Social media posts	69 posts, 19,878 views
Educational video	43 views
Islands 2050, FAQ, Policy Statement webpage views	7,305 webpage views
Virtual Town Hall registrants	165 registrants, 154 video views of the recording
Subscriber notices and news releases	5,850 subscribers and 90 media contacts received two news releases and nine subscriber notices
On-island posters	On 12 islands in the Islands Trust Area
Correspondence	186 pieces of correspondence

Print Media

Description: A total of 23 print and online ads were placed in 13 local publications across the Islands Trust Area, including Active Page, Bowen Island Undercurrent, Coast Reporter, Gabriola Sounder, Gulf Islands Driftwood, Hornby Tribune, Xwe'etay News, Mayneliner, Pender Post, Salt Spring Exchange, Saturna Scribbler, The Flagstone, and Thetis Island Quarterly.

Purpose: Awareness - introduce the project, raise awareness and promote opportunities for engagement and providing feedback.



islands 2050
THE FUTURE OF THE TRUST AREA

We want to hear from you!

The draft Islands Trust Policy Statement has been developed to help island communities adapt to current and future challenges and opportunities, and to reflect Islands Trust's commitments to Reconciliation, climate change, and diverse housing needs.

Your input on the draft Policy Statement matters!

Provide input:
Complete the survey | Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151 | Attend the Gabriola Island Local Trust Committee meeting on October 9, 2025.

Learn more:
Register to attend the virtual Town Hall on September 10, 2025
Read the draft Policy Statement
Learn more by scanning the QR code or visit: islandstrust.bc.ca/programs/islands-2050



islands Trust
Preserving and protecting over 450 islands and surrounding waters in the Salish Sea



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Provide input:
Complete the survey | Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151
Attend a Hornby Island Local Trust Committee meeting on November 14, 2025

Learn more:
Register to attend the virtual Town Hall on September 10, 2025
Read the draft Policy Statement
Scan the QR code
Visit: islandstrust.bc.ca/programs/islands-2050



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Your input on the draft Policy Statement matters!

Provide input:
Complete the survey | Call: 250-405-5151 | Email: islands2050@islandstrust.bc.ca | Attend the Lasqueti Island Local Trust Committee meeting on October 6, 2025

Learn more:
Register to attend the virtual Town Hall on September 10, 2025 | Read the draft Policy Statement
Scan the QR code or visit: islandstrust.bc.ca/programs/islands-2050



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Household Mailer

Description: Educational brochures were sent to households across the Islands Trust Area.

Reach: 16,491 addresses

Purpose: Awareness - introduce the project, provide information, and promote opportunities for engagement and providing feedback.



What is Islands Trust?

The Islands Trust is a special purpose government responsible for planning and land use management decisions in the Islands Trust Area, which is comprised of 37 major islands and more than 450 smaller islands and the surrounding waters in the State of Georgia and Howe Sound. Islands Trust was created in 1974 through the Islands Trust Act with a legislated mandate (Act).

The subject of the trust is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area, and of British Columbia generally in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.



What is the Policy Statement?

The Islands Trust Policy Statement is a document required by provincial legislation that sets out the Islands Trust Council's principles and policy framework for governing and land use management within the lands and waters of the Islands Trust Area. It guides the development of the official community plans and land use bylaws of local trust committees and Bowen Island Municipality, and the development of Trust Council's Strategic Plan.

It is the guiding document that Trust Council uses to carry out the preserve and protect mandate for this special part of British Columbia.

Why is the Policy Statement being updated?

The Islands Trust Policy Statement is being updated for the first time in more than three decades so that Islands Trust can better manage today's challenges and opportunities. The draft Policy Statement puts a renewed focus on reconciliation with Indigenous Peoples, the housing needs of current and future residents, and responding to climate change. The draft Policy Statement reaffirms the Islands Trust's enduring mandate to preserve and protect this unique region.

How was the draft Policy Statement developed?

In 2018, Islands Trust launched the Policy Statement Amendment Project—Islands 2050—to update the Policy Statement. The draft Policy Statement was developed through public engagement, and input from Indigenous Governing Bodies and government agencies. The resulting document reflects a broad range of perspectives and is now ready for your feedback.

Where can I learn more about the draft Policy Statement?

Read more about it at www.islandstrust.ca/engagement/islands-2050/



How will the draft Policy Statement impact me?

The Islands Trust Policy Statement is not a set of regulations. It does not change how land in the Islands Trust Area may be used under existing regulations. The Policy Statement contains provisions that local trust committees and Island municipalities will use in public decisions about future policy and regulatory change at the local level, and that Islands Trust Council will use to guide decisions at a regional level.

The Policy Statement may affect how land in the Islands Trust Area can be used in the future where a local trust committee or Island municipality decides its bylaws to bring official community plans and land use bylaws into alignment with the goals of the Policy Statement.

Does the draft Policy Statement enable the Islands Trust to preserve and protect the natural environment?

While the draft Policy Statement includes policies meant to help address community challenges related to housing, it retains its focus on protecting the ecosystems of the Islands Trust Area.

How will the draft Policy Statement help with housing challenges on the islands?

The draft Policy Statement offers support for Islands to move beyond the large single-detached dwellings that characterize most of the current housing stock toward a range of housing types that better reflect today's affordability challenges and the diverse needs within Island communities.

How will the draft Policy Statement advance reconciliation with Indigenous Peoples?

In 2018, Islands Trust Council passed a Reconciliation Statement through which the organization commits to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous Peoples. The draft Policy Statement addresses matters of relevance to Indigenous Governing Bodies and Indigenous Peoples such as protection of Indigenous heritage and culturally significant areas, ecosystem protection, housing, and connects the reparation to ongoing engagement.

How will the draft Policy Statement help address climate change on the islands?

The draft Policy Statement is full of policies that direct local trust committees and Island municipalities to protect the health of Island ecosystems, which is one of the best ways to reduce the impacts of climate change on Island communities. However, we also know that climate change is already happening, and that raises risks for community members. To respond to these risks, the draft encourages local trust committees and Island municipalities to identify and monitor developments to see that are more likely to experience flooding, sea level rise, erosion, or wildfires. It directs local trust committees and Island municipalities to ensure that wetlands are protected and freshwater resources are maintained. The draft also supports planning for transportation networks that help reduce greenhouse gas emissions.

How will the draft Policy Statement be implemented?

The Policy Statement helps ensure that local planning decisions on each island support the overall vision of Islands Trust. Section 16 of the Islands Trust Act requires the Islands Trust Executive Committee to assess whether proposed amendments to official community plans and land use bylaws are consistent with the Policy Statement. At the regional level, the Policy Statement guides Islands Trust Council in setting priorities.

What's next for the draft Policy Statement?

Islands Trust Council gave first reading to the draft Policy Statement on July 29, 2023. Phase 4 of public engagement on the Policy Statement has begun, and will be open until February 2024. During that time, Islands Trust will also be seeking the draft Policy Statement to Indigenous Governing Bodies, government agencies, and other organizations for their input. After that, Islands Trust Council will consider all feedback received to inform further amendments to the draft Policy Statement before advancing it further.

Steps In The Process



Goals and Policy Directions

- GOAL 1: Advance Reconciliation**
The policies to achieve this goal aim to acknowledge the history, legacy and continuing relationship of Indigenous Peoples to the area since time immemorial; to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories; and to build foundations for collaborative governance and shared decision-making.
- GOAL 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species**
The policies to achieve this goal aim to identify and protect Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area. This should be guided by Indigenous Peoples, Indigenous Governing Bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects protocols around the sharing of Indigenous Knowledge.
- GOAL 3: Preserve and Protect Healthy and Resilient Ecosystems**
The policies to achieve this goal aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.
- GOAL 4: Foster Sustainable, Inclusive, and Resilient Communities**
The policies to achieve this goal support the preservation and protection of unique Island character and aim to foster sustainable, inclusive, rural and resilient Island communities, and aim to foster sustainable, inclusive, rural and resilient Island communities.
- GOAL 5: Foster Sustainable Resilience of Lands and Waters**
The policies to achieve this goal aim to identify and protect key water uses to sustain the long-term health of ecosystems and sustainability of freshwater.

Media Technical Briefing – July 24, 2025

Reach: 21 journalists invited

Purpose: Awareness - The virtual session provided background on the Policy Statement Amendment Project, highlighted updates in the new draft, and offered an opportunity to ask questions.

Survey

Responses: 1,889 total (17 by mail)

Distribution: The survey was promoted through the Islands Trust website, social media, email subscriber notices, QR codes on posters on-island, and in the household mailer. The survey was available online and with 300 paper version of the survey with pre-paid envelopes available in Islands Trust offices on Gabriola Island, Salt Spring Island and Victoria, and at libraries across the Islands Trust Area from September 1, 2025:

- Bowen Island *Bowen Island Public Library*
- Denman Island *Dora Drinkwater Community library*
- Gabriola Island *Gabriola Island Library*
- Galiano Island *Galiano Island Community Library*
- Hornby Island *Hornby Island Library*
- Lasqueti Island *Lasqueti Community Association Community Hall; Lasqueti Post Office*
- Mayne Island *Mayne Island Community Library*
- Pender Island *Pender Island Public Library*
- Piers Island *Piers Island Library*
- Salt Spring Island *Salt Spring Island Public Library*
- Saturna Island *Saturna Island Library*
- Thetis Island *Forbes Hall Library*

Purpose: Participation and feedback - introduce the project, provide information, and promote opportunities for engagement and providing feedback.

Social Media

Description: 69 social media posts were shared on Islands Trust social media channels (Facebook, Instagram, LinkedIn) between August 11, 2025 and January 30, 2026.

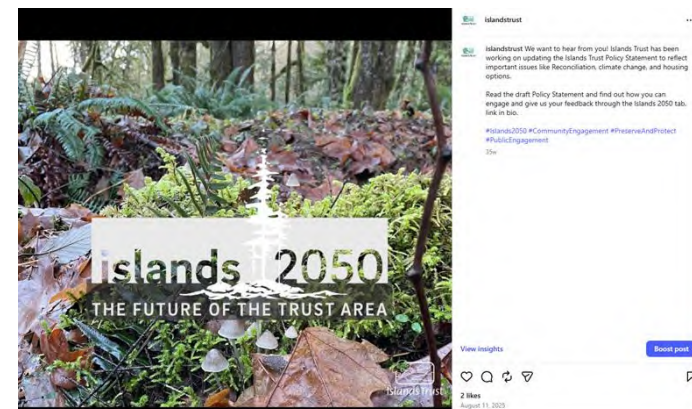
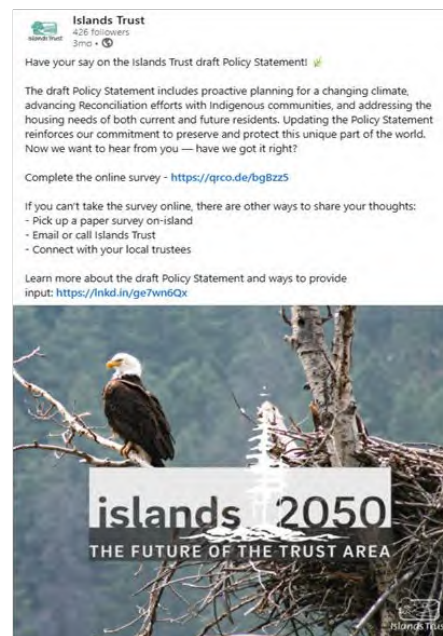
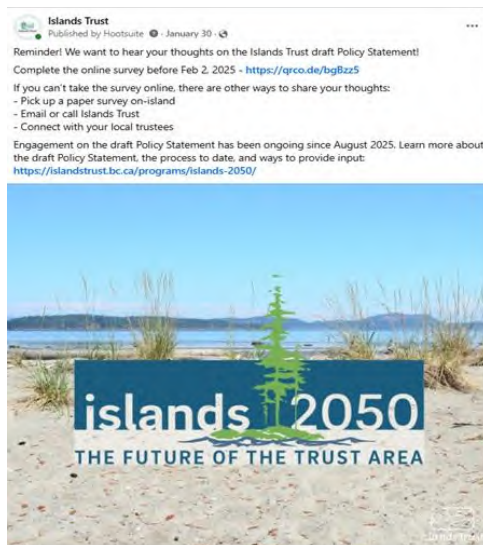
Reach: Reach was organic, no social media ads or boosting was included in this project. Facebook posts that were shared in community Facebook groups enjoyed a particularly wide reach.

Facebook: 16, 818 views, and 95 reactions, saves, shares, and/or comments

LinkedIn: 1,201 impressions, and 74 reactions, shares, and/or comments

Instagram: 1,859 views, and 35 reactions, saves, shares, and/or comments

Purpose: Awareness - introduce the project, provide information, and promote opportunities for engagement and providing feedback.



Educational Video

Content: Executive Committee members featured in a 1 minute, 52 second video, available on the Islands Trust website and hosted on the Islands Trust YouTube [channel](#), which answered the questions:

- 1) What is Islands Trust?
- 2) What is a policy statement?
- 3) Why does it need to be updated?
- 4) How does it affect residents in the Islands Trust Area?

Reach: 43 views as of April 7, 2026

Purpose: Awareness - introduce the project and raise awareness



Islands 2050 - the Islands
Trust Policy Statement...

Islands Trust Website

Description: The Islands Trust webpage has one project webpage dedicated to the Islands 2050 project, one webpage for frequently asked questions about the Islands 2050 project and the Policy Statement, and one page dedicated to the Islands Trust Policy Statement.

Reach: (July 29, 2025 – February 2, 2026)

- [Islands 2050 Project Webpage](#)
6, 201 webpage views, 3,598 webpage users
- [Islands 2050 Frequently Asked Questions Webpage](#)
374 webpage views, 254 active webpage users
- [Islands Trust Policy Statement Webpage](#)
730 webpage views, 434 active webpage users

Purpose: Awareness - introduce the project, provide information, and promote opportunities for engagement and providing feedback.

Virtual Town Hall

Description: The Islands Trust draft Policy Statement virtual Town Hall was hosted and facilitated by consultant group Be the Change. The public was invited to attend the evening event on September 10, 2025 to hear a presentation about the draft Policy Statement from staff, and participate in a question-and-answer period, moderated by the consultant. The public were encouraged to send it questions ahead of the virtual Town Hall, as well as ask questions during the question-and-answer session using the chat function.

Reach: 165 registrants, 154 views on the Islands Trust [YouTube channel](#), and 538 [event webpage](#) views

Purpose: Information and participation - introduce the project, raise awareness on how to provide feedback, and receive feedback.



Subscriber Notices and News Releases

Description: From August 14, 2025 to February 9, 2026, Islands Trust had approximately 5,850 subscribers and 90 media contacts. During this period, two news releases and nine subscriber notices were distributed.

In addition, approximately 150 interested and affected parties—including community groups, societies, and associations within the Islands Trust Area—were contacted. Many of these groups help share Islands Trust information through their own networks.

Reach: 5,850 subscribers, and 90 media contacts received two news releases and nine subscriber notices

Purpose: Awareness - introduce the project, provide information, and promote opportunities for engagement and providing feedback.



Islands Trust Draft Policy Statement



Hello,

On July 29, 2025, Islands Trust Council gave first reading to the Islands Trust draft Policy Statement, beginning a six-month public engagement process that ended on February 2, 2026.

Thank you to everyone who participated in the in-person and online engagement opportunities, which encouraged broad participation and resulted in a diverse range of views and thoughtful ideas on the draft Policy Statement.





The public was invited to provide feedback through an online survey, with a paper version (including pre-paid postage) available at select on-island locations. Feedback was also received via email and letters to Islands Trust Council, a Trust-wide online webinar, and through delegation presentations and town hall comments at Trust Council meetings. Local trust committees received feedback through public comment at on-island and online community information meetings and town halls, through emails and letters to local trust committees, and through delegation presentations and town hall comments at local trust committee meetings.

Staff will provide Islands Trust Council with an engagement report at a future Islands Trust Council meeting to help inform consideration of next steps for the project.

While the formal public engagement period for this phase of the project has concluded, you can still provide feedback via email to islands2050@islandstrust.bc.ca. This feedback will get posted to the 'Public Correspondence' folder on the [Islands 2050 webpage](#).

Referral of the draft Policy Statement bylaw to Indigenous Governing Bodies and government agencies coincided with public engagement and a report on responses to those referrals will be provided at a future Islands Trust Council meeting.

Learn more about the draft Islands Trust Policy Statement [here](#).

Home Page	Islands Trust	   
Contact Us	200 1627 Fort Street	
Privacy Policy	Victoria British Columbia V8R 1H8	
Message your subscription	Canada	
Unsubscribe	http://www.islandstrust.bc.ca/	



News Release For immediate release



[Islands Trust Council gives first reading to the draft Policy Statement](#)

LaḲ ʷəgan, METULIYE/Victoria, B.C. – On July 29, 2025 Islands Trust Council gave first reading to the draft Islands Trust Policy Statement and is preparing to launch a six-month engagement period.

"It's important that the Islands Trust Policy Statement represents the values of island communities, Indigenous Governing Bodies, and the residents of British Columbia. Islands Trust Council is updating the Policy Statement to better address the challenges of our time such as the impacts of the changing climate and lack of housing options – while advancing Reconciliation. These are topics the existing Policy Statement is largely silent on," said Laura Patrick, Chair, Islands Trust Council. "This draft Policy Statement has been shaped by what we heard in previous rounds of engagement, and keeps the Islands Trust preserve and protect mandate at its core. Trust Council looks forward to receiving comments on these revisions over the next six months."

This draft of the Policy Statement reflects input from island communities, Indigenous Governing Bodies, local organizations, and partner agencies. It contains guiding, coordination and Reconciliation principles for Islands Trust Council, and provides policy direction and advice for local trust committees and Bowen Island Municipality to use when updating official community plans and land use regulations. The draft Policy Statement has five main goals:

1. Advance Reconciliation
2. Preserve and protect Indigenous cultural heritage and culturally significant areas, sites, and species
3. Preserve and protect healthy and biodiverse ecosystems
4. Foster sustainable, inclusive, and resilient communities
5. Foster sustainable stewardship of lands and waters

Having given first reading of the bylaw, which signals it is ready for public comment, Trust Council is launching six months of public engagement. During this time, community members, Indigenous Governing Bodies, local organizations, and government partners are invited to provide feedback on the draft.

When the public engagement period begins, feedback may be provided in several ways, as outlined on the [Islands 2050 webpage](#).

On-Island Posters

Description: Posters displayed in public locations across 12 islands

Purpose: Awareness - introduce the project, provide information, and promote opportunities for engagement and providing feedback.



Correspondence

The islands2050@islandstrust.bc.ca email address was dedicated to receiving feedback from residents. 186 pieces of correspondence were received via email between July 29, 2025 and February 2, 2026. To ensure equitable access and in line with accessibility requirements, the public were offered multiple options to provide feedback on the draft Islands Trust Policy Statement, including by phone. During the engagement period, less than 20 phone calls were received from members of the public.

To: Committee of the Whole **For the Meeting of:** May 13, 2026
From: Trust Area Services **Date Prepared:** May 1, 2026
SUBJECT: Policy Statement Amendment Project: Next Steps

PURPOSE: To provide Committee of the Whole (COtW) with agency, Bowen Island Municipality and Islands Trust, and Indigenous Governing Body referral responses received up to April 2026 on the draft Policy Statement following First Reading of the draft Policy Statement in July 2025. This briefing also provides additional project updates and options for next steps.

BACKGROUND: At the March 2026 Trust Council meeting staff advised Trust Council that the Policy Statement Amendment Project will not be completed during this term of office but that staff would continue to provide Committee of the Whole/Trust Council with engagement results as received, options for the project, as well as options for continued refinement of the draft.

The current status of the project is as follows:

- Phase 4 Public Engagement: concluded in February 2026. A What We Heard report has been prepared for Committee of the Whole review.
- Agency referral responses: Responses received from 22 of 56 referral agencies and service providers. Staff have posted referral feedback to the project library on the Islands 2050 page and will continue to post any more received. The Ministry of Housing and Municipal Affairs continues to try to solicit additional feedback from Provincial agencies on Islands Trust's behalf. Responses received from 11 of 12 local trust committees, Islands Trust Conservancy, and Bowen Island Municipality.
 - Staff have developed draft tables with staff comment/recommendations for each referral response in Attachment 1 and 2 of this briefing. Staff have not yet had the opportunity to meet with external referral agencies to discuss proposed Islands Trust staff recommendations for revision. The referral tables provided illustrate how staff could provide advice, but further refinement and input from external referral agencies is needed prior to Trust Council consideration of amendments. Staff would appreciate COtW's feedback on the approach taken.
- Indigenous Governing Body (IGBs) referral responses: Formal responses received from 10 of 30 IGBs, with preliminary responses received from several others. The nature of some feedback from IGBs to date suggests that they expect a considerably deeper level of engagement than Islands Trust has provided in the current phase of this project. There are also a number of IGBs who have not yet commented but have expressed that they intend to do so, and that they are interested in staff-to-staff meetings. There have been requests for capacity funding, as well requests for meetings with Indigenous communities. These requests, paired with an expectation from the Ministry of Housing and Municipal Affairs that Islands Trust should demonstrate that it has worked toward consensus with IGBs, mean that staff cannot say with confidence when outstanding

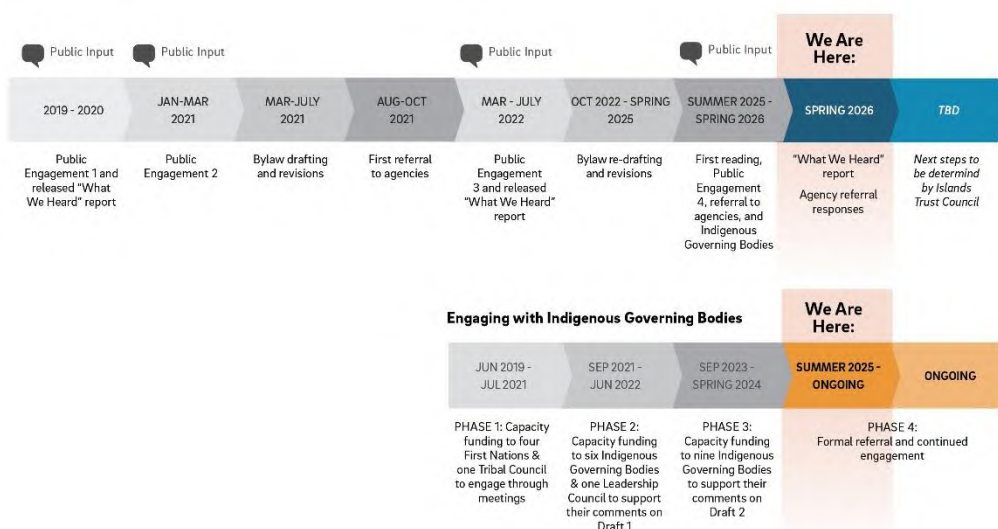
questions/concerns will be resolved, and final comments received. In the coming months, staff expect to have more capacity to dedicate to engagement with IGBs.

The Ministry of Housing and Municipal Affairs has also advised that when preparing bylaws for Ministerial review, the Trust should:

- prepare for Indigenous Governing Body input with thoughtful assessment of the potential impacts on the environment, the community, and Indigenous Governing Bodies,
- be clear about intentions and be open and genuine in seeking input,
- consider the perspectives shared,
- work towards consensus and collaboration in the policies where possible, and
- respond to the community and to Indigenous Governing Bodies about what is reasonable, practical or necessary to include in the resultant proposed bylaws.

Staff have not yet meaningfully engaged with all interested Indigenous Governing Bodies and there are still significant discussions to be continued, and in some cases, initiated. In the absence of this dialogue, it is premature for staff to propose any recommendations for amendment based on IGB feedback. The addition of the new Manager, Indigenous Relations in mid-2026 will add capacity to the team and support more respectful and responsive relationships.

- Companion handbook: Staff have begun drafting a companion handbook for the new draft Policy Statement per Trust Council's resolution of September 2022. The purpose of the handbook is to assist trustees and the public with understanding potential options for implementing the policies in the Policy Statement. The options provided are not exhaustive and it is expected that land use planners would provide more tailored and detailed advice at the time of official community plan and/or land use bylaw development.
- Project correspondence: Staff will continue posting correspondence to the project library on the [Islands 2050 page](#) as it is received and encourage trustees to review regularly.
- Project communications: Staff have updated the Islands 2050 webpage including the project timeline graphic as follows:



ATTACHMENT(S):

- 1) Policy Statement Bylaw No. 183 Agency Referral Responses: DRAFT Staff Analysis
- 2) Policy Statement Bylaw No. 183 BIM/ITC/LTC Referral Responses: DRAFT Staff Analysis
- 3) Agency referral responses (received to date)
 - 3.1 Fisheries and Oceans Canada
 - 3.2 Ministry of Transportation and Transit
 - 3.3 Ministry of Energy and Climate Solutions
 - 3.4 Ministry of Agriculture and Food
 - 3.5 Ministry of Health
 - 3.6 Ministry of Forests – Archaeology Branch
 - 3.7 Ministry of Housing and Municipal Affairs – Land Use and Planning and Regional Impacts
 - 3.8 BC Ferries
 - 3.9 Agricultural Land Commission
 - 3.10 Sunshine Coast Regional District
 - 3.11 Capital Regional District – Staff
 - 3.12 Capital Regional District - Board
 - 3.13 Cowichan Valley Regional District
 - 3.14 Qathet Regional District
 - 3.15 Metro Vancouver
 - 3.16 Comox Valley Regional District
 - 3.17 Nanaimo Regional District
 - 3.18 School District 68
 - 3.19 School District 79
 - 3.20 Schmidt Improvement District
 - 3.21 North Salt Spring Island Waterworks District
 - 3.22 Bennett Bay Waterworks
- 4) BIM/ITC Board/LTC referral responses
 - 4.1 Bowen Island Municipality
 - 4.2 Islands Trust Conservancy
 - 4.3 Mayne Island Local Trust Committee
 - 4.4 Lasqueti Island Local Trust Committee
 - 4.5 North Pender Island Local Trust Committee
 - 4.6 Gabriola Island Local Trust Committee
 - 4.7 Gambier Island Local Trust Committee
 - 4.8 South Pender Island Local Trust Committee
 - 4.9 Salt Spring Island Local Trust Committee
 - 4.10 Hornby Island Local Trust Committee
 - 4.11 Saturna Island Local Trust Committee
 - 4.12 Thetis Island Local Trust Committee
- 5) Indigenous Governing Body referral responses (received to date)
 - 4.13 Pauquachin First Nation
 - 4.14 Mamalilikulla First Nation
 - 4.15 Ts'uubaa-asatx First Nation
 - 4.16 Tsawwassen First Nation
 - 4.17 Penelakut First Nation
 - 4.18 Malahat First Nation
 - 4.19 K'ómoks First Nation

- 4.20 Snuneymuxw First Nation
- 4.21 WSÁNEĆ Leadership Council

- 6) Agency + Islands Trust Referral Response Tracking
- 7) Indigenous Governing Body Referral Response Tracking
- 8) Draft Bylaw No. 183 – Islands Trust Policy Statement

FOLLOW-UP:

While staff continue to work with referral agencies and Indigenous Governing Bodies to support additional responses and refine advice about revising the draft Policy Statement, Committee of the Whole/Trust Council/Executive Committee can continue to advance the project by:

- 1) Reviewing the Phase 4 public engagement results and providing direction to staff on that basis.
- 2) Providing feedback to staff on the draft approach to staff comment/recommendations in response to referral responses. As it reviews more final versions of the tables in the coming months, COW will need to consider if it wishes for Trust Council to provide recommendations to the post-election Trust Council, recognizing that not all feedback from Indigenous Governing Bodies may be received before the local elections and that second reading would not be contemplated until 2027 or later.
- 3) Discuss trustee expectations for the draft companion handbook
- 4) Discuss 2027/28 project budget options to inform Executive Committee’s business case for funding

Staff do not recommend that Trust Council further revise the draft document prior to:

- receiving more feedback from Indigenous Governing Bodies/referral agencies or confirmation that they will not be responding, and
- staff have confirmed that collaboration has occurred on the recommended revisions.

Once Trust Council has more complete feedback and has refined the document, and completed second reading, Trust Council will need to re-refer the document to Indigenous Governing Bodies and applicable provincial agencies.

Committee of the Whole may wish to continue to meet over the summer to further discuss and advance the Policy Statement Amendment Project. Potential available dates as follows

Option #	Body	Possible Date	Timing (up to 4 hours)	Potential topic
1.	NEW Committee of the Whole	Thursday, June 4	9 a.m. - 1 p.m. 1 p.m. - 5 p.m. 5 p.m. - 8 p.m.	Discuss public engagement results, and request staff advice on potential revisions
2.	Committee of the Whole (within Trust Council meeting)	Wednesday, June 17	Morning (within TC meeting)	Discuss referral responses and request staff advice on potential revisions

3.	Committee of the Whole (use existing mtg)	Wednesday, July 22	Already scheduled 9 a.m. - 1 p.m.	Discuss draft companion handbook and provide feedback to staff
4.	Committee of the Whole (within Trust Council meeting)	Thursday, September 10	Morning or afternoon (within TC meeting)	Discuss Policy Statement Implementation Plan topics

Should there be interest in scheduling additional Committee of the Whole meetings through the summer staff will and prepare a Resolution Without Meeting for Trust Council or a request for decision for Trust Council as appropriate.

Trust Council could also request that Executive Committee lead further work on the companion handbook and Policy Statement Implementation Plan at the:

- July 8, 2026 or
- July 29, 2026

Executive Committee meetings or special meetings:

Staff do not recommend any meetings about the project after the election campaign period begins on September 19, 2026.

Prepared By: Clare Frater, Director, Trust Area Services

Reviewed By/Date: Rueben Bronee, CAO/May 1, 2026

Policy Statement Bylaw No. 183

Agency Referral Responses

- Please note that staff’s recommendations are preliminary and subject to change pending further engagement with Indigenous Governing Bodies and further technical review
- Please note that the responses below are only those where an agency recommended changes. Agency’s that offered only support or that indicated their interests were unaffected were not included
- Where staff found that an agency’s recommendation was clear and would have limited impact on Trust Council’s direction to date, staff have generally not provided comment. Conversely, where an agency’s recommendation would impact Trust Council’s direction to date, staff have provided discussion, but no recommendation.

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
<p>BC Ferries</p>	<p>3.4.6 Hazardous Areas – The nature of ferry service requires us to develop within areas subject to sea-level rise, erosion and slope instability. The risks of development within these areas will be managed through engineered designs that aim to protect the local environment and limit disruption via service cancellations. We recommend broadening the language to allow for risk to hazardous areas to be mitigated through appropriate design measures.</p>	<p>Potential approaches to addressing BC Ferries’ comment are as follows:</p> <ol style="list-style-type: none"> 1. Do not make revisions in response to the comment. The proposed definition of “restrict” in the draft Policy Statement is “to confine, bound or limit, not necessarily prohibit.” BC Ferries would simply face the same restrictions as any other land owner in an identified climate risk area and would apply for the same types of permits required of any other, such as variance permits to reduce a setback, if that is how the subject LTC/IM chose to implement this directive, or a development permit, if that was the path chosen. 2. Revise 3.4.6 to read: <p>Hazardous Areas <i>“Identify areas at elevated risk of natural and climate change-related hazards and restrict residential, commercial and industrial development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.”</i></p> <p>(This approach would enable could enable institutional development such as ferry terminals to proceed, an approach consistent with the <i>Riparian Areas Protection Regulation</i>)</p> 3. Revise the definition of “restrict” as it appears in the Policy Statement glossary to acknowledge that there may be feasible engineering solutions. However, one engineering solution to a wildfire risk area is to cut down all the trees, 	

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
BC Ferries		which would likely be inconsistent with the Islands Trust object.	
	<p>3.5.18 Soil and Fill from Middens and Foreshore Areas of Cultural Significance – the directive policy to “prohibit alteration, removal or excavation” could limit required construction and development. The related directive 3.2.1 Indigenous Cultural Heritage Sites, which states “Minimize potential adverse impacts to Indigenous cultural heritage sites...” seems more appropriate. It is unclear which of the two directives supersedes the other. BC Ferries is committed to engaging with First Nations for all land and marine-based construction and development projects. We are committed to engaging with First Nations for the life cycle of our projects and working to avoid or mitigate issues of concern raised by potentially impacted First Nations. We recommend revising directive 3.5.18 to “minimize alteration, removal or excavation”.</p>	<p>Staff concur that the current wording of 3.5.18 is problematic.</p> <p>Prohibition implies that a regulation would be required. However, digging a hole, particularly in an area without clearly mapped borders, is not a use that can be regulated through zoning. Tools to manage land works within sensitive areas are:</p> <ul style="list-style-type: none"> • Heritage Conservation Areas, • Development Permit Areas and • Soil Deposit and Removal Bylaws. <p>See preliminary staff recommendation.</p> <p>Restrict is defined in the draft Policy Statement as: To confine, bound or limit, not necessarily prohibit.</p> <p>The recommended revision would set an expectation that all OCPs include a policy requiring a permit for soil or fill deposit and removal from all identified archaeological sites, including middens or foreshore areas identified as culturally significant, or at the least a policy establishing expectations for development applications in these areas.</p> <p><u>Alternative option:</u></p> <p>Remove policy 3.5.18 from the draft Policy Statement, as protection of registered archaeological sites is managed by the Province under the Heritage Conservation Act.</p>	<p>Revise draft directive policy 3.5.18 to read as follows:</p> <p>Soil and Fill from Middens and Foreshore Areas of Cultural Significance <i>Prohibit Restrict</i> alteration, removal or excavation of soil or fill from all identified archaeological sites, including middens or foreshore areas identified as culturally significant areas.</p>
	<p>3.5.20 Setbacks from the Sea – supporting infrastructure required for ferry services should be permitted where required and setbacks from the sea may not be feasible. We recommend modifying the language to “taking into account marine transportation needs and best practices recommended by the federal and provincial governments”.</p>	<p>In responding to this recommendation, Trust Council can consider whether ferry service providers should be granted any allowances that would not apply to other waterfront land owners.</p> <p>Given that by nature of their operations ferry infrastructure will be located adjacent to the natural boundary of the sea, and that ferry service providers are expected to undertake work in accordance with provincial and federal safety and environmental standards,</p>	

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BC Ferries		<p>Trust Council could exempt them from the regulations that may apply to other waterfront land owners.</p> <p>However, if Trust Council thinks LTCs/IMs should retain regulatory oversight of BC Ferries infrastructure relative to the natural boundary of the sea, it can forego any language that implies reduced requirements for the ferry service, as the company suggests in its referral response.</p> <p>If Trust Council wishes to implement this BC Ferries recommendation, it could revise directive policy 3.5.20 as follows:</p> <p>Setbacks from the Sea <i>Incorporate current and anticipated impacts from sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments and the needs of ferry service providers and marine commercial and industrial uses.</i></p>	
	<p>3.5.22 Vessel Moorage - Generally this directive policy is appropriate, however, we'd like to acknowledge that there may be situations where future ferry related developments could impact sensitive areas where BC Ferries' vessels moor. Careful design and construction, supported by environmental offsets, should be permitted to mitigate concerns of moorage in sensitive marine areas.</p>	<p>If reconfiguration of a ferry terminal requires new development in a sensitive marine area, a local trust committee/island municipality may not support it, either through not approving any required zoning change or by not issuing a development permit if it is in an environmental protection development permit and the application does not meet the established guidelines for permit issuance.</p>	
Regional District of Nanaimo	<p>. . . we are supportive of the direction of the Islands Trust Policy Statement and request that it include references to consultation with regional districts that provide services which may be affected by Islands Trust policies.</p>		<p>Revise draft Cooperation Principle 2.3.4 to read:</p> <p>Work Towards Strategic Inter-Agency Coordination <i>To work towards establishing effective inter-agency coordination mechanisms with regional districts, improvement districts, the government of British Columbia, and organizations who that play a critical role in advancing the Islands Trust object.</i></p>

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<p>North Salt Spring Waterworks District</p>	<p>How utilities, infrastructure, and servicing is considered in the Policy Statement is limited and unclear. There are some references that are focused on other issues, but little guidance is provided on service planning to support land use. As this document will be used to inform Official Community Plans and regulatory bylaws, language should be added to address these important considerations. For example, the current Salt Spring Island OCP lists a dedicated section on infrastructure “Part C – Infrastructure and Servicing Objectives and Policies” which includes many important objectives and policies. It should be recognized that these are significant land use considerations that ensure that the needs of the community are met and also provides improved fiscal planning and communities. It is recommended that Principles and Policies are added to the Draft Policy Statement to address water utility infrastructure and services.</p>	<p>To address this suggestion, Trust Council could consider a couple of different variations on this as a new directive policy 3.5.5 and 3.5.6, such as:</p> <p>3.5.5 Land Use Changes within Community Water Systems <i>Ensure that potential water demand of land uses within community water system service areas does not exceed the licensed capacity of the system or the amount of water that can be safely withdrawn from each system’s water source.</i></p> <p>3.5.5 Land Use Changes within Community Water Systems <i>Ensure that changes to land uses within community water system service areas are made in coordination with the service provider</i></p> <p>3.5.6 Land Use Changes adjacent to Community Water Systems <i>Ensure that changes to development potential outside of community water system service areas will not compromise the ability of a community water system to meet its service obligations.</i></p> <p>The need to coordinate with water services providers is also partly addressed in proposed policy response to Regional District of Nanaimo’s recommendation above.</p> <p>Advice on this suggestion requires further coordination with the Senior Freshwater Specialist.</p>	
	<p>It is our understanding that the term “freshwater” includes all types of Island water sources including drinking/community water, but this term is not defined in the Glossary of Terms. It is recommended that the definition of freshwater be provided and/or that there should be specific Principles and Policies that consider drinking/potable water.</p>	<p>Staff concur that these terms should be defined in the glossary of terms.</p>	<p>Add the following definition to the glossary of terms to the draft Policy Statement:</p> <p><i>Freshwater means all non-saline water occurring naturally on, above, beneath, or flowing through watersheds within the Islands Trust Area, including precipitation, groundwater, watercourses, lakes, wetlands, springs, soil moisture, and ephemeral waterbodies, and the interconnected hydrological processes that sustain their quantity, quality, and ecological function.</i></p>

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
		<p>satisfy the directive policies set out in the Policy Statement about housing and housing affordability.</p> <p>Engagement standards will be informed by expectations of the Ministry of Housing and Municipal Affairs and Islands Trust own engagement framework.</p>	

<p>Metro Vancouver</p>	<p>As Islands Trust staff move on to next steps, they may wish to consult Metro 2050, Climate 2050, and other Metro Vancouver resources for reference.</p>	<p>Metro 2050: Regional Growth Strategy</p> <p>Of note:</p> <ul style="list-style-type: none"> • Metro Vancouver has a target to increase the area of lands protected for nature from 50% to 50% of the region's land base by 2050. • Metro Vancouver has an ecological health framework that includes actions to collect and maintain data, including the Sensitive Ecosystem Inventory, tree canopy cover, imperviousness, and carbon storage datasets, report on gains and losses and climate change impacts on ecosystems. • Metro Vancouver has included a performance monitoring section which sets out changes they will monitor such as <ul style="list-style-type: none"> • percent of regional dwelling unit growth outside of urban areas, • Change in hectares of land protected for nature • Change in hectares of land identified as Sensitive or Modified Ecosystem • Change in hectares of identified Sensitive and Modified Ecosystems rated high-quality • Tonne of carbon storage in natural areas <p>Metro Climate 205 Strategic Framework</p> <p>Of note:</p> <ul style="list-style-type: none"> • sets a target of 45% reduction in emissions from 2010 levels by 2030, and carbon neutral region by 2050 • sets out climate projections for the region including at least 1 metre of sea level rise by 2100. more extreme rainfall 	
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REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
		<p>events, and a summer rainfall decline by nearly 20% with increased likelihood of extended drought periods.</p> <ul style="list-style-type: none"> • There are associated roadmaps for regional priorities including, nature and ecosystems. The land use and urban form roadmap is under development. 	
School District 68 (Nanaimo Ladysmith)	<p>The District is very much interested in proactively encouraging the growth of additional homes built for families. Gabriola is the District’s most under-enrolled school . . . Further, in the event that government priorities shift (which we have no knowledge of) a more robust population will ensure the long-term viability of the school.</p>	<p>Policies in the draft Policy Statement encourage more diverse housing options within the context of Indigenous cultural heritage and ecosystem protection.</p> <p>The School District should contribute to the planning process for the Gabriola Island Official Community Plan.</p>	
Ministry of Energy and Climate Solutions	<p>Please also ensure your PSs/OCPs/RGSs align where possible with the CleanBC Roadmap to 2030 and the Climate Preparedness and Adaptation Strategy.</p>	<p>The draft Policy Statement is aligned with Clean BC Roadmap to 2030 in many ways -see particularly draft policy 3.4.20 re transportation, draft policy 3.3.1 re protected area networks (protected areas can act as natural assets and protect carbon sinks), draft policy 3.5.8 re maintaining large land holdings and parcel sizes to support sustainable forest management practices.</p> <p>The draft Policy Statement is aligned with Climate Preparedness and Adaptation Strategy in many ways – see particularly draft policies 3.3.1-3.3.11, 3.4.5, 3.4.6, 3.5.1, 3.5.2, 3.5.43.5.20, 3.5.21.</p>	
Capital Regional District (staff)	<p>Consider reviewing verbiage relating to different governing structures of regions under the islands trust. E.g. “2.3.2 Collaborate with Island Municipalities” – not all islands are municipalities (Salt Spring Island)</p>	<p>This comment seems to misunderstand that “island municipalities” has a specific meaning in the Trust context.</p>	
Capital Regional District (Board)	<p>That the policy statement makes more explicit the essential role of draft policy 3.4.9. <i>Existing Development Potential</i> in reducing the potential for subdivision and development in more isolated and rural areas of the Islands, thereby enabling the redirection of future development away from those</p>	<p>As suggested by CRD board, staff recommend that this be made a directive policy. Doing so would require LTCs/IMs, at the time of major OCP/LUB updates, to reduce the permitted density in areas of their islands where existing development potential is inconsistent with the Islands Trust object, or implement land use regulations or permitting requirements that reduce the potential impact of that existing development potential.</p>	<p>Change advisory policy 3.4.9 into a directive policy in the Managing Growth and Development section and revise as follows:</p> <p>Reduce Land Use Impacts in Rural Areas Identify land where current zoning or other land uses regulations allow land use or density that could be</p>

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Capital Regional District (Board)	areas and towards existing/urban areas. We also recommend that this policy be made a directive policy.	<p><u>Alternatives</u></p> <p>Trust Council could simply require LTCs to reduce development potential in those identified areas, not allowing for regulatory or policy approaches to “minimize the impacts of future development” as follows:</p> <p>Reduce Land Use Impacts in Rural Areas <i>Identify land where current zoning allows a density of development that could be inconsistent with the object of the trust and consider reduce the permitted density in those areas.</i></p> <p>Trust Council could also instead consider a new policy in the Managing Growth and Development section requiring LTCs/IMs to implement a density transfer policy to accommodate the reduction of zoned development potential in areas where it is determined to be inconsistent with the object of the trust, to areas of the island where it is more desirable.</p> <p>Density Transfer <i>Identify land where current zoning allows a density of development that could be inconsistent with the object of the trust and implement a policy to guide the transfer of density to more suitable locations.</i></p>	inconsistent with the object of the trust, and consider implement policyies and/or regulatoryions options to reduce development potential or minimize the impacts of future development.
	Where appropriate, Islands Trust should ensure Islands Trust policies include "collaboration with other agencies required to achieve policy goals", e.g., waste water, roads, recreation, street lighting, active transportation.	<p>Given previous Trust Council direction to <i>reformat the draft Trust Policy Statement to simplify the structure and shorten the length to improve readability and understanding</i> staff do not recommend that “collaboration with other agencies” be added to all directive policies where collaboration might be anticipated, which is most of them.</p> <p>With the exception of 3.1.1, directives in the Policy Statement are about the expected content of LTC/IM bylaws, not the process of how they create those bylaws.</p>	

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Capital Regional District (Board)		See proposed amendment to cooperation principle 2.3.4 (under Regional District of Nanaimo recommendation above) that speaks to this issue.	
	Regarding policy 2.3.4. add "and policies" at the end of the statement.	Staff suggest that this is addressed in proposed amendments to cooperation principle 2.3.4 (under Regional District of Nanaimo recommendation above) that speaks to this issue.	
	Regarding policy 3.4.11. add the words "including affordable housing" to the end of the statement.	Staff recommend removing the term attainable housing from the draft Policy Statement and instead revise directive policy 3.4.11 as in the absence of a commonly-used definition of attainable housing.	Revise draft directive policy 3.4.11 to read as follows: Suitable Locations for Additional Housing <i>Identify suitable locations that could support increased density for the development of housing that helps meet the identified needs of the island community and local Indigenous communities. safe, secure, diverse and both attainable and affordable housing.</i>
	In the glossary, define affordable and attainable housing.	See above recommendation to remove reference to attainable housing from the draft Policy Statement. Staff concur that "affordable housing" should be defined in the glossary of terms.	Add the following definition to the glossary of terms to the draft Policy Statement: Affordable housing: Housing is considered affordable when 30 per cent or less of a household's gross income goes towards paying for its housing costs. (BC Housing)
	That draft policy 3.5.11. Protection of Agricultural Lands be revised to read: "Identify and protect lands within the agricultural land reserve and other agricultural lands as defined by the BC Ministry of Agriculture for current and future use for agriculture."	When considering the staff recommendation Trust Council should consider the extent to which it wishes to encourage agriculture on land that is outside of the ALR. While farming is and was an important part of island economies and culture, it also usually corresponds with clearing forest land, and land disturbance, which may be inconsistent with ecosystem and cultural heritage protection goals in the Policy Statement.	See recommendation below in the Ministry of Agriculture section.
Agricultural Land Commission (ALC)	Policy 3.4.2 Growth Management – ALC staff echo the Ministry of Agriculture and Food staff's comment which suggests minimizing impacts to agricultural land as a result of community growth and development		Revise draft directive policy 3.4.2 to read as follows: Growth Management <i>Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl,</i>

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Agricultural Land Commission (ALC)			<i>minimize fragmentation of forest and agricultural lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.</i>
	Policy 3.4.11, 3.4.12, 3.4.13, 3.4.16 and 3.4.18 – it is unclear if these policies are intended to apply to land in the Agricultural Land Reserve (ALR). ALC staff recommend clarifying where these policies apply as the ALCA and ALR Use Regulation restrict residential uses in the ALR. A parcel in the ALR is permitted up to three residential units: a principal residence up to 500 m2 total floor area, a secondary suite within that principal residence, an additional residence up to 90 m2 total floor area for parcels 40 ha or less, or up to 186 m2 for parcels larger than 40 ha). Local governments cannot permit more housing on an ALR parcel than what is permitted by the ALCA and ALR Use regulation	<p>These policies are not meant to apply in the ALR.</p> <p>All planning staff are well aware of the requirement to comply with the ALC Act and regulations. They would convey this to LTCs/IMs as they make their planning and land use management decisions.</p> <p>Staff do not believe that we need to specify where these policies would not apply (ALR, parks, covenant areas, IGB reserves), as it is already well understood.</p>	

Ministry of Agriculture	<p>Directive Policy 3.4.2 In addition to minimizing the fragmentation of forested lands, Islands Trust is encouraged to also recognize that fragmenting agricultural lands is detrimental to the long-term success of the industry. A suggested addition is highlighted in bold below: <i>Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl, minimize fragmentation of forest and agricultural lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.</i></p>	See recommendation above in Agricultural Land Commission section.	
	<p>Directive Policy 3.5.11 Ministry staff note that the third iteration of the Statement is similar to the second iteration and that minimal changes were made to the Policies that apply to Agricultural Lands. One notable change is to Directive Policy 3.5.11 (previously numbered as 3.5.9 in the second iteration) that now only identifies and protects agricultural lands “within the Agricultural Land Reserve” (ALR).</p>	<p>As background, the previous Policy 3.5.9 (from September 8, 2023) referenced in the ministry’s comment read:</p> <p>Protection of Agricultural Lands <i>Identify and protect agricultural lands for current and future use while considering downstream impacts, wildlife habitat, and adjacent properties.</i></p> <p>Current proposed policy 3.5.11 says</p>	<p>Revise draft directive policy 3.5.11 to read:</p> <p>Protection of Agricultural Lands <i>Identify and protect agricultural lands within the Agricultural Land Reserve for current and future use consistent with the Agricultural Land Commission Act and its regulation, while considering downstream impacts, wildlife habitat, and adjacent properties.</i></p>

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	<p>Previously, this policy identified and protected all agricultural lands; irrespective of whether they were located in the ALR.</p> <p>Ministry staff note that a significant number of smaller agricultural operations occur on properties outside of the ALR and that collectively, they make a meaningful contribution to both the food security and economic output throughout the Islands Trust area. Given this, Ministry staff encourage Islands Trust to revert the wording of Directive Policy 3.5.11 to the previous wording from the second iteration of the Statement.</p>	<p>Protection of Agricultural Lands <i>Identify and protect agricultural lands within the Agricultural Land Reserve for current and future use consistent with the Agricultural Land Commission Act and its regulation, while considering downstream impacts, wildlife habitat, and adjacent properties.</i> Trust Council should note that Indigenous Governing Bodies in earlier Policy Statement engagement expressed concern about the downstream impacts of farming in the islands on their harvesting areas and</p>	

Ministry of Housing and Municipal Affairs	<p><i>Section 1.2 – Map of the Islands Trust Area</i> provides a graphic representation of the Trust Area. Ballenas Winchelsea is identified as a “Local Trust Area”; however, Under s.23(5) of the <i>Islands Trust Act</i> and per Schedule B of the <i>Islands Trust Act</i>, Ballenas Winchelsea is not within a Local Trust Area. While the Trust may wish to move away from the term “Executive Islands,” referring to Ballenas Winchelsea as a Local Trust Area may be misleading.</p>		<p>Direct staff to develop a revised map for inclusion in the draft Policy Statement that addresses feedback from Ministry of Housing and Municipal Affairs.</p>
	<p>The map could also be better aligned with the map on the “Overview of the Islands Trust” webpage (Link: https://islandstrust.bc.ca/about-us/overview-of-islands-trust/). This map features Island labels which generally point to the Island land masses, rather than the waters surrounding each island. This is more accurate, and preferable to the map that is currently shown in the Policy Statement (pg. 5). It is suggested that labels on Trust Area maps be applied to the land, rather than the water, whenever possible.</p>	<p>See recommendation above.</p>	
	<p><i>Section 1.3 – Indigenous Inherent Rights Acknowledgement</i> - It may be helpful to note that these commitments are intended to guide the ongoing evolution of policies, bylaws, and organizational practices. Highlighting this connection can help readers understand how the principles in this section</p>		<p>Revise Section 1.3 – Indigenous Inherent Rights Acknowledgement to read as follows:</p> <p><i>“Islands Trust Council commits to an ongoing effort to co-develop planning and land use management processes with Indigenous Governing Bodies for policies, bylaws and</i></p>

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Ministry of Housing and Municipal Affairs	will inform future work and support continuous improvement over time.		<i>organizational practices within the Islands Trust Area and acknowledges that this document does not serve as an endpoint.</i>
	The Trust Council’s Reconciliation Principles are presented differently than the Cooperation Principles that follow, as the Reconciliation Principles are expressed only by reference to external sources. The Trust might benefit from further discussion with relevant Indigenous Governing Bodies to highlight the principles which have the strongest relevance to the purpose and Object of the Trust.	Staff do not recommend further engagement on the principles as the draft Policy Statement has already been referred to Indigenous Governing Bodies, and because Trust Council has previously directly staff to reformat the draft Trust Policy Statement to simplify the structure and shorten the length to improve readability and understanding. Staff do have insights as to which principles IGB’s consider to be of strongest relevance from previous feedback from IGBs.	
	<i>Section 2.3 – Cooperation Principles</i> currently omits reference to regional districts and improvement districts, despite both being named in the Object of the Trust. Their inclusion would strengthen the policy by recognizing their significance as partners and critical community service providers, and support more integrated and collaborative decision-making across jurisdictions.	See recommendation above in Regional District of Nanaimo section.	
	<i>Section – 2.3.2 Collaborate with Island Municipalities</i> cites the Policy Statement itself as a document for collaboration with Island Municipalities. While such collaboration is essential for successful implementation, it will have occurred prior to publication. Referencing collaboration in this way within the Policy Statement may therefore be confusing.		Revise draft principle 2.3.2 to read: <i>“To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement amendments, and other areas supporting the Islands Trust Object.”</i>
	<i>Directive Policy 3.1.1 – Engage with Indigenous Governing Bodies</i> currently directs Local Trust Committees (LTCs) to “engage with Indigenous Governing Bodies and provide a record of engagement at time of bylaw submission.” The Trust may wish to clarify whether this is meant to reference bylaw submission to the Executive Committee/Trust Council, the minister responsible for the <i>Islands Trust Act</i> , or both, after the words “bylaw submission.”	The engagement log used by local trust committees/island municipalities for provision to Executive Committee should be consistent with that required by the minister responsible for the <i>Islands Trust Act</i> .	See below
	<i>Directive Policy 3.1.1 – Engage with Indigenous Governing Bodies</i> There is also an opportunity to enhance this directive by clarifying the scope of engagement and reinforcing expectations for	Staff consider that clarifying the scope of engagement and reinforcing expectations for transparency, accountability and building the needed relationships with Indigenous Governing Bodies	See below

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Ministry of Housing and Municipal Affairs	<p>transparency, accountability and building the needed relationships. Specifically, the policy could be <i>revised</i> to direct LTCs to engage with Indigenous Governing Bodies whose rights and interests may be affected by proposed bylaw changes early and often, as required.</p>	<p>would be addressed outside of the Policy Statement, in either a Trust Council policy or an internal operational procedure.</p>	
	<p><i>Directive Policy 3.1.1 – Engage with Indigenous Governing Bodies</i> Additionally, the term “record of engagement” could be more clearly defined as a summary of the engagement process, including details such as who was contacted, the methods of engagement used, key concerns raised, and how those concerns were addressed.</p>	<p>As above, the details of how Islands Trust engages Indigenous Governing Bodies would be addressed outside of the Policy Statement, in either a Trust Council policy or an internal operational document.</p>	<p>Revise draft directive policy 3.1.1 to read: <i>“Engage early and often with Indigenous Governing Bodies, whose rights and interests may be affected by proposed bylaw changes and provide a record of engagement, including a summary of the engagement process, details such as who was contacted, the methods of engagement used, key concerns raised, and how those concerns were addressed, at time of bylaw submission to Islands Trust Executive Committee.”</i></p>
	<p><i>Directive Policy 3.1.1 – Engage with Indigenous Governing Bodies</i> As engagement with Indigenous Governing Bodies is an emerging and evolving practice and imperative since the last Trust Policy Statement was adopted, it will be important for the Islands Trust to devote additional attention to implementation planning. Proactive planning will help ensure that the Trust’s processes, expectations, and relationships continue to develop in a manner that reflects the evolving nature of this policy area and supports meaningful, effective engagement over time.</p>	<p>Trust Council should consider this advice as it develops the Policy Statement Implementation Plan and its Strategic Plan.</p>	
	<p><i>Directive Policy 3.4.4 – Community Facilities and Services</i> – Consider elaborating on how the Trust will collaborate with service providers to ensure communities have the services they need</p>	<p>Staff do not recommend any revisions on the basis of this comment.</p> <p>Directives in the Policy Statement are about the expected content of LTC/IM bylaws, not the process of how they create those bylaws.</p> <p>Implementation of this policy would be achieved <i>either</i> by agreements with service providers that detail meeting frequency, purpose and information-sharing, <i>or</i> by individual LTC’s reaching out to service providers (school districts, health authorities, recreation centre providers) at the time of major OCP updates.</p> <p>Section 476 of the Local Government Act sets out the requirement to engage with school districts affected by a proposed OCP</p>	

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
		<p>amendment, and Section 475 sets out the other service providers that a local government <i>may</i> engage with at that time.</p> <p>If Trust Council is looking to amend this policy in accordance with MUNI's suggestion, it could be done as follows:</p> <p>3.4.4 Community Facilities and Services <i>Collaborate with service providers to ensure that each community's, and local Indigenous communities', current and projected long-term needs for educational, institutional, community, health, cultural and recreational facilities and services, and outdoor recreation are considered and planned for.</i></p> <p>The effect of adding this additional requirement to the directive is that upon receiving a local bylaw for assessment of whether it is contract or at variance the Policy Statement, Executive Committee will have to assess whether the LTC/IM has demonstrated sufficient collaboration with services providers. As part of implementation planning there would need to be consideration of whether a service provider engagement record would need to be provided to Executive Committee at time of bylaw submission.</p>	
Ministry of Housing and Municipal Affairs	<p><i>Directive Policy 3.4.6 – Hazardous Areas</i> – The identification of hazardous areas to guide land use decisions is essential to protecting public safety and ensuring sustainable development. The Trust might consider expanding on this by adding language about working with regional districts and municipalities on disaster mitigation and risk reduction, which reflects their roles and responsibilities under the <i>Emergency Management and Disaster Act</i>.</p>	<p>Staff do not recommend any revisions on the basis of this comment.</p> <p>Directives in the Policy Statement are about the expected content of LTC/IM bylaws, not the process of how they create those bylaws.</p> <p>Implementation of this policy would be achieved <i>either</i> by agreements with regional districts detailing meeting frequency, purpose and information-sharing, <i>or</i> by individual LTC's reaching out to regional districts at the time of major OCP updates.</p> <p>If Trust Council is looking to amend this policy in accordance with MUNI's suggestion, it could be done as follows:</p> <p>3.4.6 Hazardous Areas <i>Collaborate with regional districts and municipalities to identify areas at elevated risk of natural and climate change-related hazards and restrict development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.</i></p>	

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Ministry of Housing and Municipal Affairs (MUNI)		The effect of adding this additional requirement to the directive is that upon receiving a local bylaw for assessment of whether it is contract or at variance the Policy Statement, Executive Committee will have to assess whether the LTC/IM has demonstrated sufficient collaboration with regional districts. As part of implementation planning there would need to be consideration of whether a regional district engagement record would need to be provided to Executive Committee at time of bylaw submission.	
	<p><i>Advisory Policy 3.4.9 – Existing Development Potential</i> – The Object and the tools provided to the Islands Trust require thoughtfully balancing between the preservation and protection of the Trust Area and existing land use entitlements. During implementation of this advisory policy and identification of land where current zoning may permit development inconsistent with the preserve and protect mandate, any calculation of potential housing supply should not be reliant on the identified lands</p>	This comment appears to reiterate what the advisory policy says, which is that LTCs/IMs should not increase residential density in areas where doing so would be inconsistent with the object of the Trust.	See recommendation above in Capital Regional District section.
	<p><i>Directive Policy 3.4.11 – Suitable Locations for Additional Housing</i> – It may be helpful to define what ‘attainable housing’ means in this context. Including specific details of where these locations may be (where applicable and depending on size/population of each island) with consideration toward complete communities that include homes closer to shops and services (as available), and/or where active transportation options (and even some transit) are available</p>	<p>See CRD section above recommending deletion of the term “attainable housing”. Staff agree that MUNI’s suggestions about suitable locations reflect conventional land use planning principles, however Trust Council by resolution earlier removed this directive from the Policy Statement:</p> <p>Sustainable Development <i>Ensure development is compact, energy-efficient, and appropriately situated on the island and on the site in order to:</i></p> <ul style="list-style-type: none"> • <i>reduce dependency on private automobile use, and support increased use of trail systems, public transportation, and active transportation</i> • <i>be compatible with preservation and protection of the Trust Area and its unique amenities and environment, and</i> • <i>limit impacts on Indigenous cultural heritage, harvesting and hunting areas.</i> <p>and replaced it with this:</p> <p>Sustainable Development <i>Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use</i></p>	

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Ministry of Housing and Municipal Affairs (MUNI)		<i>designation and appropriate locations and intensities of various uses on the land</i>	
	<p><i>Directive Policies 3.4.12, 3.4.15, and 3.4.17 – Consider expanding these policies to ensure references to all seven types of housing need required in housing needs reports are included (where applicable and depending on size/population of each island):</i></p> <ol style="list-style-type: none"> 1) Affordable housing 2) Rental housing 3) Special needs housing 4) Seniors’ housing 5) Family housing 6) Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness 7) Housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation 	<p>Staff do not recommend making this change. Under Section 473.1 of the Local Government Act, local trust committees are exempt from the requirement that OCPs must allow for the anticipated 20-year housing needs of the community. Islands Trust was also left out of the Province’s small-scale, multi-unit housing legislation (Bill 44). The current phrasing of draft directive policy 3.4.12 leaves sufficient latitude for LTCs to take positive steps toward addressing an island’s housing challenges, without setting up an expectation that they must meet <i>all</i> housing demand.</p> <p>Additionally, not all the types of housing listed below are available/needed on every island. For larger islands, MUNI’s advice should be considered when developing official community plans and land use bylaws.</p> <p>If Trust Council wishes to action MUNI’s recommendation, it could amend directive policy 3.4.12 as follows:</p> <p>Housing Diversity <i>Support a range of housing types and tenures to help meet the identified housing needs of the island community and local Indigenous communities, such as:</i></p> <ol style="list-style-type: none"> 1) <i>Affordable housing</i> 2) <i>Rental housing</i> 3) <i>Special needs housing</i> 4) <i>Seniors’ housing</i> 5) <i>Family housing</i> 6) <i>Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness</i> 7) <i>Housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation</i> 	
	<p><i>Directive [Advisory] Policy 3.4.19 – Natural Building Materials and Techniques – It may be useful to include the coordination required with regional districts regarding building permitting and inspection in the Islands Trust Area. Even if explicitly addressed in the policies, this could also require implementation planning with other agencies to achieve the intended policy outcomes.</i></p>	<p>Ministry staff labelled 3.4.19 as a directive policy but it is an advisory policy, If Trust Council wishes to ensure that it is not encouraging the development of unsafe buildings, it could make the following amendment.</p> <p>3.4.19 Natural Building Materials and Techniques</p>	

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Ministry of Housing and Municipal Affairs (MUNI)		Encourage construction of <i>building code-compliant</i> buildings and structures using local natural building materials and techniques, and <i>collaborate with regulators</i> to minimize barriers to their use.	
	Directive Policy 3.4.21 – Rural Roadways could be strengthened by clarifying its underlying intent or providing definitions of what constitutes rural, scenic, or heritage roadways, and by including the role of the Ministry of Transportation and Transit in this regard. This additional detail would help ensure consistent interpretation and implementation.	<p>This directive policy <i>does</i> require amendment, as all roadways in the Trust Area are considered rural roads (major/main/minor/residential) under the existing Trust Council agreement with the Ministry of Transportation and Transit (MOTT), and it is the MOTT’s standard that should be identified in an OCP map.</p> <p>Thus, staff recommend that it be broken into two directive policies.</p> <p>Staff concur that it could be helpful to define these terms in the glossary.</p> <p>However, current agreement with MOTT says Islands Trust will prepare proposals for scenic/heritage road designation and present those to MOTT for negotiation of unique standards. But the agreement does not define what those terms mean. Nonetheless, Trust Council could draw on the recommended definitions here which were developed using material from the MOTT agreement.</p>	<p>Revise draft directive policy 3.4.21 to read as follows:</p> <p>3.4.21 Rural Roadways <i>Identify the road standard designation of the island’s road transportation network and preserve the rural character of island roads.</i></p> <p>Add new directive policy in the Transportation section that reads as follows:</p> <p>3.4.22 Scenic and Heritage Roadways <i>Identify and protect scenic and heritage roadways.</i></p> <p>Add the following definitions:</p> <p>Scenic roadway <i>means a road, or portion of a road, so designated through consultation between Islands Trust and the ministry responsible for highways, or in the case of island municipalities, by their own declaration, because of its scenic value and requiring special policies to maintain those values.</i></p> <p>Heritage roadway <i>means a road, or portion of a road, so designated through consultation between Islands Trust and the ministry responsible for highways, or in the case of island municipalities, by their own declaration, because of its heritage value and requiring special policies to maintain those values.</i></p>
	Directive Policy 3.4.26 – Waste Disposal Systems – While the intent of this policy appears to be protective, the current phrasing may unintentionally suggest that new wastewater disposal systems should be located near Indigenous Peoples’ cultural heritage sites and marine harvesting areas. To avoid this implication, it		<p>Revise draft directive policy 3.4.26 to read as follows:</p> <p>Wastewater Disposal Systems <i>Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment,</i></p>

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Ministry of Housing and Municipal Affairs (MUNI)	<p>may be helpful to reword the policy to clarify that these areas are particularly sensitive and must be safeguarded from potential impacts</p>		<p>with a focus on <i>protecting</i> Indigenous Peoples' cultural heritage sites and marine harvesting areas.</p>
	<p><i>Directive Policy 3.4.27 – Preservation of Natural Heritage</i> – The inclusion of this policy in the Recreation section implies some connection to recreation, but that connection is not clear, as the policy only discusses protection and restoration of natural heritage sites.</p>		<p>Revise draft directive policy 3.4.27 to read as follows:</p> <p>3.4.27 3.4.9 – Preservation of Natural Heritage Sites <i>Identify, preserve, protect, and support the restoration of natural heritage sites.</i></p> <p>Move draft directive policy from Directive Policies – Recreation section, to Directive Policies – Managing Growth and Development section.</p>
	<p><i>Directive Policy 3.4.29 – Access to Community Marinas, Boat Launches, and Docks and Directive Policy 3.4.30 – Access to Anchorages – It may be helpful to include information on where or how jurisdiction is shared or assumed by Transport Canada, Fisheries and Oceans Canada, or the Ministry of Water Lands and Resource Stewardship. This would clarify public expectations of the role of the Trust and the shared accountability for outcomes</i></p>	<p>Staff do not recommend amending the directive policy in response to this recommendation.</p> <p>Directives in the Policy Statement are about the expected content of LTC/IM bylaws. The Policy Statement is not intended to provide education to the public on jurisdiction and the roles of different level of government. However, Islands Trust could provide additional education materials on jurisdiction in the marine environment.</p>	
	<p><i>Directive Policy 3.5.2 – Freshwater Demand and Supply Projections, Directive Policy 3.5.3 – Freshwater Self-Sufficiency, and Advisory Policy 3.5.5 – Freshwater Quality and Advisory Policy 3.5.7 – Freshwater Storage</i> – Freshwater presents a policy area in which the Trust must cooperate with service providers and other relevant agencies to achieve sustainability objectives, particularly those related to maintaining water quality and ensuring long-term availability. These policies could be further strengthened by more clearly articulating the expected forms of cooperation with service providers and the Province, including the roles, responsibilities, and coordination mechanisms that will support effective implementation of freshwater policy objectives focused on preserving water quality and availability</p>	<p>Staff do not recommend amending the directive policy in response to this recommendation.</p> <p>Directives in the Policy Statement are about the expected content of LTC/IM bylaws, not the process of how they create those bylaws.</p> <p>The Policy Statement is not intended to provide education to the public on jurisdiction and the roles of different level of government. However, Islands Trust could provide additional education materials on jurisdiction relating to freshwater governance.</p>	

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Ministry of Housing and Municipal Affairs (MUNI)	<p><i>Implementation</i> - As noted throughout this letter, implementation of the Policy Statement can be strengthened by emphasizing the established and emerging collaborative partnerships in which the Trust is engaged, and by clearly defining roles and responsibilities in policy areas where decision-making is shared with and/or informed by external agencies, or jurisdiction overlaps. Similarly, providing clearer definition around the respective roles of regional districts, improvement districts, and provincial and federal governments, as applicable, may assist future readers in understanding how to apply the Policy Statement in practice.</p>	<p>Should Trust Council wish to add more educational information about the respective roles of other bodies to the Policy Statement, an approach would be to re-add some variation of the language that was in section 2.2 of the 2021 draft Policy Statement (pages 8-10) to the implementation section of the current draft (Noting that there would be collaborative work needed with Indigenous Governing Bodies to incorporate their substantive prior feedback on this previously proposed section. See Engagement with Indigenous Governing Bodies Phase 2 2022 section of Project Library section of Islands 2050 webpage for details of the feedback).</p> <p>An alternative is for Trust Council to pass a resolution to ask staff to provide more information about the respective roles of Islands Trust and other governments on the website.</p>	
	<p><i>Implementation</i> - As noted in the 'Goals and Policy' section of this letter, Directive Policy 3.1.1 directs Local Trust Committees and island municipalities to engage with Indigenous Governing Bodies and to keep records of engagement for the purpose of supporting bylaw adoption. To strengthen implementation of this policy, when preparing bylaws for Ministerial review, the Trust should develop processes which demonstrate how it has:</p> <ul style="list-style-type: none"> o prepared for Indigenous input with thoughtful assessment of the potential impacts on the environment, the community, and Indigenous Governing Bodies, o been clear about intentions and open and genuine in seeking input, o considered the perspectives shared and worked towards consensus and collaboration in the policies where possible, and o responded to the community and to Indigenous Governing Bodies about what is reasonable, practical or necessary to include in the resultant proposed bylaws. 	<p>These Ministry standards will be addressed outside of the Policy Statement document and will be considered for inclusion in the Policy Statement Implementation Plan, and likely also in a related Trust Council operational policy, and/or operational procedure.</p>	
	<p><i>Bylaw Submission</i> - Please ensure that when the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, the submission package includes a record of comments from all interest</p>	<p>Islands Trust staff will include the requested records.</p>	

REFERAL AGENCY	AGENCY COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
	holders, First Nations and other agencies. A detailed engagement log, dating back to the project's initiation in 2019, should also be included, clearly illustrating how the Islands Trust responded to each comment		

DRAFT

Policy Statement Bylaw No. 183

Bowen Island Municipality/Islands Trust Conservancy/LTC Referral Responses

- Please note that staff’s recommendations are preliminary and subject to change pending further engagement with Indigenous Governing Bodies and further technical review
- Where staff found that a BIM/ITC/LTC recommendation was clear and would have limited impact on Trust Council’s direction to date, staff have generally not provided comment. Conversely, where a BIM/ITC/LTC recommendation would impact Trust Council’s direction to date, staff have provided discussion, but no recommendation.

BODY	REFERRAL COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
	<p>BIM requests that gaps in data should be identified and clear demarcation be done regarding which responsibilities rest with the Islands Trust Council, Local Trust Committees, and Island Municipalities respectively</p>	<p>A data inventory of existing/missing information is necessary. This need will likely be identified in the draft implementation plan.</p> <p>BIM should assume that it would be responsible for filling all required data gaps, except where data currently exists within the Islands Trust catalogue and can be accessed by BIM.</p> <p>How EC treats this issue, of data gaps relative to directive policies, should be addressed in Trust Council Policy 1.3.1 – Policy Statement Implementation</p>	
<p>Bowen Island Municipality (BIM)</p>	<p>A need to have stronger and clearer language acknowledging the difference between Local Trust Committees (LTCs) and Island Municipalities. The Islands Trust Policy Statement frequently equates LTCs and Island Municipalities, language should be added to make clear that Bowen Island Municipality has distinct municipal governance role and different statutory requirements compared to the statutory requirements of LTCs. For example, the document frequently uses the term “local planning area” which has no definition and could be better communicated by specifying Island Municipality or Local Trust Area.</p>	<p>This could be built out in an expanded implementation section in the Policy Statement bylaw itself describing how different actors will contribute to the implementation of the plan. See suggested language in Referral Agency table in response to a similar comment from the Ministry of Housing and Municipal Affairs.</p> <p>BIM comment is correct that “local planning area” is not a defined term in legislation.</p>	<p>Replace instances of the term ‘local planning area’ with ‘local trust area or land in a municipality within the Trust Area’</p>
	<p>Bowen Island Municipality requests that changes be made to the language of the Islands Trust Policy Statement to reinforce the hierarchy of policies so that Values, Directive Policies, and Advisory Policies are clearly distinguishable from each other. BIM requests that the Trust establish a more defined hierarchy so that BIM can have a better understanding of bylaws that are “at</p>	<p>Staff expect that Executive Committee will continue to review local bylaws through the lens of directive policies only. However, consideration of whether a local bylaw is contrary to, or at variance with, the Policy Statement is a political decision and staff cannot anticipate how a future Executive Committee or Trust Council may respond to a particular local bylaw.</p>	

BODY	REFERRAL COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Bowen Island Municipality (BIM)	variance” with the ITPS as per s. 15 of the Islands Trust Act. This is of importance as expansion of Directive Policies increases this risk of bylaws being seen as “at variance” by the Executive Committee.	If Trust Council wants a more structured approach to local bylaw reviews, it could request staff to develop such.	
	There is a concern that terms such as 'appropriate,' 'self-sufficient,' and 'limit the scale of development' are too vague and lack clear, actionable definitions	<p>To date, Trust Council seems to have demonstrated a policy preference for policies that allow latitude for both LTC/IM interpretation and implementation.</p> <p>If Trust Council wishes to action this recommendation by Trust Council, it could consider directing staff to “Identify policies in the draft Policy Statement that could be revised for greater clarity of interpretation.”</p> <p>Trust Council must decide whether it prefers some measure of interpretive latitude, so that LTCs/IMs can find their own path toward addressing directives, even at the cost of uncertainty about whether that path will be satisfactory to EC/TC, or whether Trust Council should make policies more prescriptive with tools or targets incorporated into the directive policies itself which adds certainty to how EC will expect them to be applied, at the cost of flexibility for LTCs/IMs.</p>	
	Policy 3.1.3 Land Back, where BIM gets amenities, it should be for the use of BIM.	As an advisory policy, BIM is not required to action this policy. However, BIM may wish to consider if there are circumstances where it would consider land contributed to an Indigenous Governing Body to be satisfactory as a community amenity.	
	Policy 3.1.4 has operational issues, and it should clarified what information is being shared	As an advisory policy, BIM is not required to action this policy. The type of information implied by the policy is any information held by Islands Trust that may be of interest or use to Indigenous Governing Bodies – thinking specifically here of mapping, ecosystem, or cultural heritage data.	
	Policy 3.1.5 should be clarified to ensure that any proponent of development have a clear understanding of why a decision is being made	As an advisory policy, BIM is not required to action this policy. While applicants can expect some explanation for political decisions, that should not come at the expense of revealing information that must be kept in confidence for legal or cultural reasons.	
	BIM has issues with Part 3, Goal 2, and wishes that some emphasis be put on the community’s culture and heritage as opposed to solely indigenous culture and heritage	Goal 4, directive Policy 3.4.8 addresses community heritage	
	BIM has concerns with policies 3.2.5 and 3.2.6 and the potential of hunting and trapping on	As advisory policies, BIM is not required to action them.	

BODY	REFERRAL COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Bowen Island Municipality (BIM)	Bowen Island; BIM has a use of bows bylaw designed to limit the issues around hunters coming to the island		
	Policy 3.2.9 could also be clarified as this seems to be more of an operational nature to be developed locally as a policy or Development Permit Area	As an advisory policy, BIM is not required to action this policy. It is correct that this is more of an operational/relational policy.	
	Finally, it is unclear how jurisdictional issues have been addressed, as policies addressing marine harvesting, clam gardens, fish weirs, and fishing may fall entirely in federal jurisdiction	The draft Policy Statement has been referred to Federal and Provincial agencies for review and comment. Also, local governing planning authority, under Part 14 of the Local Government Act, can directly impact marine harvesting areas through siting of marinas, docks, and upland uses that risk contamination of harvesting areas.	
	Policy 3.3.4 could be clarified to explicitly state that Garry Oak is the species being considered for protection	See recommendation	Revise draft directive policy 3.3.4 to read as follows: Coastal (Garry) Oak and Prairie Ecosystems Identify and prioritize the preservation and protection of coastal (Garry) oak and prairie ecosystems, with a particular focus on the maintenance, restoration and management of their ecological integrity.
	Policy 3.3.8 also has a lack of clarity as to how a small island is defined or if they are the smaller islands in a Trust Area relative to the main island	Some specificity may be helpful here. Trust Council could ask staff to do some analysis and provide advice in this regard.	
	Policy 3.3.9 could benefit from better precision as to whether this refers to Island Trust's policies and guidelines or those principles set by the International Dark-Sky Association	This directive policy was meant to refer to the Five Lighting Principles for Responsible Outdoor Lighting set out by DarkSky International. Staff do not recommend referencing external sources in the Policy Statement, as such Trust Council could add a glossary definition that summarizes the dark sky principles.	Add a new definition to the glossary of terms to read as follows: Dark sky principles means the following principles for responsible outdoor lighting: <ol style="list-style-type: none"> 1) Useful – Use light only if it is needed 2) Targeted – Direct light so it falls only where it is needed 3) Low Level – Light should be no brighter than necessary 4) Controlled – Use light only when it is needed 5) Warm-coloured – Use warmer color lights where possible
	BIM also seeks clarity on how Policy 3.3.11 differs from the Goal 2 policies, if there is no substantial	Indigenous Protected and Conserved Areas can help achieve, but are different from, the policies in Goal 2.	

BODY	REFERRAL COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Bowen Island Municipality (BIM)	difference, this could be struck to avoid unnecessary repetition	Information about Indigenous Protected and Conserved Areas is available here .	
	BIM has concerns about how policy 3.4.2 again mentions hunting	The Province of BC recognizes that First Nations may establish aboriginal rights to harvest wildlife for sustenance (food, social, and ceremonial purposes) within their traditional areas, and that treaty First Nations have treaty rights in relation to harvesting wildlife. Those uses of wildlife must be sustainable and harvesting methods must not jeopardize public safety or the use and enjoyment of property. Individuals who exercise an aboriginal right to hunt for sustenance purposes within a traditionally used area or who exercise treaty rights are required to comply with hunting regulations related to public health and public safety. In situations where conservation of a particular species is of concern and compliance with hunting regulations is required by individuals exercising aboriginal or treaty rights, which may include the requirement for Limited Entry Hunting authorizations, there will be prior consultation with the affected First Nations in accordance with Ministry policy and procedures.	
	Policy 3.4.6 could benefit from further clarification of what “restrict development” means	“Restrict” is defined in the glossary of terms: “ <i>To confine, bound or limit, not necessarily prohibit.</i> ”	
	Clarity is also sought in regards to Policy 3.4.9 with regards to how “that could be inconsistent with the object of the trust” is to be interpreted	<p>As an advisory policy, BIM is not required to action this policy.</p> <p>“ . . . <i>inconsistent with the object of the trust</i>” is an interpretation of the local trust committee/island municipality and subsequently by Executive Committee/Trust Council.</p> <p>Trust Council can consider whether it wishes to amend this policy to be more specific and could request further staff advice. Potential options include:</p> <p>“<i>Identify land where current zoning or other land use regulations allow development that could be contrary to goals 2 and 3 of this Policy Statement inconsistent with the object of the trust, and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development</i>”</p> <p>Or</p> <p>“<i>Identify land of high ecological and/or cultural significance where current zoning or other land use regulations allow development that could be detrimental to those values be inconsistent with the object of the trust, and</i></p>	

BODY	REFERRAL COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Bowen Island Municipality (BIM)		<i>consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development”</i>	
	it is unclear why the wording in Policy 3.4.10 is different than the wording in Policy 3.4.7 as the more general language of Policy 3.4.7 should cover Indigenous communities	This was a specific request of at least one Indigenous Governing Body that reviewed the previous draft Policy Statement.	
	Policy 3.4.11 should define 'attainable' to ensure consistent interpretation and application	In the agency referral response table in this report staff recommend removing the term “attainable housing.”	
	It is unclear why Policy 3.4.14 uses floor area rather than lot coverage if the purpose is for environmental protection	Directive policy 3.4.14 requires both floor area and lot coverage limits. Both can play a role in reducing land use impacts. Trust Council may wish to consider whether it wishes to remove the directive that LTCs/IMs implement floor area limits.	
	Policy 3.4.16 creates concerns for BIM as BIM has opted into provincial regulations for Short-Term Rentals and it is unclear how this proposed policy interacts with provincial policy	Staff suggest that Executive Committee would likely consider it sufficient that Bowen Island Municipality simply state that short-term rentals on that island are regulated in accordance with the Provincial rules. If Trust Council wishes to amend this directive in accordance with BIM’s concern, it could consider the following wording: <i>“Identify and assess the impacts of short-term rental of dwellings on the availability of safe, secure and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly, or opt in to the Provincial government regulatory framework.</i> Conversely, if Trust Council wishes to ensure that all short-term rentals in the Islands Trust Area are regulated in alignment with the Province’s framework, it could amend this directive policy as follows: <i>“Ensure that short-term rental of residential units is only permitted if the subject property is the host’s principal residence.”</i>	
	Policy 3.4.17 repeats Policy 3.4.12	While similar, these are slightly different policies, with advisory policy 3.4.17 focusing on the requirement to engage with Indigenous Governing Bodies on the topic.	
	It is unclear whether Policy 3.4.19 is compatible with FireSmart principles	As an advisory Policy, BIM is not required to action this policy	
	Policy 3.4.20 raises issues on whether it is within the mandate of the Islands Trust or LTCs to “establish” transportation networks	Staff agree the language should be revised.	Revise draft directive policy 3.4.20 to read as follows:

BODY	REFERRAL COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
Bowen Island Municipality (BIM)			<i>“Identify and establish support the establishment of appropriately-situated, safe, comfortable, and equitable transportation networks that reduce dependency on private automobile use, encourage zero emission modes of transportation, and support encourage increased use of trail systems, public transportation, and active transportation.”</i>
	BIM also seeks a definition of “rural roadway” as mentioned in Policy 3.4.21	See the Ministry of Housing and Municipal Affairs section of the agency response table for staff recommendation re draft directive policy 3.4.21.	
	It is also unclear whether Policy 3.4.22 is within the authority of the Islands Trust or of LTCs	Most new roads in the Islands Trust Area are developed as part of new subdivisions. While they must be built to Ministry of Transportation and Transit construction standards, local trust committee subdivision regulations play a significant role in where/how these new roads are developed, recognizing that the Province may overrule local regulations in its final subdivision approval if it is deemed in the Provincial interest to do so.	
	Jurisdictional issues also arise for Policy 3.4.26 as it is unclear where Health Authorities fit in with this policy	Staff anticipate that Trust Council has proposed this regulation as it finds that Health Authority guidelines are insufficient to protect the cited values. Local regulations can exceed those required by health authorities. Regardless, staff do recommend a minor revision. If Trust Council does not wish to overlap this area of Provincial/health authority jurisdiction, it can remove 3.4.26 from the draft policy statement.	Revise directive policy 3.4.26 to read as follows: Wastewater Disposal Systems <i>Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, with a focus on protecting Indigenous Peoples’ cultural heritage sites and marine harvesting areas.</i>
	Policy 3.4.31 could benefit from the inclusion of active transportation as well as active recreation	Staff concur with this recommendation.	Revise directive policy 3.4.31 to read as follows: 3.4.31 – Trail Systems <i>Identify appropriate locations for, types of, and safe public access to, public pedestrian, equestrian and bicycle trail systems to support active recreation and active transportation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.</i>
It is unclear how LTCs and Island Municipalities would implement Policy 3.5.5	As an advisory Policy, BIM is not required to action this policy. Nonetheless, like local trust committees, BIM’s land use decisions can impact water quality, even if monitoring and maintaining the quality of freshwater is ultimately the jurisdiction of the Province.		

BODY	REFERRAL COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
	<p>It is unclear what exactly the “forest management practices” discussed in Policy 3.5.8 would entail</p>	<p>The sentiment in this BIM comment is correct. Local trust committees/island municipalities are unlikely to regulate how land is logged/replanted through its LGA Part 14 zoning powers.</p> <p>As such, reference to “sustainable forest management practices” is more a signal about Trust Council’s interest than a use that will be regulated.</p> <p>If there are areas of the land that is zoned to permit forestry that are of high ecological value that a local trust committee or island municipality wishes to protect, then it should introduce development permit areas to protect them.</p>	
<p>Bowen Island Municipality (BIM)</p>	<p>Policy 3.5.11 has issues as the Agricultural Land Commission sets the rules for usage of ALR lands, it is unclear how downstream impacts would be dealt with</p>	<p>As above, this comment from BIM is correct. If an activity qualifies as a standard farm practice under the ALC’s regulations, then it is permitted, regardless of downstream or neighbourhood impacts. Complaints about off-site impacts would be taken to, and resolved through, the Farm Industry Review Board.</p> <p>Regardless, Ministry of Agriculture staff have recommended that this policy be revised. The recommended revision of draft directive policy 3.5.11 is in the Ministry of Agriculture section of the agency response table elsewhere in this report.</p> <p>If this change is made, then offsite impacts could be considered as LTCs/IMs identify which non-ALR farmland should be protected.</p>	
	<p>Finally, BIM has suggestions for the implementation section of the Policy Statement. BIM suggests that in the paragraph discussing the statutory bylaw approval process for Island Municipalities, it should be expanded upon, clarifying which BIM bylaws are referred to the Islands Trust. A statement that specifically refers to engagement and communication with Island Municipalities should be added</p>	<p>The Islands Trust Act, the Bowen Island Municipality letters patent, and any other corresponding agreements between the two bodies determine the BIM bylaws that must be referred to Islands Trust.</p> <p>If Trust Council wishes to add clarity to the draft Policy Statement paragraph referenced here, it could make the following amendment to the final paragraph under the Island Municipalities subsection of the greater Statutory Bylaw Approval Process section:</p> <p><i>“Although not required under the Islands Trust Act, the letters patent for Bowen Island also require referral of bylaws, other than official community plan bylaws, that have any reference to a matter included in the Policy Statement.”</i></p>	

BODY	REFERRAL COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	PRELIMINARY STAFF RECOMMENDATION
<p>Bowen Island Municipality (BIM)</p>		<p>If there is confusion among Islands Trust and Bowen Island Municipality about which bylaws should be referred to islands trust, that should be addressed through meetings.</p> <p>Draft Cooperation Principle 2.3.2 may be sufficient to address the concern in the final clause of BIM's recommendation:</p> <p>Collaborate with Island Municipalities <i>To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object.</i></p>	

BODY	REFERRAL RESPONSE	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
Islands Trust Conservancy (ITC)	<p>That Part 1: Islands Trust Act (page 4) include the following paragraph:</p> <p>“The Islands Trust Conservancy was established by the British Columbia provincial government in 1990 as a regional land trust and the conservation arm of the Islands Trust. The work of the Islands Trust Conservancy Board is guided by the Islands Trust Conservancy Five-year Plan, which is approved by the Minister of Municipal Housing and Affairs under Section 44 of the Islands Trust Act.”</p>	<p>Staff do not recommend that this be added to the Policy Statement, as the Policy Statement does not govern the activities of the ITC.</p> <p>Nonetheless, if Trust Council wishes to action this recommendation, it could add the following as the second to last sentence of opening paragraph of Part 1.</p> <p><i>The Islands Trust Conservancy was established by the Government of British Columbia in 1990 as the conservation arm of Islands Trust. For the purposes of carrying out the object of the Islands Trust, under a trust fund plan approved by the Minister, the Islands Trust Conservancy is responsible for receiving money and other property and acquiring, holding and, if necessary, disposing of land and other property in the Islands Trust Area.</i></p>	
	<p>That section 2.3.1 - Cooperation Principles (page 10) be revised as suggested:</p> <p>"To collaborate closely with the Islands Trust Conservancy Board, and be informed by, local Indigenous knowledge, science-based conservation planning, ecosystem mapping, identification of core conservation areas, protected area networks, and protection of species and ecosystems at risk, including critical habitat."</p>	<p>Staff do not recommend that Section 2.3.1 be amended as proposed.</p> <p>Section 2.1.7 already sets out the sources of information to which Trust Council should look to inform its decisions, including Indigenous Knowledge.</p> <p>If Trust Council wishes to consider a revised version of principle 2.3.1 based on this recommendation, staff suggest the following:</p> <p>2.3.1 Collaborate with the Islands Trust Conservancy Board To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk and their critical habitat.</p>	
	<p>That terms and phrases in the draft Policy Statement be clarified relating to the concepts of biology, ecology, climate change, habitat restoration, habitat fragmentation, environment and sustainable communities, looking to definitions used in BC statutes and regulations as examples (e.g., Environmental Management</p>	<p>Staff concur that it may be helpful to define additional terms in the document using terms are already defined in Provincial legislation or other official documents.</p> <p>Staff have not undertaken this work as yet. Trust Council may wish to direct staff to do so.</p>	

Islands Trust Conservancy (ITC)	Act, Water Sustainability Act, etc.): these Acts include statutory definitions for environmental terms		
	A new General Guiding Principle on climate change adaptation and mitigation should be added.	See staff recommendation for new guiding principle on Climate Change Mitigation and Adaptation in Gabriola Island LTC section below.	
	That Goal 3 introduction paragraph include "the health of natural ecosystems" as a high priority.	<p>Although it would add some duplication to the document, should Trust wish to respond to this recommendation it could reflect the language in guiding principle 2.1.2 in the Goal 3 introductory paragraph as follows:</p> <p>Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems Islands Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region. Trust Council will be guided by guiding principle 2.1.2 to place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making. The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.</p> <p>Should Trust Council make this change, for consistency it should also add the new sentence to the introductory paragraph for Goal 2 as the third sentence.</p>	
	The importance of protecting a minimum of 30% of the land and water in the Trust Area should appear in an appropriate section in the Policy Statement.	See staff comment and recommendation in the Gabriola Island LTC section below.	
	That Directive Policy 3.4.1 include consideration of the ecological integrity of each island and the ability of the natural ecosystems to support particular developments.	<p>Prior to consideration of adding a requirement for local trust committees and island municipalities to consider the ecological integrity of an island when determining appropriate locations and intensities of various uses of the land Trust Council would need to agree on a definition of ecological integrity. Trust Council would also need to discuss how ecological integrity would be assessed and measured, and seek guidance from Indigenous Governing Bodies on the approach.</p> <p>In 2017, through disturbance mapping, the change in the natural landscape was analyzed over a ten year period from 2004-2014. In that analysis, it was estimated that approximately 1,070 ha of land were disturbed or lost through deforestation, vegetation clearing, creation of rural developments and roads, wetland loss, and disturbance to soils. It would benefit</p>	

Islands Trust Conservancy (ITC)

Islands Trust Council to contract analysis to identify trends between 2014-2024.

Table 6. Land disturbance type in the Islands Trust Area between 2004 and 2014 by area and percent (Madrone, 2017).

Disturbance Type	Area (ha)	Portion of Islands Trust Area (%)
Deforestation – forestry	401.2	0.50
Deforestation – rural development & roads	590.0	0.74
Deforestation – other	2.4	<0.01
Cleared Vegetation – rural development & roads	5.4	0.01
Cleared Vegetation – other	11.9	0.01
New Roads/Buildings in non-vegetated areas	49.9	0.06
Wetland Loss	2.6	<0.01
Soil disturbance	6.6	0.01
TOTAL Disturbed Area	1,069.9	1.35

In 2017, using data from 2014, the Islands Trust Conservancy also assessed the amount of land converted to human use in each local trust area/Bowen Island. It is worth noting that the 30-40% threshold figure is generally used for continents and small islands may cross biodiversity thresholds earlier and more abruptly than larger or mainland systems.

<p>Islands Trust Conservancy (ITC)</p>		<p>Land Converted to Human Use in the Islands Trust Area</p> <table border="1"> <caption>Data for Land Converted to Human Use in the Islands Trust Area</caption> <thead> <tr> <th>Island</th> <th>Percentage</th> </tr> </thead> <tbody> <tr><td>Bowen</td><td>14</td></tr> <tr><td>Denman</td><td>23</td></tr> <tr><td>Executive</td><td>3</td></tr> <tr><td>Gabriola</td><td>27</td></tr> <tr><td>Galiano</td><td>9</td></tr> <tr><td>Cambier</td><td>2</td></tr> <tr><td>Hornby</td><td>27</td></tr> <tr><td>Lasqueti</td><td>5</td></tr> <tr><td>Mayme</td><td>32</td></tr> <tr><td>North Pender</td><td>21</td></tr> <tr><td>Salt Spring</td><td>21</td></tr> <tr><td>Saturna</td><td>9</td></tr> <tr><td>South Pender</td><td>18</td></tr> <tr><td>Thetis</td><td>6</td></tr> </tbody> </table> <p>Once land is converted for human use, that land is less available for nature. As land conversion reaches or goes above a 30-40% threshold, the number of species in a given habitat decline more rapidly.</p>	Island	Percentage	Bowen	14	Denman	23	Executive	3	Gabriola	27	Galiano	9	Cambier	2	Hornby	27	Lasqueti	5	Mayme	32	North Pender	21	Salt Spring	21	Saturna	9	South Pender	18	Thetis	6	
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	<p>Adding a new section, such as a commitment of Trust Council, which includes long-standing advocacy positions such as: no fixed links between Vancouver Island and the islands in the Trust Area (i.e. no bridge policy), the elimination of clear-cut logging of old growth forests, opposition to large vessel anchorages in the Salish Seas and stronger tools for protection of biodiversity.</p>	<p>See staff comment to this recommendation in the Gabriola Island LTC section below.</p>																															
	<p>That Advisory Policy 3.5.6 Freshwater Uses be made a Directive Policy.</p>	<p>Staff understand that in this policy “use” is synonymous with “consumption” in which case it is more appropriate as an advisory policy as Islands Trust does not license withdrawals from freshwater bodies. That authority rests with the Province.</p> <p>However, if the intention of the policy is that “use” refers to uses permitted by zoning on the surface of freshwater bodies, then it should be a directive policy, as that is a matter within Islands Trust jurisdiction.</p> <p>If it is the latter, rather than the former, Trust Council could consider the following revision:</p> <p>Trust Council could direct staff to refine this policy in coordination with Senior Freshwater Specialist.</p>																															

Islands Trust Conservancy (ITC)			
	That Directive Policy 3.4.3 be amended to read: "Consider the impacts on ecosystem services provided by the natural environment and the aesthetic, environmental, and social impacts of development."	If Trust Council wishes to implement this recommendation it could consider the following amendment to directive policy 3.4.3: 3.4.3 – Impacts of Development Consider the impacts of development on ecosystem services provided by the natural environment, as well as its aesthetic, environmental , and social impacts of development .	
	That the Islands Trust Conservancy considers that policies and principles relating to Trust Council's reconciliation commitments and working towards collaborative governance with Indigenous Governing Bodies [Guiding Principles 2.1.1, 2.1.2, Reconciliation Principles, and Cooperation Principle 2.3.3] are well within the Islands Trust's mandate, jurisdiction and the interest of Islands Trust Conservancy to advance.	No comment	

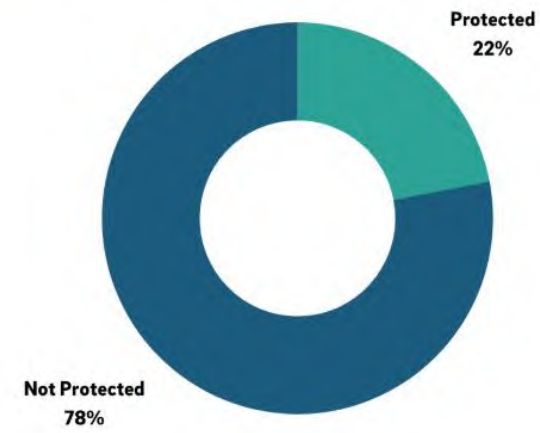
LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
Saturna Island	that the Saturna Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 <u>not proceed</u> for the following reasons: <ul style="list-style-type: none"> • Because of opinions expressed at the Saturna Community Information Meeting as reflected in the minutes, and • Because the province's legislative framework for Reconciliation upon which we rely to do our work in this area is in flux. 	No comment	

LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
North Pender	Interests unaffected	No comment	
Mayne Island	Interests unaffected	No comment	
Gabriola Island	That the Gabriola Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 <u>proceed, subject to the following recommendations:</u>		
	A new Guiding Principle related to climate change adaptation and mitigation be added;	As Trust Council has declared there to be a climate change emergency in the Trust Area it seems appropriate that a principle regarding such should guide its decision making.	Add the following guiding principle to the Trust Council's Guiding Principles section: Mitigate and Adapt to Climate Change <i>To support planning and land use management decisions that reduce greenhouse gas emissions and enhance the capacity of Trust Area ecosystems and communities to adapt to climate change impacts.</i>
	A new Guiding Principle related to protecting a minimum of 30% of the land and waters in the planning areas of each Local Trust Area	Through the signing of the Kunming-Montreal Global Biodiversity Framework , Canada—along with 195 other countries—committed to protecting 30% of the world's land and oceans by 2030 (Target 3). In 2023, the Government of Canada, BC and the First Nations Leadership Council committed to action rooted in recognition of First Nations title and rights to reach B.C.'s Canada's goal of protecting thirty percent of lands in B.C. by 2030. Given that the Province of BC refers to 'land base' in its materials, staff recommend that any Trust Council target also be about land base rather than 'waters'. Sensitive Ecosystems account for over 40% of the land base of the Islands Trust Area. The current Policy Statement draft suggests that targets and indicators with which Islands Trust Council can monitor and evaluate implementation of the Policy Statement may be included in the Policy Statement Implementation Plan. Staff note that targets may be better suited for inclusion in the Policy Statement itself. Staff are unclear whether this should be principle that informs Trust Council decision making, or a target toward which Trust Council works through implementation of the Policy Statement. Ultimately, there is not reason that it can't be both. There would be a need for meaningful engagement with Indigenous Governing Bodies on inclusion of any target such as this in the draft Policy Statement, and particularly so if the target is to be applied in each local planning area.	

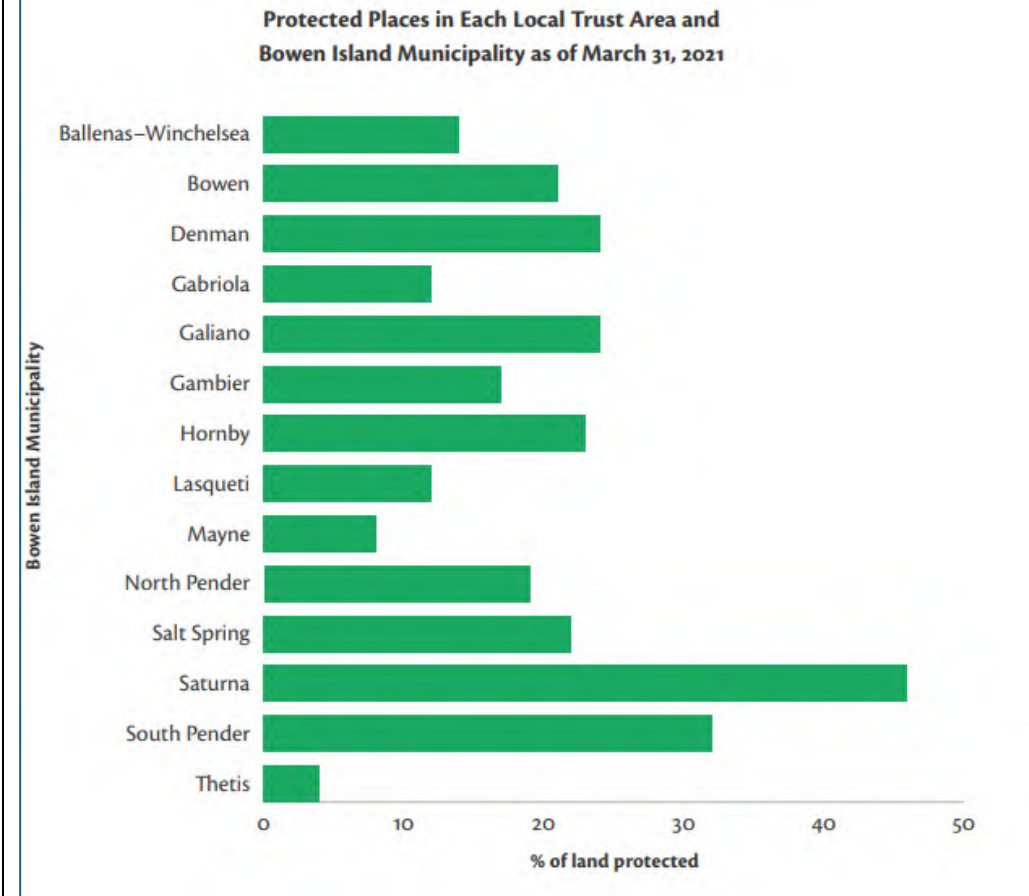
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Gabriola Island		<p>Should Trust Council wish to strive for a more general target for the Islands Trust Area as a whole it could consider the following wording:</p> <p>Foster Protection of 30 Percent of Land Base Support planning and land use management decisions that contribute to 30% protection of the Islands Trust Area land base in a manner that recognizes Indigenous inherent rights as protected Under Section 35 of the Constitution Act, 1982.</p> <p>If Trust Council wishes to add a draft guiding principle that provides a target for each local planning area it could consider the following wording:</p> <p>Foster Protection of 30 Percent of Land Base Support planning and land use management decisions that contribute to 30% protection of the land base in each local trust area or municipality within the Trust Area in a manner that recognizes Indigenous inherent rights as protected under section 35 of the Constitution Act, 1982,</p> <p>Based on 2017 data:</p> <div data-bbox="997 969 1967 1695" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Table 9. Evaluation of conservation priority for each local trust area/island municipality within the Islands Trust Area using factors of need for sensitive, eelgrass and forested ecosystem protection, level of existing protection by area, disturbance threat and selection frequency in Islands Trust Conservancy conservation area modelling.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Local Trust Area/ Island Municipality</th> <th>Need for Sensitive Ecosystem Protection^a</th> <th>Need for Forest Protection^b</th> <th>Need for Eelgrass Shoreline Protection^c</th> <th>Level of Unprotected Land^d</th> <th>Disturbance Threat^{e,f}</th> <th>Selection in Islands Trust Conservancy Modelling^{g,h}</th> <th>Priorityⁱ</th> </tr> </thead> <tbody> <tr><td>Ballenas-Winchelsea</td><td>L</td><td>L</td><td>L</td><td>H</td><td>L</td><td>L</td><td>L</td></tr> <tr><td>Bowen</td><td>H</td><td>M</td><td>L</td><td>M</td><td>H</td><td>L</td><td>M</td></tr> <tr><td>Denman</td><td>M</td><td>M</td><td>M</td><td>L</td><td>M</td><td>M</td><td>M</td></tr> <tr><td>Gabriola</td><td>M</td><td>M</td><td>M</td><td>H</td><td>H</td><td>M</td><td>H</td></tr> <tr><td>Galiano</td><td>M</td><td>H</td><td>M</td><td>M</td><td>M</td><td>H</td><td>H</td></tr> <tr><td>Cambier</td><td>H</td><td>H</td><td>H</td><td>M</td><td>H</td><td>L</td><td>H</td></tr> <tr><td>Hornby</td><td>L</td><td>L</td><td>L</td><td>L</td><td>M</td><td>L</td><td>L</td></tr> <tr><td>Lasqueti</td><td>H</td><td>H</td><td>M</td><td>H</td><td>M</td><td>H</td><td>VH</td></tr> <tr><td>Mayne</td><td>L</td><td>L</td><td>L</td><td>H</td><td>M</td><td>L</td><td>M</td></tr> <tr><td>North Pender</td><td>M</td><td>M</td><td>H</td><td>M</td><td>L</td><td>M</td><td>M</td></tr> <tr><td>Saturna</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td></tr> <tr><td>South Pender</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td></tr> <tr><td>Salt Spring</td><td>H</td><td>H</td><td>H</td><td>M</td><td>H</td><td>H</td><td>VH</td></tr> <tr><td>Thetis</td><td>H</td><td>M</td><td>H</td><td>H</td><td>H</td><td>M</td><td>VH</td></tr> </tbody> </table> <p>Rankings: L Low M Medium H High VH Very High</p> <p><small>Note, natural breaks are used to determine the rankings within each category. VH is only used for conservation priority.</small></p> </div>	Local Trust Area/ Island Municipality	Need for Sensitive Ecosystem Protection ^a	Need for Forest Protection ^b	Need for Eelgrass Shoreline Protection ^c	Level of Unprotected Land ^d	Disturbance Threat ^{e,f}	Selection in Islands Trust Conservancy Modelling ^{g,h}	Priority ⁱ	Ballenas-Winchelsea	L	L	L	H	L	L	L	Bowen	H	M	L	M	H	L	M	Denman	M	M	M	L	M	M	M	Gabriola	M	M	M	H	H	M	H	Galiano	M	H	M	M	M	H	H	Cambier	H	H	H	M	H	L	H	Hornby	L	L	L	L	M	L	L	Lasqueti	H	H	M	H	M	H	VH	Mayne	L	L	L	H	M	L	M	North Pender	M	M	H	M	L	M	M	Saturna	L	L	L	L	L	L	L	South Pender	L	L	L	L	L	L	L	Salt Spring	H	H	H	M	H	H	VH	Thetis	H	M	H	H	H	M	VH	
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Gabriola Island

High Biodiversity Area Protection in the Islands Trust Area



Land Management in the Islands Trust Area (2018)



LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
Gabriola Island	<p>Consider adding a new section, such as commitments of Trust Council, that list longstanding Trust Council advocacy positions such as no fixed links between Vancouver Island and Mainland and the islands in the Trust Area notwithstanding the bridge connecting North and South Pender Island, the elimination of clear cut logging of old growth forests, opposition to anchorages in the Salish Sea, and stronger tools for protection of biodiversity</p>	<p>Adding a new advocacy section would reverse direction provided by Trust Council resolutions in 2022:</p> <div data-bbox="1311 334 1783 612" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>3 Remove detailed coordination policies from each subsection and instead develop more general coordination principles in accordance with the object of the Trust.</p> <p>4 Remove detailed “commitments of Trust Council” from each subsection and instead develop more general guiding principles in accordance with the object of the Trust.</p> </div> <p>If Trust Council were to add a new advocacy section, staff recommend Trust Council discuss the range of advocacy topics to be included. A sample of advocacy topics is available in the Advocacy Summary for the 2018-2022 term on pages 172-185 of the Sept. 2022 Trust Council agenda, and topics from the 2022-2026 term are available under the Advocacy Letters webpage.</p>	
	<p>Advisory policy 3.1.3 (Land Back) to clarify or better define amenity contributions,</p>	<p>See recommended revision</p>	<p>Revise draft advisory policy 3.1.3 to read as follows:</p> <p>Land Back <i>Through engagement with Indigenous Governing Bodies and land owners, support opportunities to direct land to Indigenous Governing Bodies for:</i></p> <ul style="list-style-type: none"> • <i>the voluntary return of land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential; and</i> • <i>the voluntary provision of access to private and public lands for Indigenous stewardship and cultural practices</i>
	<p>Amend draft policy 3.4.5 with some language to include language similar to the following: 'Implement planning and land use management strategies such as preservation of forests, preservation of natural wetlands, and concentrating residential density within walking distance of transit routes and amenity areas, and promote both human and nature-based solutions, to minimize</p>	<p>A previous version of Policy 3.4.1 in the 2024 draft Policy Statement contained some language that addressed this recommendation:</p> <p>Sustainable Development <i>Ensure development is compact, energy-efficient, and appropriately situated on the island and on the site in order to:</i></p> <ul style="list-style-type: none"> • <i>reduce dependency on private automobile use, and support increased use of trail systems, public transportation, and active transportation</i> • <i>be compatible with preservation and protection of the Trust Area and its unique amenities and environment, and</i> • <i>limit impacts on Indigenous cultural heritage, harvesting and hunting areas.</i> 	

LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
	greenhouse gas emissions, and adapt to climate change-related vulnerabilities.'	<p>However, Trust Council resolved in 2025 to amend 3.4.1 to instead say:</p> <p>Sustainable Development <i>Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.</i></p> <p>One option to address GB LTC’s recommendation about directive 3.4.5 is as follows:</p> <p>Climate Change Mitigation and Adaptation <i>Implement planning and land use management strategies to reduce climate-related risks, ,and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities minimize greenhouse gas emissions and consider nature-based solutions to adapt to climate change-related vulnerabilities.</i></p>	
	Stronger language in Goal Four about the purpose being limiting negative impact to the natural environment.	<p>If Trust Council wishes to action this recommendation it could amend the last sentence of the preamble of Goal 4 to read:</p> <p><i>“The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, rural and resilient communities while protecting the natural environment.</i></p>	
	Clarify language in 3.4.3 re: Aesthetic and refer to current policy 5.1.3,	See recommended revision	<p>Revise draft directive policy 3.4.3 to read as follows:</p> <p>Impacts of Development <i>Consider the aesthetic, environmental and social impacts of development and ensure that views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area are protected.</i></p>
	Add directive policy on Freshwater Storage, with a focus on requiring freshwater storage where groundwater supplies are known to be of poor quality or quantity	<p>If Trust Council wishes to action this recommendation if could revise advisory policy 3.5.7 to become a new directive policy as follows (subject to review by the Senior Freshwater Specialist):</p> <p>Freshwater Storage <i>Require freshwater storage for new development in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.</i></p>	
	Add advisory policy on Freshwater Conservation and storage,	If Trust Council wishes to action this recommendation it could create a new advisory policy as follows (subject to review by the Senior Freshwater Specialist):	

LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
		<p>Freshwater Conservation <i>Encourage island residents to minimize freshwater use and to capture and store freshwater</i></p>	
	Advisory policy that supports the creation of Community Forests to support sustainable, regenerative and small-scale forest harvesting activities.	<p>If Trust Council wishes to action this recommendation it could create a new advisory policy as follows:</p> <p>3.5.11 Community Forests <i>Support the creation of community forests for sustainable, regenerative and small-scale forestry.</i></p>	
	that an implementation plan be developed as part of the Policy Statement	Staff are working on an implementation plan and will bring it forward when ready for Committee of the Whole/Trust Council consideration.	
	that the Gambier Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:	No comment	
	Include a general statement about the Islands Trust not having authority to alter land ownership or land tenure.	<p>This does not need to be included as it is simply a fact. However, if Trust Council would like to address it, it could add a new final line to Section 1.4 – Purpose and Structure of the Policy Statement that says:</p> <p><i>“The application and implementation of the principles and policies set out in this Policy Statement does not give Islands Trust the authority to alter land ownership or land tenure in the Islands Trust Area.”</i></p>	
Gambier Island	Include language to emphasize that Directive Policies should be applied in a manner that respects the different local context of each Local Trust Area.	<p>If Trust Council wishes to action this recommendation, it could consider an additional paragraph to the Statutory Bylaw Approval Process under Part 4: Implementation as follows:</p> <p><i>“When determining whether a local trust committee or island municipality bylaw is contrary to, or at variance with, the Policy Statement, Executive Committee and/or Trust Council should consider the unique local context of each local trust area and island municipality.”</i></p>	
Hornby Island	Interests unaffected	No comment	
Denman Island	Interests unaffected	No comment	

LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
Lasqueti Island	That the Lasqueti Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:		
	A commitment of Trust Council to amend Trust Council Policy 1.2.1 (Policy Statement Amendment Policy), to ensure that a review is considered each term; a regular review process is defined; and the initiation of a Policy Statement Amendment Topic Review Inventory.	<p>Staff suggest that this will be satisfactorily addressed through Trust Programs Committee’s ongoing work to amend Trust Council Policy 1.2.1 – Policy Statement Amendment Policy.</p> <p>Staff do not recommend setting out a review and amendment schedule in the bylaw itself.</p>	
	Amendment of Advisory Policy 3.1.3, 'Land Back,' to make it explicit that the intent is to encourage support of voluntary opportunities to direct land to Indigenous Governing Bodies, not to require.	<p>If Trust Council wishes to revise advisory policy 3.1.3, it could consider the following language (as suggested above under Gabriola Island LTC section):</p> <p>Land Back <i>Through engagement with Indigenous Governing Bodies and land owners, support opportunities to direct land to Indigenous Governing Bodies for:</i></p> <ul style="list-style-type: none"> <i>the voluntary return of land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential; and</i> <i>the voluntary provision of access to private and public lands for Indigenous stewardship and cultural practices</i> 	
	Amendment of Directive Policy 3.4.14 by removing the words 'Floor area' from the heading and text, and both instances of the words 'floor area' from the glossary.	<p>This recommendation from LA LTC may misunderstand a concern that has arisen from some island residents about use of “floor area ratio” as a measure of intensity of use, rather than using floor area as a tool to limit house sizes and therefore reduce potential impacts to the land.</p> <p>“Floor area” as used in directive 3.4.14 is appropriate, as limiting the size of dwelling units is a potential tool to limit environmental impacts.</p> <p>Staff recommend that “floor area ratio” be removed from the glossary, as it simply isn’t a useful planning tool to manage the intensity of development in a rural context.</p> <p>If Trust Council decides to make this change, the glossary definition for “Land Use Density and Intensity” could use further refinement. Trust Council could request staff advice on this topic.</p>	Remove “floor area ratio” from the definition of land use density and intensity in the glossary.
Addition of new guiding principal related to climate change adaptation and mitigation.	See staff recommendation above in the Gabriola Island LTC section re new guiding principle Mitigate and Adapt to Climate Change		

LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
Thetis Island	that the Thetis Island Local Trust Committee <u>recommend proceeding with Bylaw No. 183 subject to Trust Council committing to a list of topics for incremental improvements post adoption</u>	Staff suggest that this is being addressed through the Policy Statement Topic Review Inventory specified in the amendments to the Policy Statement Amendment Policy 1.2.1 requested by Trust Programs Committee.	
South Pender Island	that South Pender Island Local Trust Committee recommends to the Islands Trust Council that proposed Bylaw No. 183 <u>not proceed</u> for the following reasons: <ul style="list-style-type: none"> • Broad non-support from the community • This was a re-write not an amendment • The language contained in the re-write is problematic in general • Stepping into areas outside of the mandate of the Islands Trust • Missing the Islands Trust Object and its meaning • And as per correspondence submitted to Islands 2050 from South Pender 	No comment	
Salt Spring Island	That the Salt Spring Island Local Trust Committee recommend to Trust Council that proposed Bylaw No. 183 <u>proceed, subject to consideration of the following recommendations:</u>		
	Clarify through improved wording and/or definitions that the preservation and protection of the natural, terrestrial, and marine environment is central to the Islands Trust mandate.	Trust Council could consider returning a definition of “environment” to the glossary, and that definition could be the one from the British Columbia <i>Ministry of Environment Act/Environmental Management Act</i> : “Environment includes air, land, water and all other external conditions or influence under which humans, animals and plants live or are developed.”	
	Add a new guiding principle that explicitly addresses climate change, including climate risk, adaptation, mitigation, and long-term community and ecosystem resilience.	See staff recommendation above in the Gabriola Island LTC section re new guiding principle Mitigate and Adapt to Climate Change	

LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
Salt Spring Island	Acknowledge the cumulative impacts of both development and climate change on forest health, and explicitly include ‘forests’ within guiding principle 2.1.6.	<p>If Trust Council wishes to action this recommendation it could consider the following addition to guiding principle 2.1.6:</p> <p>Account for Cumulative Effects <i>To strive to account for the cumulative effects of existing and proposed development to avoid detrimental impacts on watersheds, groundwater supplies, forests, culturally sensitive areas and cultural heritage sites, and species and their habitats.</i></p>	
	Strengthen and articulate the interdependencies among Goals 3, 4, and 5, particularly with respect to environmental protection, but also consider reconciliation, climate resilience, and long-term sustainability.	<p>If Trust Council wishes to action this recommendation it could consider adding the following new paragraph under Part 3: Goals and Policies heading that reads:</p> <p><i>“Trust Council acknowledges that the goals set out in this Policy Statement cannot be met in isolation from one another and that achieving any of them is interdependent on all of them”</i></p>	
	Expand the goal (Goal 3 – Preserve and Protect Healthy, Biodiverse Ecosystems) and associated policies to move beyond identification and protection alone, and include ecosystem restoration and enhancement, while accounting for current and future climate change impacts.	<p>Restoration is already included in most of the directive policies under Goal 3. Also, examples of an LTC being involved in the restoration of ecosystems is negligible. LTCs and zone for use, density, size and siting. Opportunities to require ecosystem restoration could be negotiated during a rezoning process if there are appropriate supporting policies, or could be required within certain development permit areas to compensate for ecosystem damage resulting from the authorized development. Beyond that, active restoration is largely outside of direct LTC jurisdiction. Island municipalities may have a more active role in restoration through their ownership of public land.</p> <p>However, if Trust Council wishes to action this recommendation, it could consider the following amendments to the preamble of Goal 3:</p> <p>Goal 3: Preserve, and Protect and Restore the Healthy and Biodiversity of Ecosystems <i>Islands Trust Council acknowledges that preserving and protecting and restoring the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region. The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.</i></p> <p>If Trust Council wants to strengthen ecosystem protection through the Policy Statement, it could also consider:</p> <ul style="list-style-type: none"> Revising its ecosystem protection draft directive policies to be more prescriptive, such as: 	

LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
Salt Spring Island		<p>Critical Habitat for Species at Risk <i>Identify and prioritize the preservation, protection, and restoration of and establish development permit areas to preserve, protect and restore critical habitat for species at risk</i></p> <p>Or:</p> <ul style="list-style-type: none"> • Trust Council could request staff to provide a report with options for a directive policy • regarding ecological offsetting or no-net-loss for development applications that seek to increase development potential. 	
	<p>In Policy 3.3.6 – Marine and Coastal Ecosystems, recognize that the Trust Area’s more than 1,300 km of marine shoreline and nearshore environments include a broader range of ecosystems than those listed. Introduce the list with the phrase “including, but not limited to” to ensure comprehensive protection.</p>	<p>The intention of the policy as drafted is to direct focus to sensitive marine ecosystems whose protection should be prioritized. Nonetheless, if Trust Council wishes to pursue this amendment it would be phrased as follows:</p> <p>Marine Shorelines and Nearshore Areas <i>Identify and prioritize the preservation, protection and restoration of marine shorelines and nearshore areas, including, but not limited to, eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands</i></p>	
	<p>Strengthen the language of Goal 4 (Foster Sustainable, Inclusive, and Resilient Communities) to more clearly integrate environmental protection and climate change mitigation, adaptation, and resilience as foundational components of sustainable and inclusive communities.</p>	<p>If Trust Council wishes to action this recommendation it could revise the preamble to Goal 4 as follows:</p> <p>Islands Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn have a role in preserving and protecting this region. The policies in this section support the preservation and protection of unique island character in a manner that safeguards biodiversity and aim to fosters sustainable, inclusive, rural and resilient rural island communities resilient to climate change.</p>	
	<p>Strengthen Policy 3.4.5 – Climate Change and Land Use to avoid new or increased exposure to climate-related risks, reduce greenhouse gas emissions, and support proactive climate adaptation measures through land-use planning and nature-based solutions.</p>	<p>See staff recommendation above in the Gabriola Island LTC section re new guiding principle Mitigate and Adapt to Climate Change</p>	

LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
Salt Spring Island	Strengthen Policy 3.4.6 – Climate and Natural Hazard Risks to be more anticipatory and future-focused, emphasizing risk avoidance rather than reliance on adaptation alone, and restricting development in areas subject to present and projected climate-related hazards.	<p>If Trust Council wishes to action this recommendation it could consider the following amendment to directive policy 3.4.6:</p> <p>Hazardous Areas <i>Identify areas at elevated risk of current and future natural and climate change-related hazards and restrict development within these areas, including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.</i></p>	
	Add a new advocacy policy in Transportation that recognizes the impacts that BC Ferries has on island communities and encourage BC Ferries to be an active and willing partner in long-term island community planning.	<p>The draft Policy Statement does not contain advocacy policies meant for other agencies. If Trust Council were to add a new advocacy section, staff recommend Trust Council discuss the range of advocacy topics to be included. If, however, Trust Council wants an Advisory Policy for LTCs/IMs on this subject, it could add a new advisory policy 3.4.23 in the Transportation section that says:</p> <p>Ferry Service <i>Cooperate with BC Ferries to manage impacts from, and address long-term community needs for, ferry service to and from the islands.</i></p>	
	Strengthen Freshwater policies by converting advocacy policies into a directive policy that explicitly enables and requires coordination with the Province, regional and improvement districts, First Nations, and other authorities to protect long-term potable water resilience across the Trust Area.	<p>Staff do not recommend creation of directive policies that require coordination. Directive policies in the Policy Statement are generally about the content of LTC and IM bylaws, not the process that leads to the creation of those bylaws. It is not practical to require that Executive Committee assess if local bylaws are contrary to or at variance with the Policy Statement based on the extent of coordination with other governments, because those governments may not want to coordinate with local trust committees/island municipalities.</p> <p>If Trust Council wishes to respond to this recommendation it could consider the following language in an advisory policy:</p> <p>Freshwater Coordination <i>Cooperate with relevant agencies, organizations and Indigenous Governing Bodies to protect long-term potable water resilience in the Trust Area</i></p>	
	Acknowledge Agriculture as a keystone of community planning and resilience. Develop a directive policy that explicitly enables and requires coordination with the Province, the Agricultural Land Commission, regional districts, First	<p>If Trust Council wishes to action this recommendation, staff recommend that it do so as a guiding principle:</p> <p>Celebrate and Promote Agriculture <i>To recognize the important role of farming in the development of island communities and ensure that viable farm businesses can be sustained into the future for economic and food security</i></p>	

LTC	LTC COMMENT/RECOMMENDATION	STAFF COMMENT/OPTIONS	STAFF RECOMMENDATIONS
Salt Spring Island	Nations, and other authorities to protect long-term agricultural viability and resilience in the Trust Area.	<p>See row above for advice about directive policies that require coordination.</p> <p>If Trust Council wishes to respond to this recommendation it could consider the following language in an advisory policy:</p> <p>Agricultural Coordination <i>Cooperate with relevant agencies, organizations and Indigenous Governing Bodies to protect long-term agricultural viability and resilience.</i></p>	
	Within the implementation plan framework, include an option for a Local Trust Committee or island municipality to prepare a Context Statement that identifies the relationship between an Official Community Plan (OCP) and the guiding principles, goals, and directive and advisory policies of the Trust Policy Statement. The Context Statement should outline how the OCP will be made consistent with the Trust Policy Statement over time and it should be a part of an OCP.	<p>If Trust Council wishes to respond to this recommendation it could amend wording in the Policy Statement Implementation Plan section as follows:</p> <p>A revised assessment tool that Islands Trust Executive Committee and Islands Trust Council can use to assess whether local trust committee and island municipality bylaws are contrary to or at variance with the Policy Statement; this could include reference to context statements that describe the relationship between an official community plan (OCP) and the guiding principles, goals, and directive and advisory policies of the Policy Statement.</p>	
	Develop and include a clear amendment process for the Trust Policy Statement to ensure it remains current and relevant, including a mechanism that allows any Islands Trust body to request amendments.	Staff suggest that this is being addressed through the Policy Statement topic review inventory specified in the amendments to the Policy Statement Amendment Policy 1.2.1 requested by Trust Programs Committee.	
Galiano Island	No response received	No comment	

Policy Statement Bylaw Amendment No. 183

Agency Referral Responses

May 1, 2026

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

Fisheries and Oceans Canada (DFO) acknowledges the Islands Trust Council’s Policy Statement Bylaw No. 183 and supports its commitment to preserving and protecting the ecological integrity of the Trust Area.

The Policy Statement aligns with the Fish and Fish Habitat Protection Program's (FFHPP) policies and objectives related to the conservation and protection of fish and fish habitat through its emphasis on:

- Protecting sensitive aquatic habitats such as eelgrass meadows, forage fish spawning areas, and estuaries, as well as promoting soft shoreline protections and setbacks to mitigate erosion.
- Addressing watershed ecosystems, groundwater recharge areas, and freshwater sustainability that are critical for maintaining fish habitat quality and quantity, particularly for species dependent on freshwater systems.
- Applying precautionary and cumulative effects principles in land use decisions and consideration of climate change vulnerabilities.

FFHPP also appreciates and supports your ongoing efforts in compiling habitat maps for forage fish, eelgrass presence, and other sensitive ecosystems. These mapping initiatives are considered by FFHPP in identifying sensitive habitats, informing regulatory decisions, and guiding restoration priorities.

Islands Trust Area (Islands 2050)
(Island)

TC 183
(Bylaw Number)

(Signature)

Shawn Sequin - Section Head FFHPP
(Printed Name and Title)

08/20/2025
(Date)

Fisheries and Oceans Canada
(Agency)

From: eDAS@gov.bc.ca
Sent: Tuesday, August 12, 2025 2:14 PM
To: Nadine Mourao
Subject: Applicant Notification - File #2025-03811 (Task Id: 27242476)

Date: 2025-Aug-12 Hello, The Ministry of Transportation and Transit Approval Application 2025-03811 is available for the next step and your action. You can access the file at

<https://posse.th.gov.bc.ca/DAP/Default.aspx?PossePresentation=ApprovalApplication&PosseObjectId=27237047&PossePane=Tasks> Please accept this as a formal ministry response to your referral for review of Islands Trust Policy Statement. The Ministry of Transportation and Transit (MoTT) has received and reviewed your referral dated August 11, 2025 to review of Islands Trust Policy Statement. The proposal does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Transit formal approval. The Ministry has no objections to the proposed Policy Statement and our interests are unaffected by Bylaw. Thank you for the opportunity to comment. If you have any questions please feel free to contact me. Sincerely, Dana Spilde Development Services Officer 250-739-8228 Dana.Spilde@gov.bc.ca

From: Porter, Kenneth ECS:EX <Kenneth.Porter@gov.bc.ca>
Sent: Wednesday, August 27, 2025 11:16 AM
To: Islands2050 <Islands2050@islandstrust.bc.ca>
Subject: RE: Bylaw Referral - Trust Council Bylaw 183 Policy Statement - For Response by October 10, 2025

Dear Maria,

Adria Fradley, Acting Assistant Deputy Minister of the Climate Action Secretariat, has forwarded a copy of your August 6, 2025, referral regarding the Islands Trust Policy Statement for comment. On behalf of the Climate Action Secretariat, Ministry of Energy and Climate Solutions, I am pleased to respond.

Thank you for the invitation to review and comment on the Islands Trust Policy Statement. Please note that we do not conduct formal approvals or reviews of Policy Statements (PSs), Regional Growth Strategies (RGSs) or Official Community Plans (OCPs) but are happy to provide resources and support on climate action. The Climate Action Secretariat's (CAS) work and specifically the [Local Government Climate Action Program](#) (LGCAP) annual summary reports from [local governments](#) are a good place to note the climate mitigation and adaptation goals that local governments incorporate into their PSs/RGSs/OCPs. CAS tracks local government climate related progress and provides a [Data Visualization](#) summary for all local governments to view. The Islands Trust has been a participant in LGCAP since the program began in 2022. The Islands Trust has also been a signatory to the [Climate Action Charter](#) since November 2nd, 2027, pledging to take action on climate change by setting goals to reduce greenhouse gas emissions, showing climate leadership on their own operations, and promoting energy-efficient community planning.

Please also ensure your PSs/OCPs/RGSs align where possible with the [CleanBC Roadmap to 2030](#) and the [Climate Preparedness and Adaptation Strategy](#). The Roadmap to 2030 includes actions across eight pathways including: Low-Carbon Energy; Transportation; Buildings; Communities; Industry; Agriculture, Aquaculture and Fisheries; Forest Bioeconomy; and Negative Emissions Technologies.

We will be sending a representative to attend one of the upcoming presentations and will follow up as needed based on what emerges from that engagement.

If you have any further questions or concerns, please let us know.

Best Regards,
Ken

Kenneth Porter | Manager, Communities
Climate Partnerships and Engagement Branch
Climate Action Secretariat
Ministry of Energy and Climate Solutions
Office 778-698-3994 | Mobile 250-886-1457

From: Islands2050 <Islands2050@islandstrust.bc.ca>
Sent: Monday, August 11, 2025 11:46 AM
To: Fradley, Adria N ECS:EX <Adria.Fradley@gov.bc.ca>
Subject: Bylaw Referral - Trust Council Bylaw 183 Policy Statement - For Response by October 10, 2025

You don't often get email from islands2050@islandstrust.bc.ca. [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Referral Coordinator(s),

We are reaching out to seek feedback from provincial and federal government agencies, Indigenous Governing Bodies, local trust committees and Bowen Island Municipality, school districts, regional districts, and improvement districts on the proposed Islands Trust Policy Statement, which was given first reading by Islands Trust Council on July 29, 2025.

The Islands Trust Policy Statement is a document required by Provincial legislation to be a general statement of the policies of the Islands Trust Council to carry out the [object](#) (mandate) of the Islands Trust. The proposed Policy Statement sets out Islands Trust Council's proposed principles and policy framework for planning and land use management within the lands and waters of the Island Trust Area. The Policy Statement



November 21, 2025

Jason Youmans
Senior Policy Advisor
Islands Trust

Sent by Email

Dear Jason:

Re: Third Referral – Revised Update to the Islands Trust Policy Statement

Thank you for providing the opportunity for Ministry of Agriculture and Food (Ministry) staff to comment on the revised update to the Islands Trust Policy Statement (the Statement).

Ministry staff initially provided comments on the Statement on October 19, 2021, and subsequently responded to a second referral on September 5, 2023, following significant revisions to the Statement stemming from the first external referral.

Directive Policy 3.4.2

In addition to minimizing the fragmentation of forested lands, Islands Trust is encouraged to also recognize that fragmenting agricultural lands is detrimental to the long-term success of the industry. A suggested addition is highlighted in **bold** below:

*Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl, minimize fragmentation of forest **and agricultural** lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.*

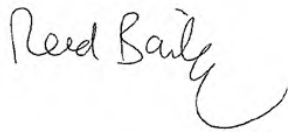
Directive Policy 3.5.11

Ministry staff note that the third iteration of the Statement is similar to the second iteration and that minimal changes were made to the Policies that apply to Agricultural Lands. One notable change is to Directive Policy 3.5.11 (previously numbered as 3.5.9 in the second iteration) that now only identifies and protects agricultural lands “within the Agricultural Land Reserve” (ALR). Previously, this policy identified and protected all agricultural lands; irrespective of whether they were located in the ALR.

Ministry staff note that a significant number of smaller agricultural operations occur on properties outside of the ALR and that collectively, they make a meaningful contribution to both the food security and economic output throughout the Islands Trust area. Given this, Ministry staff encourage Islands Trust to revert the wording of Directive Policy 3.5.11 to the previous wording from the second iteration of the Statement.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to the revised Islands Trust Policy Statement.

Sincerely,

A handwritten signature in cursive script that reads "Reed Bailey". The signature is written in black ink and is positioned above the typed name and contact information.

Reed Bailey
Land Use Planner
BC Ministry of Agriculture and Food
778-698-3455
Reed.Bailey@gov.bc.ca

cc: Agricultural Land Commission – ALC.Referrals@gov.bc.ca

From: Jason Youmans
Sent: Wednesday, February 18, 2026 4:31 PM
To: Kelsey Rae; Nadine Mourao
Subject: RE: Islands Trust planning referrals contacts

Thanks for the update Kelsey-Rae. Much appreciated.

From: Russell, Kelsey-Rae HMA:EX <Kelsey-Rae.Russell@gov.bc.ca>
Sent: Wednesday, February 18, 2026 3:24 PM
To: Jason Youmans <jyoumans@islandstrust.bc.ca>; Nadine Mourao <nmourao@islandstrust.bc.ca>
Subject: FW: Islands Trust planning referrals contacts

Hi both – the Ministry of Health has confirmed that they are not going to provide comments on the Policy Statement. Please keep this for your engagement record.

I sent emails similar to the ones addressed to HLTH (below) to WLRS, MIRR, ENV, ECS, FOR, and MCM, as those are the ministries you identified as not responding to your August referral. Several people have replied with updated contacts or alternative points of contact for IT bylaws. Once I have all the information, I will provide you with an updated contact list for bylaw referrals. When new contacts are identified, I am also resending your original PS referral email to them and requesting that they either provide a response or confirm that no response will be issued.

Thanks,

Kelsey-Rae Russell (she/her)
 Senior Planner
 Land Use, Planning and Regional Impacts Branch
 Local Government Division
 Ministry of Housing and Municipal Affairs
Kelsey-Rae.Russell@gov.bc.ca

I am thankful to live and work on the traditional and unceded territories of the x^wməθk^wəyəm (Musqueam), Sḵwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

From: Johnson, Lindsay HLTH:EX <Lindsay.Johnson@gov.bc.ca>
Sent: February 18, 2026 2:33 PM
To: Russell, Kelsey-Rae HMA:EX <Kelsey-Rae.Russell@gov.bc.ca>
Subject: RE: Islands Trust planning referrals contacts

Hello Kelsey-Rae,

Thank you for your email and for the background information. I am happy to be the contact for Islands Trust public health-related bylaws. I have taken a quick look at the Policy Statement and want to let you

RE: Islands Trust planning referrals contacts

know that we will not be reviewing/providing comment.

All the best,
-Lindsay

Lindsay Johnson (she/her), MSc | Drinking Water/Wastewater Manager
Ministry of Health | PO BOX 9646 Stn Prov Gov't | Victoria BC | V8W 3C8
Phone: (250) 419-8611 | Fax: (250) 952-1713

Grateful to be existing - both at work and at home - on the traditional and unceded territories of the Lək̓ʷəŋən Peoples.

From: Russell, Kelsey-Rae HMA:EX <Kelsey-Rae.Russell@gov.bc.ca>
Sent: Tuesday, February 17, 2026 1:58 PM
To: Johnson, Lindsay HLTH:EX <Lindsay.Johnson@gov.bc.ca>
Cc: Lindokken, Olivia HLTH:EX <Olivia.Lindokken@gov.bc.ca>
Subject: RE: Islands Trust planning referrals contacts

Hello Lindsay,

Olivia pointed me towards you as a contact for Islands Trust bylaw referrals to the Ministry of Health.

The Islands Trust Council is currently undertaking a process to amend the [Policy Statement](#), which contains the principles and policies that broadly guide the Islands Trust's work. The Policy Statement also guides the development of Official Community plans and regulatory land-use bylaws. There is more information about it [Islands 2050](#) page.

The Policy Statement received first reading from Islands Trust Council on July 29, 2025, and was subsequently referred to provincial agencies and other stakeholders for comment in fall 2025. The original referral was sent to Olivia, I believe, however it sounds like it should have come to you. I have attached the original email for your reference

Although the formal referral period has closed, the Trust is still accepting responses from provincial agencies. If your agency would like to provide comments on the draft Policy Statement, you may send them to:

- Jason Youmans - jyoumans@islandstrust.bc.ca
- Nadine Mourao - nmourao@islandstrust.bc.ca

There is no requirement to submit comments, though both the Islands Trust and HMA staff appreciate when agencies confirm that they have no comments.

Please let me know if you have questions or concerns.

Thank you,

Kelsey-Rae Russell (she/her)

RE: Islands Trust planning referrals contacts

From: Russell, Kelsey-Rae HMA:EX <Kelsey-Rae.Russell@gov.bc.ca>
Sent: Monday, March 16, 2026 7:07 PM
To: Jason Youmans; Nadine Mourao
Subject: FW: Islands Trust planning referrals contact

For your records!

Thanks,
Kelsey-Rae

From: Gorsuch, Wanda FOR:EX <Wanda.Gorsuch@gov.bc.ca>
Sent: March 16, 2026 4:17 PM
To: Russell, Kelsey-Rae HMA:EX <Kelsey-Rae.Russell@gov.bc.ca>
Subject: RE: Islands Trust planning referrals contact

Hi Kelsey-Rae

I have reviewed the draft Policy Statement and confirm the Archaeology Branch does not have comments.

Thank you for the opportunity.

Cheers
Wanda

Wanda Gorsuch, BSc, MA

Manager of Policy, Information and Data Science
Archaeology Branch, Ministry of Forests
Office: 778-974-5790 / Cell: 250-920-8012
Email: Wanda.Gorsuch@gov.bc.ca

From: Russell, Kelsey-Rae HMA:EX <Kelsey-Rae.Russell@gov.bc.ca>
Sent: March 6, 2026 12:24 PM
To: Gorsuch, Wanda FOR:EX <Wanda.Gorsuch@gov.bc.ca>
Subject: RE: Islands Trust planning referrals contact

Hello Wanda,

My name is Kelsey-Rae Russell, and I work with the Land Use, Planning and Regional Impacts Branch within the Ministry of Housing and Municipal Affairs (HMA). Part of my role involves working with the [Islands Trust](#) given that the HMA Minister has approval authority over several of their bylaws (namely to do with land use planning). In this capacity, I am helping to ensure that the Trust engages with the Province appropriately when advancing planning processes.

FW: Islands Trust planning referrals contact

February 27, 2026

Reference: 187944

Islands Trust
200-1627 Fort Street,
Victoria BC V8R 1H8
Email: Islands2050@islandstrust.bc.ca

Dear Nadine Mourao and Jason Youmans,

Thank you for referring Draft Bylaw 183 Policy Statement to the Ministry of Housing and Municipal Affairs for review. The Trust Policy Statement guides the Islands Trusts' decision making in carrying out the Object of the Trust, and the development of Official Community Plan and regulatory bylaws by the Local Trust Committees and Islands municipality. This letter will provide preliminary comments from Ministry staff related to the content, principles, policies and implementation strategies outlined in the draft of the Trust Policy Statement provided on August 8, 2025.

These comments highlight opportunities to improve clarity, strengthen alignment with provincial expectations, and enhance practical implementation. We recognize that the Islands Trust Act tasks the Trust Council with developing the Policy Statement, and comments are shared aim to help the Trust strengthen the document and achieve its intended policy outcomes. All comments are offered with the intention of being helpful and supportive, but ultimately the Trust leads its own work and is best positioned to determine the most appropriate path forward.

This letter concludes with considerations related to requirements for submitting the Trust Policy Statement bylaw to the Ministry after Trust Council completes third reading. Any comments provided by staff today are intended to support the ongoing development of the bylaw and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' discretion when the bylaw is referred to the Minister after third reading by Trust Council.

Framework and Context

This section is organized into technical comments on the Map of the Islands Trust Area, followed by broader reflections on the overall direction the draft Policy Statement takes towards reconciliation.

Section 1.2 – Map of the Islands Trust Area provides a graphic representation of the Trust Area. Ballenas Winchelsea is identified as a “Local Trust Area”; however, Under [s.23\(5\)](#) of the *Islands Trust Act* and per [Schedule B](#) of the *Islands Trust Act*, Ballenas Winchelsea is not within a Local Trust Area. While the Trust may wish to move away from the term “Executive Islands,” referring to Ballenas Winchelsea as a Local Trust Area may be misleading.

The map could also be better aligned with the map on the “Overview of the Islands Trust” webpage (Link: <https://islandstrust.bc.ca/about-us/overview-of-islands-trust/>). This map features Island labels which generally point to the Island land masses, rather than the waters surrounding each island. This is more accurate, and preferable to the map that is currently shown in the Policy Statement (pg. 5). It is suggested that labels on Trust Area maps be applied to the land, rather than the water, whenever possible.

Section 1.3 – Indigenous Inherent Rights Acknowledgement

With the Islands Trust exercising local government lawmaking powers over land use, the government-to-government relationships with First Nations are an important part of the reconciliation process in our province. The draft Policy Statement acknowledges this and sets out principles for improved cooperation with Indigenous Governing Bodies in the Trust Area.

Section 1.3 acknowledges Indigenous inherent rights, self-governance, and the commitment to reconciliation. The emphasis on collaboration, ongoing dialogue, and alignment with both the Declaration on the Rights of Indigenous Peoples Act and the UN Declaration provides essential context for the Islands Trust’s evolving relationship with Indigenous Governing Bodies.

It may be helpful to note that these commitments are intended to guide the ongoing evolution of policies, bylaws, and organizational practices. Highlighting this connection can help readers understand how the principles in this section will inform future work and support continuous improvement over time.

Guiding Principles

The Policy Statement identifies three distinct thematic groups of principles: Guiding Principles, Reconciliation Principles, and Cooperation Principles. By intentionally separating these categories, the Policy Statement effectively communicates foundational values that ground decision-making and the commitments that guide the Trust's relationships with Indigenous Governing Bodies and partner agencies. This approach highlights how different kinds of principles work together to support the Islands Trust Object.

Reconciliation Principles

Section 2.2 – Reconciliation Principles guides the Trust Council to be informed by several documents which are critically important to understanding and acknowledging the historical and current day context of Indigenous peoples, as well as their rights.

Advancing the objectives of the United Nations Declaration on the Rights of Indigenous Peoples (UN Declaration) requires all levels of government to foster meaningful, collaborative relationships with First Nations and to integrate Indigenous histories, rights, and title into decision-making. Incorporating the UN Declaration into the Policy Statement represents a significant step toward achieving these objectives. The Policy Statement places significant emphasis on the presence of, and collaboration with, Indigenous Governing Bodies within the Trust Area, reinforcing the Trust's commitment to reconciliation.

The Trust Council's Reconciliation Principles are presented differently than the Cooperation Principles that follow, as the Reconciliation Principles are expressed only by reference to external sources. The Trust might benefit from further discussion with relevant Indigenous Governing Bodies to highlight the principles which have the strongest relevance to the purpose and Object of the Trust.

Cooperation Principles

The Cooperation Principles section recognizes the various ways the Trust commits to working collaboratively with a range of partners, informed by an understanding of the roles, responsibilities, impacts, and interests of those partners.

Section 2.3 – Cooperation Principles currently omits reference to regional districts and improvement districts, despite both being named in the Object of the Trust. Their inclusion would strengthen the policy by recognizing their significance as partners and critical community service providers, and support more integrated and collaborative decision-making across jurisdictions.

Section – 2.3.2 Collaborate with Island Municipalities cites the Policy Statement itself as a document for collaboration with Island Municipalities. While such collaboration is essential for successful implementation, it will have occurred prior to publication. Referencing collaboration in this way within the Policy Statement may therefore be confusing.

Goals and Policies

The Goals and Policies section reflects a realignment of the thematic areas traditionally seen in the Policy Statement around five contemporary goals and clearly distinguishes between directive policies and those that are encouraged as advisory policies under the Policy Statement.

Directive Policy 3.1.1 – Engage with Indigenous Governing Bodies currently directs Local Trust Committees (LTCs) to “engage with Indigenous Governing Bodies and provide a record of engagement at time of bylaw submission.” The Trust may wish to clarify whether this is meant to reference bylaw submission to the Executive Committee/Trust Council, the minister responsible for the *Islands Trust Act*, or both, after the words “bylaw submission.”

There is also an opportunity to enhance this directive by clarifying the scope of engagement and reinforcing expectations for transparency, accountability and building the needed relationships. Specifically, the policy could be *revised* to direct LTCs to engage with Indigenous Governing Bodies whose rights and interests may be affected by proposed bylaw changes early and often, as required. Additionally, the term “record of engagement” could be more clearly defined as a summary of the engagement process, including details such as who was contacted, the methods of engagement used, key concerns raised, and how those concerns were addressed.

As engagement with Indigenous Governing Bodies is an emerging and evolving practice and imperative since the last Trust Policy Statement was adopted, it will be important for the Islands Trust to devote additional attention to implementation planning. Proactive planning will help ensure that the Trust’s processes, expectations, and relationships continue to develop in a manner that reflects the evolving nature of this policy area and supports meaningful, effective engagement over time. Specific comments on implementation of this policy are provided under the ‘Implementation’ section of this letter, below.

Directive Policy 3.4.2 - Growth Management speaks to managing growth. The Gulf Islands face unique housing challenges, including a lack of workforce and affordable housing. At the same time, the Trust must consider a range of factors such as drinking water availability and waste disposal. Its ecological mandate requires thoughtful consideration of diverse perspectives to manage expectations for growth, development, and local economies while protecting ecosystems from pressures they cannot sustain. This balance should be considered carefully as part of the growth management process.

Directive Policy 3.4.4 – Community Facilities and Services – Consider elaborating on how the Trust will collaborate with service providers to ensure communities have the services they need.

Directive Policy 3.4.6 – Hazardous Areas – The identification of hazardous areas to guide land use decisions is essential to protecting public safety and ensuring sustainable development. The Trust might consider expanding on this by adding language about working with regional districts and municipalities on disaster mitigation and risk reduction, which reflects their roles and responsibilities under the *Emergency Management and Disaster Act*.

Advisory Policy 3.4.9 – Existing Development Potential – The Object and the tools provided to the Islands Trust require thoughtfully balancing between the preservation and protection of the Trust Area and existing land use entitlements. During implementation of this advisory policy and identification of land where current zoning may permit development inconsistent with the preserve and protect mandate, any calculation of potential housing supply should not be reliant on the identified lands.

Directive Policy 3.4.11 – Suitable Locations for Additional Housing – It may be helpful to define what ‘attainable housing’ means in this context. Including specific details of where these locations may be (where applicable and depending on size/population of each island) with consideration toward complete communities that include homes closer to shops and services (as available), and/or where active transportation options (and even some transit) are available.

Directive Policies 3.4.12, 3.4.15, and 3.4.17 – Consider expanding these policies to ensure references to all seven types of housing need required in housing needs reports are included (where applicable and depending on size/population of each island):

- 1) Affordable housing
- 2) Rental housing
- 3) Special needs housing
- 4) Seniors’ housing
- 5) Family housing
- 6) Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness
- 7) Housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation

Directive Policy 3.4.19 – Natural Building Materials and Techniques – It may be useful to include the coordination required with regional districts regarding building permitting and inspection in the Islands Trust Area. Even if explicitly addressed in the policies, this

could also require implementation planning with other agencies to achieve the intended policy outcomes.

Directive Policy 3.4.21 – Rural Roadways could be strengthened by clarifying its underlying intent or providing definitions of what constitutes rural, scenic, or heritage roadways, and by including the role of the Ministry of Transportation and Transit in this regard. This additional detail would help ensure consistent interpretation and implementation.

Directive Policy 3.4.26 – Waste Disposal Systems – While the intent of this policy appears to be protective, the current phrasing may unintentionally suggest that new wastewater disposal systems should be located near Indigenous Peoples' cultural heritage sites and marine harvesting areas. To avoid this implication, it may be helpful to reword the policy to clarify that these areas are particularly sensitive and must be safeguarded from potential impacts.

Directive Policy 3.4.27 – Preservation of Natural Heritage – The inclusion of this policy in the Recreation section implies some connection to recreation, but that connection is not clear, as the policy only discusses protection and restoration of natural heritage sites.

Directive Policy 3.4.29 – Access to Community Marinas, Boat Launches, and Docks and Directive Policy 3.4.30 – Access to Anchorages – It may be helpful to include information on where or how jurisdiction is shared or assumed by Transport Canada, Fisheries and Oceans Canada, or the Ministry of Water Lands and Resource Stewardship. This would clarify public expectations of the role of the Trust and the shared accountability for outcomes.

Directive Policy 3.5.2 – Freshwater Demand and Supply Projections, Directive Policy 3.5.3 – Freshwater Self-Sufficiency, and Advisory Policy 3.5.5 – Freshwater Quality and Advisory Policy 3.5.7 – Freshwater Storage – Freshwater presents a policy area in which the Trust must cooperate with service providers and other relevant agencies to achieve sustainability objectives, particularly those related to maintaining water quality and ensuring long-term availability. These policies could be further strengthened by more clearly articulating the expected forms of cooperation with service providers and the Province, including the roles, responsibilities, and coordination mechanisms that will support effective implementation of freshwater policy objectives focused on preserving water quality and availability.

Implementation

As noted throughout this letter, implementation of the Policy Statement can be strengthened by emphasizing the established and emerging collaborative partnerships in which the Trust is engaged, and by clearly defining roles and responsibilities in policy areas where decision-making is shared with and/or informed by external agencies, or jurisdiction overlaps. Similarly, providing clearer definition around the respective roles of

regional districts, improvement districts, and provincial and federal governments, as applicable, may assist future readers in understanding how to apply the Policy Statement in practice.

As noted in the 'Goals and Policy' section of this letter, Directive Policy 3.1.1 directs Local Trust Committees and island municipalities to engage with Indigenous Governing Bodies and to keep records of engagement for the purpose of supporting bylaw adoption. To strengthen implementation of this policy, when preparing bylaws for Ministerial review, the Trust should develop processes which demonstrate how it has:

- prepared for Indigenous input with thoughtful assessment of the potential impacts on the environment, the community, and Indigenous Governing Bodies,
- been clear about intentions and open and genuine in seeking input,
- considered the perspectives shared and worked towards consensus and collaboration in the policies where possible, and
- responded to the community and to Indigenous Governing Bodies about what is reasonable, practical or necessary to include in the resultant proposed bylaws.


The Ministry will continue to engage with the Islands Trust through ongoing staff-level discussions to support effective implementation of the Policy Statement.

Bylaw Submission

Please ensure that when the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, the submission package includes a record of comments from all interest holders, First Nations and other agencies. A detailed engagement log, dating back to the project's initiation in 2019, should also be included, clearly illustrating how the Islands Trust responded to each comment.

Should you have any questions or wish to discuss these comments further, please feel free to contact me at Kelsey-Rae.Russell@gov.bc.ca or by telephone at 778-405-4919.

Yours truly,


Kelsey-Rae Russell
Senior Planning Officer

CC:

Nadine Mourao, Legislative Clerk, Islands Trust nmourao@islandstrust.bc.ca
Jason Youmans, Island Planner, Islands Trust jyoumans@islandstrust.bc.ca

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Please see the attached letter

Islands Trust Area (Islands 2050)

(Island)

(Signature)

10/17/2025

(Date)

TC 183

(Bylaw Number)

Stephen Duncan, Executive Director Strategic Planning & Performance

Stephen Duncan

(Printed Name and Title)

BC Ferries

(Agency)

October 17, 2025

Islands Trust – Islands 2050
200 – 1627 Fort Street
Victoria, BC V8R 1H8

ISLANDS TRUST POLICY STATEMENT REFERRAL – BC FERRIES RESPONSE

Thank you for the opportunity to review and provide feedback on [Islands Trust Policy Statement](#). While we generally support the policy, we do have specific concerns regarding restrictions some aspects of the policy impose on BC Ferries' ability to support the delivery of essential ferry service within the Islands Trust Area.

Under contract to the Province of BC, BC Ferries provides an essential public service to Coastal BC, including to communities within Islands Trust Area. Our routes and services are lifelines that connect coastal communities and support economic activity in island communities. To deliver safe, affordable, and reliable service requires investment in our terminal and marine assets to meet needs today and for the future – these investments include renewing or replacing terminal and marine infrastructure to address condition or service changes.

The draft policy statement includes language that appears restrictive to BC Ferries' ability to design, build and maintain the infrastructure that is, and may become, required to support ferry service in the Islands Trust Area. Below we've outlined sections that could limit or restrict our future design and build needs, and we are seeking revisions to the policy statement to allow more flexibility:

- **3.4.6 Hazardous Areas** – The nature of ferry service requires us to develop within areas subject to sea-level rise, erosion and slope instability. The risks of development within these areas will be managed through engineered designs that aim to protect the local environment and limit disruption via service cancellations. *We recommend broadening the language to allow for risk to hazardous areas to be mitigated through appropriate design measures.*
- **3.5.18 Soil and Fill from Middens and Foreshore Areas of Cultural Significance** – the directive policy to “prohibit alteration, removal or excavation” could limit required construction and development. The related directive **3.2.1 Indigenous Cultural Heritage Sites**, which states “Minimize potential adverse impacts to Indigenous cultural heritage sites...” seems more appropriate. It is unclear which of the two directives supersedes the other. BC Ferries is committed to engaging with First Nations for all land

and marine-based construction and development projects. We are committed to engaging with First Nations for the life cycle of our projects and working to avoid or mitigate issues of concern raised by potentially impacted First Nations. *We recommend revising directive 3.5.18 to “minimize alteration, removal or excavation”.*

- **3.5.20 Setbacks from the Sea** – supporting infrastructure required for ferry services should be permitted where required and setbacks from the sea may not be feasible. *We recommend modifying the language to “taking into account marine transportation needs and best practices recommended by the federal and provincial governments”.*
- **3.5.22 Vessel Moorage** - Generally this directive policy is appropriate, however, we’d like to acknowledge that there may be situations where future ferry related developments could impact sensitive areas where BC Ferries’ vessels moor. Careful design and construction, supported by environmental offsets, should be permitted to mitigate concerns of moorage in sensitive marine areas.

If you have any questions or would like to discuss these proposed policy statement revisions, please reach out.

Regards,

Stephen Duncan
Executive Director, Strategic Planning & Performance

cc: Jeff Groot, Executive Director, Communications
Emma McWalter, Manager Terminal Strategic Planning

and marine-based construction and development projects. We are committed to engaging with First Nations for the life cycle of our projects and working to avoid or mitigate issues of concern raised by potentially impacted First Nations. *We recommend revising directive 3.5.18 to “minimize alteration, removal or excavation”.*

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- **3.5.22 Vessel Moorage** - Generally this directive policy is appropriate, however, we’d like to acknowledge that there may be situations where future ferry related developments could impact sensitive areas where BC Ferries’ vessels moor. Careful design and construction, supported by environmental offsets, should be permitted to mitigate concerns of moorage in sensitive marine areas.

If you have any questions or would like to discuss these proposed policy statement revisions, please reach out.

Regards,

Stephen Duncan
Executive Director, Strategic Planning & Performance

cc: Jeff Groot, Executive Director, Communications
Emma McWalter, Manager Terminal Strategic Planning

From: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Sent: Thursday, December 4, 2025 5:17 PM
To: Islands2050; Nadine Mourao; Jason Youmans
Subject: RE: REMINDER - Bylaw Referral - Trust Council Bylaw 183 Policy Statement

Good afternoon Nadine and Jason,

Thank you for the opportunity to comment on the Islands Trust Policy Statement. ALC staff have previously commented on the draft Islands Trust Policy Statement Bylaw No. 183 in October 2021 and September 2023.

As you may know, unionized staff at the ALC had been on strike and returned to the office at the end of October. As such, due to the current ALC workload, ALC staff are unable to conduct a detailed review of the draft Policy Statement at this time.

In conducting a brief review, ALC staff have the following comments in addition to the comments previously provided:

- Policy 3.4.2 Growth Management – ALC staff echo the Ministry of Agriculture and Food staff's comment which suggests minimizing impacts to agricultural land as a result of community growth and development
- Policy 3.4.11, 3.4.12, 3.4.13, 3.4.16 and 3.4.18 – it is unclear if these policies are intended to apply to land in the Agricultural Land Reserve (ALR). ALC staff recommend clarifying where these policies apply as the ALCA and ALR Use Regulation restrict residential uses in the ALR. A parcel in the ALR is permitted up to three residential units: a principal residence up to 500 m² total floor area, a secondary suite within that principal residence, an additional residence up to 90 m² total floor area for parcels 40 ha or less, or up to 186 m² for parcels larger than 40 ha). Local governments cannot permit more housing on an ALR parcel than what is permitted by the ALCA and ALR Use regulation.

Note that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

Sincerely,



Nicole Mak (she/her)

Regional Planner – Island & South Coast (FVRD) | Agricultural Land Commission
 201 – 4940 Canada Way, Burnaby, BC, V5G 4K6

T 236.468.3278 | **F** 604.660.7033

ALC.Referrals@gov.bc.ca | www.alc.gov.bc.ca

If you are not the intended recipient of this e-mail and attachments please notify the sender by return e-mail and delete the e-mail and attachments immediately. This e-mail and attachments may be confidential and privileged. Confidentiality and privilege are not lost by this e-mail and attachments having been sent to the wrong person. Any use of this e-mail and attachments by an unintended recipient is prohibited.

From: Ian Hall via RT <planning@contact.scrd.ca>
Sent: Tuesday, February 24, 2026 9:42 AM
Cc: Islands2050; Jason Youmans; Nadine Mourao
Subject: [Planning #246609] AutoReply: RE: Bylaw Referral - Trust Council Bylaw 183 Policy Statement (SCRD Planning Inquiry #243403)

Good Day,

You have been included as a CC: on a request submitted to the Sunshine Coast Regional District Planning Division regarding '**RE: Bylaw Referral - Trust Council Bylaw 183 Policy Statement (SCRD Planning Inquiry #243403)**'. We will respond to your request as soon as possible. Due to the current very high demand for planning and development services, response time is averaging 15 business days. We apologize for the delay and are working diligently to serve all customers. Thank you for patience and understanding.

If your inquiry relates to a particular property, please provide the Parcel Identifier (PID), or the Civic Address, or any other property information in a simple reply to this message.

If the inquiry is about zoning, subdivision potential or development requirements, you may be able to access the information yourself using our handy [new Property Report](#). For best results, search on a partial address string (i.e. To look up 1975 Field Road, try searching '1975 Fi')

The property report includes zoning designation, area of land, and electoral area. To review the regulations within the zone please search for the Zone designation in the following links:

- [Zoning Bylaw 310 – Electoral Areas B, D, E, and F](#)
- [Zoning Bylaw 337 – Electoral Area A](#)

For general information about Planning at the Sunshine Coast Regional District, [check out our website](#).

This inquiry has been assigned an ID of [**Planning #246609**].

Thank you,
The SCRД Planning Team

Hi Jason,

The draft policy statement was on the November 13, 2025, COW agenda as correspondence and the following resolution was passed at the November 27, 2025, Board meeting:

[Planning #246609] AutoReply: RE: Bylaw Referral - Trust Council Bylaw 183 Policy Statement (SCRД Planning Inquiry #243403)

Recommendation No. 6 Islands Trust News Release, dated July 30, 2025,
regarding First Reading to the Draft Policy Statement

THAT correspondence received from Islands Trust, dated July 30, 2025,
regarding First Reading to the Draft Policy Statement be received for
information.

You can watch a video recording of the Committee of the Whole, where SCRD
Director and Islands Trust Trustee Kate-Louise Stamford spoke to the matter
here:

<https://pub-scrd.escribemeetings.com/Meeting.aspx?Id=b1e22f85-5a71-4e92-aacb-709abddaed66&Agenda=Merged&lang=English&Item=26&Tab=attachments>

SCRD does not have any specific feedback or concerns related to the proposed
policy statement - thank you for including us in your referral.

I wish you well with your next steps on this project.

Thank you,

Ian

Ian Hall, General Manager Planning & Development

Sunshine Coast Regional District

The Sunshine Coast Regional District is located on the territories of the
shíshálh and S̓kwx_wú7mesh Nations.

From: Islands2050 <Islands2050@islandstrust.bc.ca>

Sent: February 19, 2026 12:48 PM

To: Planning <planning@scrd.ca>

Cc: Jason Youmans <jyoumans@islandstrust.bc.ca>; Nadine Mourao
<nmourao@islandstrust.bc.ca>

Subject: Bylaw Referral - Trust Council Bylaw 183 Policy Statement (SCRD
Planning Inquiry #243403)

[Planning #246609] AutoReply: RE: Bylaw Referral - Trust Council Bylaw 183 Policy Statement (SCRD Planning
Inquiry #243403)

Referral Title/No.: Islands Trust - Bylaw 183 Policy Statement

To: Islands Trust

Date: 04/12/2025

	Comments
Corporate Services <i>Legislative Services</i> <i>Information Services</i> <i>Legal and Risk Management</i> <i>First Nations Relations</i> <i>Real Estate & Facilities Management</i>	Choose an item.
	NA
Electoral Area Services <i>Water Wastewater Services Operations</i> <i>Southern Gulf Islands Administration</i> <i>Salt Spring Island Administration</i> <i>Juan de Fuca Administration</i> <i>Building Inspection</i>	Interests unaffected
	Consider reviewing verbiage relating to different governing structures of regions under the islands trust. E.g. "2.3.2 Collaborate with Island Municipalities" – not all islands are municipalities (Salt Spring Island)
Executive Services <i>People Safety and Culture</i> <i>Corporate Communications and Engagement</i> <i>Corporate Initiatives and Administration</i>	Choose an item.
	NA
Finance & Technology <i>Arts and Culture</i> <i>Financial Services</i> <i>Corporate Finance</i> <i>Technology and Digital Transformation</i>	Choose an item.
	NA
Housing, Planning & Protective Services <i>Regional Planning and Transportation</i> <i>Health and Capital Planning Strategies</i> <i>Regional Housing</i> <i>Protective Services</i>	Choose an item.
	NA
Infrastructure and Water Services <i>Watershed Protection</i> <i>Infrastructure and Water Services</i> <i>Business Support Services</i> <i>Water Infrastructure Operations</i> <i>Infrastructure Planning and Engineering</i> <i>Wastewater Infrastructure Operations</i> <i>Corporate Capital Project Delivery Services</i> <i>Corporate Asset and Maintenance</i>	No comments No comments
	NA
Parks, Recreation & Environmental Services <i>Environmental Innovation</i> <i>Environmental Protection</i> <i>Environmental Resource Management</i> <i>Panorama Recreation</i> <i>Regional Parks</i> <i>SEAPARC</i>	Interests unaffected
	Does not impact our interests.



Making a difference...together

Executive Office
625 Fisgard Street, PO BOX 1000
Victoria, BC, V8W 2S6

T: 250.360.3125
F: 250.360.3130
www.crd.ca

3.12

April 1, 2026

File: 0220-20

Salt Spring Island Local Trust Committee
Via email: tpeterson@islandstrust.bc.ca

Attention: Timothy Peterson, Chair

Dear Timothy Peterson:

RE: RECOMMENDATIONS FOR THE ISLANDS TRUST POLICY STATEMENT

On behalf of the Capital Regional District (CRD) Board, and following a motion from the Salt Spring Island (SSI) Local Community Commission's (LCC) February 12, 2026 meeting, I write to provide the following recommendations to the proposed Bylaw No 183, Islands Trust Policy Statement:

1. That the policy statement makes more explicit the essential role of draft policy 3.4.9. Existing Development Potential in reducing the potential for subdivision and development in more isolated and rural areas of the Islands, thereby enabling the redirection of future development away from those areas and towards existing/urban areas. We also recommend that this policy be made a directive policy.
2. Where appropriate, Islands Trust should ensure Islands Trust policies include "collaboration with other agencies required to achieve policy goals", e.g., waste water, roads, recreation, street lighting, active transportation.
3. Regarding policy 2.3.4. add "and policies" at the end of the statement.
4. Regarding policy 3.4.11. add the words "including affordable housing" to the end of the statement.
5. In the glossary, define affordable and attainable housing.
6. That draft policy 3.5.11. Protection of Agricultural Lands be revised to read: "Identify and protect lands within the agricultural land reserve and other agricultural lands as defined by the BC Ministry of Agriculture for current and future use for agriculture."

Thank you for your consideration of the SSI Local Community Commission's feedback on the proposed Bylaw No. 183 Islands Trust Policy Statement. Please do not hesitate to contact us if you would like to discuss the recommendations.

Sincerely,



Cliff McNeil-Smith
CRD Board Chair

cc: CRD Board
SSI Local Community Commission, CRD
Ted Robbins, Chief Administrative Officer, CRD

From: Islands2050
Sent: Friday, November 14, 2025 4:56 PM
To: Nadine Mourao
Cc: Jason Youmans
Subject: FW: Resolution numbers from last Board mtg - Resolution No. 2025-510

For you.

Robert Barlow
Legislative Services Clerk
Islands Trust | T 250-405-5167

From: Mike Tippett <Mike.Tippett@cvrd.bc.ca>
Sent: Friday, November 14, 2025 4:05 PM
To: Nadine Mourao <nmourao@islandstrust.bc.ca>; Islands2050 <Islands2050@islandstrust.bc.ca>
Subject: FW: Resolution numbers from last Board mtg - Resolution No. 2025-510

Hello,

Please find below the numbered resolution concerning the Cowichan Valley Regional District's response to the Islands Trust Policy Statement. The CVRD Board meeting where this resolution was passed occurred on November 12, 2025.

Resolution No. 2025-510

That the Islands Trust Council be advised that the interests of the Cowichan Valley Regional District are unaffected by the proposed Trust Council Policy Statement, 2025.

Should you require a certified resolution on letterhead for your records, please advise and we can arrange for that next week.

Best regards,

Mike Tippett MRM, RPP, MCIP

Manager, Community Planning Division
Land Use Services Department
Cowichan Valley Regional District
175 Ingram Street
Duncan BC V9L 1N8
Telephone (direct) 250.710.2928

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

On October 7, 2025, the qathet Regional Board adopted the following resolution:

THAT the Board advise Islands Trust that qathet Regional District interests with respect to Regional Services are unaffected by the proposed 'Islands Trust Policy Statement Bylaw, 2025'.


*copy of certified resolution attached

Islands Trust Area (Islands 2050)

(Island)

TC 183

(Bylaw Number)



(Signature)

Laura Roddan, General Manager, Planning Service

(Printed Name and Title)

10/10/2025

(Date)

qathet Regional District

(Agency)

**qathet REGIONAL DISTRICT
CERTIFIED RESOLUTION
October 7, 2025**

Proposed Islands Trust Policy Statement Bylaw 2025

THAT the Board advise Islands Trust that qathet Regional District interests with respect to Regional Services are unaffected by the proposed 'Islands Trust Policy Statement Bylaw, 2025'.

I hereby certify the above to be a true
and correct resolution of the
Board of the qathet Regional District
at its meeting dated October 7, 2025.



Michelle Jones, Acting Chief Administrative Officer
Dated this 8th day of October, 2025.

From: Jonathan Cote <Jonathan.Cote@metrovancover.org>
Sent: Thursday, September 4, 2025 2:37 PM
To: Islands2050; Jason Youmans
Cc: Mark Seinen
Subject: Bylaw Referral - Trust Council Bylaw 183 Policy Statement - For Response by October 10, 2025
Attachments: Bylaw Referral - Response Summary - Metro Vancouver - Islands Trust.pdf
Categories: Referrals

Hi Jason,

We appreciate the opportunity to provide input on the proposed Islands Trust Policy Statement. There is broad alignment between the draft Policy Statement and Metro 2050, Metro Vancouver's regional growth strategy. We look forward to continuing to work with the Islands Trust as you move toward implementation.

Please find our referral response form, attached.

Regards,

Jonathan Cote
 Deputy General Manager, Regional Planning and Housing
 Development
 t. 604-432-6391
 c. 604-306-2008



From: Islands2050 <Islands2050@islandstrust.bc.ca>
Date: August 8, 2025 at 2:35:47 PM ADT
To: Nadine Mourao <nmourao@islandstrust.bc.ca>, Jason Youmans
 <jyoumans@islandstrust.bc.ca>
Subject: Bylaw Referral - Trust Council Bylaw 183 Policy Statement - For Response by October 10, 2025

WARNING: This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Dear Referral Coordinator(s),

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

Thank you for the opportunity to review and provide comments on the Islands Trust draft Policy Statement. There is broad alignment between the draft Policy Statement and Metro 2050, Metro Vancouver's regional growth strategy. As Islands Trust staff move on to next steps, they may wish to consult Metro 2050, Climate 2050, and other Metro Vancouver resources for reference.

We look forward to continuing to work with the Islands Trust as you move toward implementation. Of particular interest will be Islands in the Gambier Islands Trust Area including Bowen Island Municipality, as well as Passage and Bowyer Islands, which are part of Metro Vancouver's Electoral Area A.

Islands Trust Area (Islands 2050)

(Island)



(Signature)

September 4, 2025

(Date)

TC 183

(Bylaw Number)

Jonathan Cote, Deputy General Manager,
Regional Planning and Housing Development

(Printed Name and Title)

Metro Vancouver Regional District

(Agency)

From: Jason Youmans
Sent: Monday, March 23, 2026 9:47 AM
To: Nadine Mourao
Subject: FW: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

Comox Valley Regional District referral response

From: Planning and Development Services <planningdevelopment@comoxvalleyrd.ca>
Sent: Monday, March 16, 2026 4:33 PM
To: Jason Youmans <jyoumans@islandstrust.bc.ca>
Subject: [BULK] RE: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

Hi Jason,

The Comox Valley Regional District staff have completed a review of the proposed policy statement relative to the CVRD and our jurisdiction, and do not have any concerns.

Kind regards,

Tabitha Wall (she/her)
 Branch Assistant - Planning and Development Services
 Comox Valley Regional District
 770 Harmston Avenue, Courtenay, BC V9N 0G8
 Tel: 250 – 898 - 3731
 Toll free: 1-800-331-6007
www.comoxvalleyrd.ca

The CVRD respectfully acknowledges the land on which it operates is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.

From: Jason Youmans <jyoumans@islandstrust.bc.ca>
Sent: Thursday, February 19, 2026 2:03 PM
To: Planning and Development Services <planningdevelopment@comoxvalleyrd.ca>
Cc: Nadine Mourao <nmourao@islandstrust.bc.ca>; Islands2050 <Islands2050@islandstrust.bc.ca>
Subject: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

CAUTION! EXTERNAL EMAIL

FW: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

October 23, 2025

David Marlor, Secretary
Islands Trust
200 – 1627 Fort Street
Victoria, BC V8R 1H8

Via Email: <mailto:islands2050@islandstrust.bc.ca>

Re: Referral of Islands Trust Policy Statement

Dear Mr. Marlor:


I am writing with regards to the Islands Trust Policy Statement referred to the Regional District of Nanaimo (RDN) on August 6, 2025 (Attachment 1).

With regards to this referral, the RDN Board passed a resolution at its regular meeting on October 14, 2025 (Attachment 2).

Further to the above-noted resolution, we are supportive of the direction of the Islands Trust Policy Statement and request that it include references to consultation with regional districts that provide services which may be affected by Islands Trust policies.

If you should have any questions or wish to discuss this above further, please feel free to contact me, or Mark McMullen, Manager of Long Range Planning, Energy & Sustainability at mmcmullen@rdn.bc.ca or 250-390-6531.

Sincerely,



Lisa Grant, General Manager, Development & Emergency Services
Regional District of Nanaimo
T: 250-390-6500 | Email: lgrant@rdn.bc.ca

Encl.

Attachment 1: Referral from Islands Trust, August 6, 2025
Attachment 2: RDN Board Resolution, October 14, 2025

cc:

Electoral Area Directors of the Board, RDN
Doug Holmes, Chief Administrative Officer, RDN
Mark McMullen, Manager of Long Range Planning, Energy & Sustainability, RDN

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

See attached letter from the Regional District of Nanaimo.

Islands Trust Area (Islands 2050)

(Island)

TC 183

(Bylaw Number)

(Signature)

(Printed Name and Title)

(Date)

(Agency)



REGIONAL DISTRICT OF NANAIMO

Excerpt from Minutes

Referral of the Islands Trust Policy Statement

It was moved and seconded:

1. That the report entitled "Referral of the Islands Trust Policy Statement" dated October 14, 2025, be received for information.
2. That a letter be sent to the Islands Trust advising that the Regional District of Nanaimo Board is supportive of the policy directions within the Island Trust Policy Statement.
3. That this letter request that the Islands Trust Policy Statement include the need for consultation with regional districts when new and amended policies and bylaws are developed by the Islands Trust that relate to building inspection, community parks regional parks and trails, and other services provided by regional districts.

Opposed (2): Director Stanley, and Director Brown

CARRIED

I hereby certify the foregoing to be a true and correct copy of a resolution passed by the Board of the Regional District of Nanaimo at its Board Meeting held October 14, 2025.

DATED at Nanaimo, BC)
 this 21st day)
 of October, 2025.)



Jacquie Hill
Corporate Officer

BYLAW REFERRAL FORM RESPONSE SUMMARY

3.18

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

The District is very much interest in proactively encouraging the growth of additional homes built for families. Gabriola is the District's most underenrolled schools. The Board understand the importance of the school to the community and is committed to its continued operations. However, the current state of funding for education typically means that school with robust enrollment are able to provide significant benefits to their students. Further, in the event that government priorities shift (which the Board has no specific knowledge of) a more robust population will ensue the long term viability of the school.

Further, I am attaching the Board's Long Range Facilities Plan. This plan envision partnering with communities to enhance amenities for our students and communities. The District would welcome a specific statement with respect to partnerships if that was felt to be appropriate.

The District appreciates the opportunity to provide comment on the Statement and with the above noted requested additions supports the Statement.

Islands Trust Area (Islands 2050)

(Island)



(Signature)

September 2, 2025

(Date)

TC 183

(Bylaw Number)

Mark Walsh, Secretary-Treasurer

(Printed Name and Title)

Nanaimo Ladysmith Public Schools

(Agency)



September 10, 2025

Via email: islands2050@islandstrust.bc.ca

Islands Trust – Islands 2050
200 – 1627 Fort Street
Victoria, BC V8R 1H8

Dear Trust Council Members:

Re: Comment on Bylaw No. 183 – Policy Statement (First Reading)

On behalf of the Board of Education of School District No. 79 (Cowichan Valley), I would like to express our appreciation for the comprehensive and forward-looking approach reflected in the updated Policy Statement. We commend the Trust Council for its strong emphasis on reconciliation with Indigenous Peoples, and for embedding Indigenous rights, cultural heritage, and co-governance principles throughout the document.

This direction aligns meaningfully with our Board's strategic priorities, particularly:

- **Indigenous Ways of Knowing** – through the recognition and integration of Indigenous perspectives and governance;
- **Caring for Place** – through the protection of sensitive ecosystems, freshwater sustainability, and cumulative impact awareness;
- **Individual and Collective Well-Being** – through climate resilience and sustainable community development that supports healthy, inclusive communities.

We are encouraged by the environmental protections and social considerations outlined in the Policy Statement. However, we believe its success will depend on clear implementation strategies and accountability mechanisms. To that end, we encourage the inclusion of measurable outcomes that will allow you to assess the effectiveness of these policies over time.

Additionally, we seek further clarity on how these policies will be enforced across local trust areas, particularly in relation to engagement protocols and housing affordability. Ensuring that these goals translate into tangible, equitable outcomes will be key to realizing the vision set forth in the Statement.

.../2

Overall, this Policy Statement lays a strong foundation for a more inclusive, ecologically responsible, and resilient future for the Islands Trust Area. We look forward to continued collaboration and dialogue as this important work progresses.

Yours truly,



Cathy Schmidt
Board Chair
Cowichan Valley School District

cc: Trustees
Tim Davie, Superintendent

Enc.

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Islands Trust Area (Islands 2050)

(Island)



(Signature)

September 10, 2025

(Date)

TC 183

(Bylaw Number)

Cathy Schmidt, Board Chair

(Printed Name and Title)

School District No. 79 (Cowichan Valley)

(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

3.20

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

The Islands Trust draft Policy Statement encourages consideration of ground water in issues related to sustainability, development, the environment, and housing.

As our main concern in the Schmidt Improvement District is a sustainable, safe, and healthy supply of fresh water for our property owners, the IT Policy Statement aligns with our needs.

Islands Trust Area (Islands 2050)
(Island)

[Redacted Signature]

(Signature)

15 August 2025
(Date)

TC 183

(Bylaw Number)

Scott D. Macdonald, Chairman

(Printed Name and Title)

Schmidt Improvement District
(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

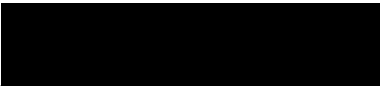
North Salt Spring Waterworks District (NSSWD) appreciates the opportunity to comment on the Islands Trust Draft Policy Statement.

After reviewing the document, NSSWD is generally supportive, and our response is: Approval Recommended Subject to Conditions Outlined Below

- How utilities, infrastructure, and servicing is considered in the Policy Statement is limited and unclear. There are some references that are focused on other issues, but little guidance is provided on service planning to support land use. As this document will be used to inform Official Community Plans and regulatory bylaws, language should be added to address these important considerations. For example, the current Salt Spring Island OCP lists a dedicated section on infrastructure “Park C – Infrastructure and Servicing Objectives and Policies” which includes many important objectives and policies. It should be recognized that these are significant land use considerations that ensure that the needs of the community are met and also provides improved fiscal planning for communities. It is recommended that Principles and Policies are added to the Draft Policy Statement to address water utility infrastructure and services.
- It is our understanding that the term “freshwater” includes all types of Island water sources including drinking/ community water, but this term is not defined in the Glossary of Terms. It is recommended that the definition of freshwater be provided and or that there should be specific Principles and Policies that consider drinking/potable water.

Islands Trust Area (Islands 2050)

 (Island)



 (Signature)

October 10, 2025

 (Date)

TC 183

 (Bylaw Number)

Mark Boysen, CAO

 (Printed Name and Title)

North Salt Spring Waterworks District

 (Agency)

From: Treasurer BBWD <treasurerbbwd@gmail.com>
Sent: Monday, December 1, 2025 10:11 AM
To: Nadine Mourao
Cc: SouthInfo; Jason Youmans; Bennett Bay Waterworks District
Subject: Re: REMINDER - Bylaw Referral - Trust Council Bylaw 183 Policy Statement
Attachments: 2025_TC_BL183-FRM-Agency-Referral.pdf

Hi Nadine.

Please find attached the response from the Bennett Bay Waterworks District to Bylaw 183.

We selected "Approval Recommended Subject to Conditions Outlined Below" but for some reason I can't get that to show on the form.

Best,

Robin Walsh
Treasurer
Bennett Bay Waterworks District
Mayne Island, BC

778 587-6141

On Tue, Nov 18, 2025 at 3:33 PM Nadine Mourao <nmourao@islandstrust.bc.ca> wrote:

Hi Robin,

Thank you for your email.

Please find attached the Bylaw Referral Form for the Policy Statement. This version is different from the Mayne Island bylaws. I look forward to your review and response.

Nadine Mourao

Legislative Clerk / Deputy Secretary (she, her, hers)

Islands Trust

Policy Statement Amendment Bylaw No. 183

BIM/ITC/LTC Referral Responses

May 1, 2026

January 16, 2016

Nadine Mourao

islands2050@islandstrust.bc.ca

Islands Trust - Islands 2050

200 – 1627 Fort Street

Victoria, BC V8R 1H8

RE: Response from Bowen Island Municipality to Referral Request for Draft Islands Trust Policy Statement

Dear Nadine

Bowen Island Municipality expresses its gratitude to the Islands Trust for the Referral Request of the Draft Islands Trust Policy Statement, Bylaw 183, dated August 8, 2025. Council and Staff are appreciative and supportive the work done to update and modernise the Islands Trust Policy Statement to better address the challenges the Islands Trust is facing.

Bowen Island Municipality Council **recommend Approval of Trust Council Bylaw 183., subject to conditions outlined below.**

Council makes the following general comments:

1. General Comments and Recommendations

- a. BIM requests that gaps in data should be identified and clear demarcation be done regarding which responsibilities rest with the Islands Trust Council, Local Trust Committees, and Island Municipalities respectively.

Bowen Island Municipality requests that several changes to be made to the draft Islands Trust Policy Statement in the interest of clarity and consistency.

- b. A need to have stronger and clearer language acknowledging the difference between Local Trust Committees (LTCs) and Island Municipalities. The Islands Trust Policy Statement frequently equates LTCs and Island Municipalities, language should be added to make

clear that Bowen Island Municipality has distinct municipal governance role and different statutory requirements compared to the statutory requirements of LTCs. For example, the document frequently uses the term “local planning area” which has no definition and could be better communicated by specifying Island Municipality or Local Trust Area.

- c. Bowen Island Municipality requests that changes be made to the language of the Islands Trust Policy Statement to reinforce the hierarchy of policies so that Values, Directive Policies, and Advisory Policies are clearly distinguishable from each other. BIM requests that the Trust establish a more defined hierarchy so that BIM can have a better understanding of bylaws that are “at variance” with the ITPS as per s. 15 of the Islands Trust Act. This is of importance as expansion of Directive Policies increases this risk of bylaws being seen as “at variance” by the Executive Committee.
- d. There is a concern that terms such as 'appropriate,' 'self-sufficient,' and 'limit the scale of development' are too vague and lack clear, actionable definitions.

Bowen Island Municipality raises concerns with several specific policies.

2. Specific Policies

- a. Policy 3.1.3 Land Back, where BIM gets amenities, it should be for the use of BIM.
- b. Policy 3.1.4 has operational issues, and it should clarified what information is being shared.
- c. Policy 3.1.5 should be clarified to ensure that any proponent of development have a clear understanding of why a decision is being made.

BIM has issues with Part 3, Goal 2, and wishes that some emphasis be put on the community’s culture and heritage as opposed to solely indigenous culture and heritage.

- d. BIM has concerns with policies 3.2.5 and 3.2.6 and the potential of hunting and trapping on Bowen Island; BIM has a use of bows bylaw designed to limit the issues around hunters coming to the island.
- e. Policy 3.2.9 could also be clarified as this seems to be more of an operational nature to be developed locally as a policy or Development Permit Area.

- f. Finally, it is unclear how jurisdictional issues have been addressed, as policies addressing marine harvesting, clam gardens, fish weirs, and fishing may fall entirely in federal jurisdiction.

Part 3, Goal 3 also raises points of concern.

- g. Policy 3.3.4 could be clarified to explicitly state that Garry Oak is the species being considered for protection.
- h. Policy 3.3.8 also has a lack of clarity as to how a small island is defined or if they are the smaller islands in a Trust Area relative to the main island.
- i. Policy 3.3.9 could benefit from better precision as to whether this refers to Island Trust's policies and guidelines or those principles set by the International Dark-Sky Association.
- j. BIM also seeks clarity on how Policy 3.3.11 differs from the Goal 2 policies, if there is no substantial difference, this could be struck to avoid unnecessary repetition.

Part 3, Goal 4 also has policies that raise concerns.

- k. BIM has concerns about how policy 3.4.2 again mentions hunting.
- l. Policy 3.4.6 could benefit from further clarification of what "restrict development" means.
- m. Clarity is also sought in regards to Policy 3.4.9 with regards to how "that could be inconsistent with the object of the trust" is to be interpreted.
- n. it is unclear why the wording in Policy 3.4.10 is different than the wording in Policy 3.4.7 as the more general language of Policy 3.4.7 should cover Indigenous communities.
- o. Policy 3.4.11 should define 'attainable' to ensure consistent interpretation and application.
- p. It is unclear why Policy 3.4.14 uses floor area rather than lot coverage if the purpose is for environmental protection.
- q. Policy 3.4.16 creates concerns for BIM as BIM has opted into provincial regulations for Short-Term Rentals and it is unclear how this proposed policy interacts with provincial policy.
- r. Policy 3.4.17 repeats Policy 3.4.12.
- s. It is unclear whether Policy 3.4.19 is compatible with FireSmart principles.

- t. Policy 3.4.20 raises issues on whether it is within the mandate of the Islands Trust or LTCs to “establish” transportation networks.
- u. BIM also seeks a definition of “rural roadway” as mentioned in Policy 3.4.21.
- v. It is also unclear whether Policy 3.4.22 is within the authority of the Islands Trust or of LTCs.
- w. Jurisdictional issues also arise for Policy 3.4.26 as it is unclear where Health Authorities fit in with this policy.
- x. Policy 3.4.31 could benefit from the inclusion of active transportation as well as active recreation.


BIM has the following comments about the implementation of Goal 5.

- (i) It is unclear how LTCs and Island Municipalities would implement Policy 3.5.5.
- (ii) It is unclear what exactly the “forest management practices” discussed in Policy 3.5.8 would entail.
- (iii) Policy 3.5.11 has issues as the Agricultural Land Commission sets the rules for usage of ALR lands, it is unclear how downstream impacts would be dealt with.

Finally, BIM has suggestions for the implementation section of the Policy Statement. BIM suggests that in the paragraph discussing the statutory bylaw approval process for Island Municipalities, it should be expanded upon, clarifying which BIM bylaws are referred to the Islands Trust. A statement that specifically refers to engagement and communication with Island Municipalities should be added.

In conclusion, the Islands Trust Policy Statement Bylaw strongly aligns with BIM Master Plans. These BIM Plans address a variety of topics such as climate action, housing, cultural and recreational needs, and reconciliation with First Nations. Bowen Island Municipality suggests a few conditions to address concerns of vagueness, clarity of Bowen Island’s unique governance structure in the Islands Trust and reduce the possibility of having a wide spectrum of interpretations.

Thank you,


Xerxes Au
Planner 1
Bowen Island Municipality

Cc: Bowen Island Municipal Council

Cc: Jason Youmans, Senior Policy Advisor Islands Trust

Cc: Clare Frater, Director, Trust Area Services Islands Trust

Cc: Bowen Island Municipal Council

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

The Islands Trust Conservancy Board recommends approval of Islands Trust Council Draft Bylaw 183, Islands Trust Policy Statement with the following recommendations to consider:

1. That Part 1: Islands Trust Act (page 4) include the following paragraph:

"The Islands Trust Conservancy was established by the British Columbia provincial government in 1990 as a regional land trust and the conservation arm of the Islands Trust. The work of the Islands Trust Conservancy Board is guided by the Islands Trust Conservancy Five-year Plan, which is approved by the Minister of Municipal Housing and Affairs under Section 44 of the Islands Trust Act."

2. That section 2.3.1 - Cooperation Principles (page 10) be revised as suggested:

"To collaborate closely with the Islands Trust Conservancy Board, and be informed by, local Indigenous knowledge, science-based conservation planning, ecosystem mapping, identification of core conservation areas, protected area networks, and protection of species and ecosystems at risk, including critical habitat."

3. That terms and phrases in the draft Policy Statement be clarified relating to the concepts of biology, ecology, climate change, habitat restoration, habitat fragmentation, environment and

Islands Trust Area (Islands 2050)

(Island)



(Signature)

February 6, 2026

(Date)

TC 183

(Bylaw Number)

Lisa Gauvreau, Chair

(Printed Name and Title)

Islands Trust Conservancy Board

(Agency)

Islands Trust Conservancy Referral Response

The Islands Trust Conservancy Board recommends approval of Islands Trust Council Draft Bylaw 183, Islands Trust Policy Statement with the following recommendations to consider:

1. That Part 1: Islands Trust Act (page 4) include the following paragraph:

“The Islands Trust Conservancy was established by the British Columbia provincial government in 1990 as a regional land trust and the conservation arm of the Islands Trust. The work of the Islands Trust Conservancy Board is guided by the Islands Trust Conservancy Five-year Plan, which is approved by the Minister of Municipal Housing and Affairs under Section 44 of the Islands Trust Act.”

2. That section 2.3.1 - Cooperation Principles (page 10) be revised as suggested:

"To collaborate closely with the Islands Trust Conservancy Board, and be informed by, local Indigenous knowledge, science-based conservation planning, ecosystem mapping, identification of core conservation areas, protected area networks, and protection of species and ecosystems at risk, including critical habitat."

3. That terms and phrases in the draft Policy Statement be clarified relating to the concepts of biology, ecology, climate change, habitat restoration, habitat fragmentation, environment and sustainable communities, looking to definitions used in BC statutes and regulations as examples (e.g., Environmental Management Act, Water Sustainability Act, etc.): these Acts include statutory definitions for environmental terms.

4. A new General Guiding Principle on climate change adaptation and mitigation should be added.

5. That Goal 3 introduction paragraph include "the health of natural ecosystems" as a high priority.
6. The importance of protecting a minimum of 30% of the land and water in the Trust Area should appear in an appropriate section in the Policy Statement.
7. That Directive Policy 3.4.1 include consideration of the ecological integrity of each island and the ability of the natural ecosystems to support particular developments.
8. Adding a new section, such as a commitment of Trust Council, which includes long-standing advocacy positions such as: no fixed links between Vancouver Island and the islands in the Trust Area (i.e. no bridge policy), the elimination of clear-cut logging of old growth forests, opposition to large vessel anchorages in the Salish Seas and stronger tools for protection of biodiversity.
9. That Advisory Policy 3.5.6 Freshwater Uses be made a Directive Policy.
10. That Directive Policy 3.4.3 be amended to read:

"Consider the impacts on ecosystem services provided by the natural environment and the aesthetic, environmental, and social impacts of development."
11. That the Islands Trust Conservancy considers that policies and principles relating to Trust Council's reconciliation commitments and working towards collaborative governance with Indigenous Governing Bodies [Guiding Principles 2.1.1, 2.1.2, Reconciliation Principles, and Cooperation Principle 2.3.3] are well within the Islands Trust's mandate, jurisdiction and the interest of Islands Trust Conservancy to advance.

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Islands Trust Area (Islands 2050)

(Island)

(Signature)

September 29, 2025

(Date)

TC 183

(Bylaw Number)

Jas Chong, Legislative Clerk

(Printed Name and Title)

Mayne Island Local Trust Committee

(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

4.4


- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

that the Lasqueti Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:

- I. A commitment of Trust Council to amend Trust Council Policy 1.2.1 (Policy Statement Amendment Policy), to ensure that a review is considered each term; a regular review process is defined; and the initiation of a Policy Statement Amendment Topic Review Inventory.
- II. Amendment of Advisory Policy 3.1.3, 'Land Back,' to make it explicit that the intent is to encourage support of voluntary opportunities to direct land to Indigenous Governing Bodies, not to require.
- III. Amendment of Directive Policy 3.4.14 by removing the words 'Floor area' from the heading and text, and both instances of the words 'floor area' from the glossary.
- IV. Addition of new guiding principal related to climate change adaptation and mitigation.

Islands Trust Area (Islands 2050)

(Island)



(Signature)

02/09/2026

(Date)

TC 183

(Bylaw Number)

Nadine Mourao, Legislative Clerk

(Printed Name and Title)

Lasqueti Island Local Trust Committee

(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

Islands Trust Area (Islands 2050)

(Island)



(Signature)

November 21, 2025

(Date)

TC 183

(Bylaw Number)

Jas Chonk, Legislative Clerk

(Printed Name and Title)

North Pender Island Local Trust Committee

(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

A new Guiding Principle related to climate change adaptation and mitigation be added; A new Guiding Principle related to protecting a minimum of 30% of the land and waters in the planning areas of each Local Trust Area. Consider adding a new section, such as commitments of Trust Council, that list longstanding Trust Council advocacy positions such as no fixed links between Vancouver Island and Mainland and the islands in the Trust Area notwithstanding the bridge connecting North and South Pender Island, the elimination of clear cut logging of old growth forests, opposition to anchorages in the Salish Sea, and stronger tools for protection of biodiversity Advisory policy 3.1.3 (Land Back) to clarify or better define amenity contributions, Amend draft policy 3.4.5 with some language to include language similar to the following: 'Implement planning and land use management strategies such as preservation of forests, preservation of natural wetlands, and concentrating residential density within walking distance of transit routes and amenity areas, and promote both human and nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.' Stronger language in Goal Four about the purpose being limiting negative impact to the natural environment. Clarify language in 3.4.3 re: Aesthetic and refer to current policy 5.1.3, Add directive policy on Freshwater Storage, with a focus on requiring freshwater storage where groundwater supplies are known to be of poor quality or quantity Add advisory policy on Freshwater Conservation and storage, Advisory policy that supports the creation of Community Forests to support sustainable, regenerative and small-scale forest harvesting activities, and that an implementation plan be developed as part of the Policy Statement

Islands Trust Area (Islands 2050)

(Island)

TC 183

(Bylaw Number)

(Signature)

Nadine Mourao, Legislative Clerk

(Printed Name and Title)

01/22/2026

(Date)

Gabriola Island Local Trust Committee

(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

4.7


- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

that the Gambier Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:

- i. Include a general statement about the Islands Trust not having authority to alter land ownership or land tenure.
- ii. Include language to emphasize that Directive Policies should be applied in a manner that respects the different local context of each Local Trust Area.

Islands Trust Area (Islands 2050)

(Island)



(Signature)

01/27/2026

(Date)

TC 183

(Bylaw Number)

Nadine Mourao, Legislative Clerk

(Printed Name and Title)

Gambier Island Local Trust Committee

(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

4.8

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

The SP LTC recommends TC Bylaw No. 183 not proceed for the following reasons:

1. Broad non-support from the community.
2. This was re-write not an amendment.
3. The language contained in the re-write is problematic in general.
4. Stepping into areas outside of the mandate of the Islands Trust.
5. Missing the 'Islands Trust object and it's meaning'.
6. And as per correspondence submitted to islands2050 email from South Pender.

Islands Trust Area (Islands 2050)

(Island)

(Signature)

February 10, 2026

TC 183

(Bylaw Number)

Jas Chink, Legislative Clerk

South Pender Islands Local Trust Committee

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

1. Clarify through improved wording and/or definitions that the preservation and protection of the natural, terrestrial, and marine environment is central to the Islands Trust mandate.
2. Add a new guiding principle that explicitly addresses climate change, including climate risk, adaptation, mitigation, and long-term community and ecosystem resilience.
3. Acknowledge the cumulative impacts of both development and climate change on forest health, and explicitly include 'forests' within guiding principle 2.1.6.
4. Strengthen and articulate the interdependencies among Goals 3, 4, and 5, particularly with respect to environmental protection, but also consider reconciliation, climate resilience, and long-term sustainability.
5. Expand the goal (Goal 3 – Preserve and Protect Healthy, Biodiverse Ecosystems) and associated policies to move beyond identification and protection alone, and include ecosystem restoration and enhancement, while accounting for current and future climate change impacts.
6. In Policy 3.3.6 – Marine and Coastal Ecosystems, recognize that the Trust Area's more than 1,300 km of marine shoreline and nearshore environments include a broader range of ecosystems than those listed. Introduce the list with the phrase "including, but not limited to" to ensure comprehensive protection.
7. Strengthen the language of Goal 4 (Foster Sustainable, Inclusive, and Resilient Communities) to more clearly integrate environmental protection and climate change mitigation, adaptation, and resilience as foundational components of sustainable and inclusive communities.
8. Strengthen Policy 3.4.5 – Climate Change and Land Use to avoid new or increased exposure to

Islands Trust Area (Islands 2050)



(Signature)

02/12/2026

(Date)

TC 183

(Bylaw Number)

Britt Holowaty, Legislative Clerk/Deputy Secretary

(Printed Name and Title)

SSI Local Trust Committee

(Agency)

Salt Spring Island Local Trust Committee Referral Response

1. Clarify through improved wording and/or definitions that the preservation and protection of the natural, terrestrial, and marine environment is central to the Islands Trust mandate.
2. Add a new guiding principle that explicitly addresses climate change, including climate risk, adaptation, mitigation, and long-term community and ecosystem resilience.
3. Acknowledge the cumulative impacts of both development and climate change on forest health, and explicitly include ‘forests’ within guiding principle 2.1.6.
4. Strengthen and articulate the interdependencies among Goals 3, 4, and 5, particularly with respect to environmental protection, but also consider reconciliation, climate resilience, and long-term sustainability.
5. Expand the goal (Goal 3 – Preserve and Protect Healthy, Biodiverse Ecosystems) and associated policies to move beyond identification and protection alone, and include ecosystem restoration and enhancement, while accounting for current and future climate change impacts.
6. In Policy 3.3.6 – Marine and Coastal Ecosystems, recognize that the Trust Area’s more than 1,300 km of marine shoreline and nearshore environments include a broader range of ecosystems than those listed. Introduce the list with the phrase “including, but not limited to” to ensure comprehensive protection.
7. Strengthen the language of Goal 4 (Foster Sustainable, Inclusive, and Resilient Communities) to more clearly integrate environmental protection and climate change mitigation, adaptation, and resilience as foundational components of sustainable and inclusive communities.
8. Strengthen Policy 3.4.5 – Climate Change and Land Use to avoid new or increased exposure to climate-related risks, reduce greenhouse gas emissions, and support proactive climate adaptation measures through land-use planning and nature-based solutions.
9. Strengthen Policy 3.4.6 – Climate and Natural Hazard Risks to be more anticipatory and future-focused, emphasizing risk avoidance rather than reliance on adaptation alone, and restricting development in areas subject to present and projected climate-related hazards.
10. Add a new advocacy policy in Transportation that recognizes the impacts that BC Ferries has on island communities and encourage BC Ferries to be an active and willing partner in long-term island community planning.

11. Strengthen Freshwater policies by converting advocacy policies into a directive policy that explicitly enables and requires coordination with the Province, regional and improvement districts, First Nations, and other authorities to protect long-term potable water resilience across the Trust Area.

12. Acknowledge Agriculture as a keystone of community planning and resilience. Develop a directive policy that explicitly enables and requires coordination with the Province, the Agricultural Land Commission, regional districts, First Nations, and other authorities to protect long-term agricultural viability and resilience in the Trust Area.

13. Within the implementation plan framework, include an option for a Local Trust Committee or island municipality to prepare a Context Statement that identifies the relationship between an Official Community Plan (OCP) and the guiding principles, goals, and directive and advisory policies of the Trust Policy Statement. The Context Statement should outline how the OCP will be made consistent with the Trust Policy Statement over time and it should be a part of an OCP.

14. Develop and include a clear amendment process for the Trust Policy Statement to ensure it remains current and relevant, including a mechanism that allows any Islands Trust body to request amendments.

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

Islands Trust Area (Islands 2050)

(Island)



(Signature)

01/23/2026

(Date)

TC 183

(Bylaw Number)

Nadine Mourao, Legislative Clerk

(Printed Name and Title)

Hornby Island Local Trust Committee

(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

4.11

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

that the Saturna Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 not proceed for the following reasons:

Because of opinions expressed at the Saturna Community Information Meeting as reflected in the minutes, and

Because the province's legislative framework for Reconciliation upon which we rely to do our work in this area is in flux.

Islands Trust Area (Islands 2050)

(Island)

(Signature)

January 29, 2026

(Date)

TC 183

(Bylaw Number)

Jas Chong, Legislative Clerk

Saturna Island (Local) Trust Committee

BYLAW REFERRAL FORM RESPONSE SUMMARY

4.12

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

that the Thetis Island Local Trust Committee recommend proceeding with Bylaw No. 183 subject to Trust Council committing to a list of topics for incremental improvements post adoption.

Islands Trust Area (Islands 2050)

(Island)



(Signature)

02/03/2026

(Date)

TC 183

(Bylaw Number)

Nadine Mourao, Legislative Clerk

(Printed Name and Title)

Thetis Island Local Trust Committee

(Agency)

Policy Statement Amendment Bylaw No. 183

Indigenous Governing Body

Referral Responses

May 1, 2026



Pauquachin First Nation

2-Sep-2025 21:53 UTC

Islands Trust

Attn: Nadine Mourao

Proposed Decision: Defer to other First Nation, Marine

Project Name: Trust Council Bylaw 183 Policy Statement

Date Received: 30-Aug-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 2

This area appears to be on/in an area that Pauquachin First Nation would recognize as being in close proximity to other First Nation territorial lands. As such, I would categorize this as a Level 2 rights area for Pauquachin First Nation. Level 2 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 2, is still considered to be a very high consultation matter as it represents our marine fishing and harvesting areas. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com

From: Islands2050
Sent: Tuesday, September 9, 2025 11:53 AM
To: Nadine Mourao
Cc: Jason Youmans
Subject: FW: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

Referral response for you.

Robert Barlow

Legislative Services Clerk
 Islands Trust | T 250-405-5167

From: Barb Drennan <barb@mamalilikulla.ca>
Sent: Tuesday, September 9, 2025 10:14 AM
To: Jason Youmans <jyoumans@islandstrust.bc.ca>; Islands2050 <Islands2050@islandstrust.bc.ca>;
 Sonia Roberts <admin@mamalilikulla.ca>
Cc: Reconciliation <Reconciliation@islandstrust.bc.ca>
Subject: Re: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

Hi Jason,

Yes, this helps greatly.

This referral is outside of the Mamalilikulla First Nation territory. No further consultation is needed for Bylaw 183 policy.

Regards,

Barb Drennan RFT
 Coordinator, Resource Stewardship
 Mamalilikulla First Nation

From: Jason Youmans <jyoumans@islandstrust.bc.ca>
Date: Monday, September 8, 2025 at 9:14 AM
To: Barb Drennan <barb@mamalilikulla.ca>, Islands2050 <Islands2050@islandstrust.bc.ca>, Sonia Roberts <admin@mamalilikulla.ca>
Cc: Reconciliation <Reconciliation@islandstrust.bc.ca>
Subject: RE: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

Good morning Barb,

Yes, you are correct. The northern boundary of the Trust Area is basically a line drawn from Goose Spit in Comox southeast to the southern tip of Texada Island, and then it jogs northeast a bit to end around Madeira Park on the Sunshine Coast.



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

11-Sep-2025 16:09 UTC

Islands Trust
Attn: Becky McErlean

'Au Si'em:

Ts'uubaa-asatx Nation is in receipt of the referral for: Trust Council Bylaw 183 Policy Statement

This application is located within the Ts'uubaa-asatx Nation statement of intent area; it is the interest of the Ts'uubaa-asatx Nation to respectfully maintain our rights and access to the lands and resources throughout our territory.

Ts'uubaa-asatx Nation does not have any comments to provide at this time regarding this Policy Statement. Please note that this "no comment" response is specifically intended for this referral, and is without prejudice to all future consultation with our Nation.

Furthermore, we may choose in the future to address the issues of Aboriginal rights and/or title infringement and compensation through the treaty process, the courts or other dispute resolution processes. We also reserve the right to raise objections if any cultural use, archaeological sites or environmental impacts are identified when the above development is being carried out or if we discover impacts on our rights or interest that we had not foreseen.

Should you require any further information, please do not hesitate to contact our office.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.

From: Jason Youmans
Sent: Monday, October 27, 2025 4:50 PM
To: Nadine Mourao
Subject: FW: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

Hi Nadine,

Not sure if this one made it through to you. If so, please disregard.

Thank you

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Thursday, September 18, 2025 3:22 PM
To: Islands2050 <Islands2050@islandstrust.bc.ca>; Jason Youmans <jyoumans@islandstrust.bc.ca>
Cc: Sheila Williams <swilliams@tsawwassenfirstnation.com>; Kelly Scott <kscott@tsawwassenfirstnation.com>
Subject: Re: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

Hi Jason,

Thank you for the email.

Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.

hay čx^w qə

Thank you

Amelia Cooper, B.A., Cert.
Referrals Analyst
Treaty Rights and Title Department
Tsawwassen First Nation
 1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G4
 C 604-619-6930



From: Islands2050 <Islands2050@islandstrust.bc.ca>
Sent: Wednesday, September 3, 2025 3:17 PM
To: TFN Policy <policy@tsawwassenfirstnation.com>; Tia Williams

FW: Bylaw Referral - Trust Council Bylaw 183 Policy Statement



**PENELAKUT
TRIBE**

5.5

24-Nov-2025 09:47 PST

Islands Trust
Attn: Nadine Mourao

Penelakut Tribe is in receipt of the above-mentioned referral regarding Trust Council Bylaw 183 Policy Statement. This referral may or may not affect activities located within the Penelakut Traditional Territory (or statement of intent area). It is the interest of the Penelakut Tribe to respectfully maintain our rights and access to the lands and resources throughout our territory.

There is no indication of how the proposed Policy Statement will affect PT. The statements appear to be very broad in nature. Moving forward, we anticipate individual development applications and future planning documents that affect PT will continue to be referred, under the context of this new Policy statement.

Furthermore, we may choose in the future to address the issues of Aboriginal rights and/or title infringement and compensation through the treaty process, the courts or other dispute resolution processes. We also reserve the right to raise objections if any cultural use, archaeological sites or environmental impacts are identified when the above development is being carried out or if we discover impacts on our rights or interest that we had not foreseen.

Should you require any further information, please do not hesitate to contact our office.

Sincerely,

Monty Horton, MCIP RPP
Lands Consultant
Penelakut Tribe
Cell: 250-937-9195
Email: landsmanager@penelakut.ca



Malahat Nation

110 Thunder Road | Mill Bay, BC | V0R 2P4

Tel: (250) 743-3231 | Fax: (250) 743-3251

info@malahatnation.com | www.malahatnation.com

November 28, 2025

Malahat Referral No: R25154

Jason Youmans

Senior Policy Advisor

Islands Trust

Via email: jyoumans@islandstrust.bc.ca

RE: Malahat Nation Response to the Trust Council Bylaw 183 Policy Statement

Dear Jason Youmans,

Thank you for your consultation request dated September 3rd, 2025, regarding the Trust Council Bylaw 183 Policy Statement, the Southern Gulf Islands are located in Malahat Nation’s traditional territory.

Malahat Nation appreciates the effort put into the Islands Trust Policy Statement. It is evident that Island Trust Council has taken First Nation’s comments/questions/recommendations seriously and incorporated them into what feels like an inclusive Policy Statement. Malahat Nation’s comments on the document are as follows:

- The Trust Council’s Guiding Principles are well laid out especially, Section 2.1.1 Acknowledge and Respect Indigenous Rights, Section 2.1.2 Prioritize Environmental and Indigenous Cultural Heritage Protection and Section 2.1.7 Foster Informed and Balanced Decision Making. The Nation also appreciates the Reconciliation Principles (Section 2.2).
- Section 2.3 – Cooperation Principles, subsection 2.3.6 states
To provide education opportunities to residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Knowledge Holders and Indigenous Governing Bodies.
Where it can be addressed Malahat Nation’s Guardians could provide/assist with the educational component for interested parties.
- All of the Goals and Policies in Part 3 of the document touch upon very significant frameworks to help move forward the process of reconciliation. Sub-section 3.2.4 Indigenous Cultural Heritage Sites states “registered, unregistered, or newly discovered archaeological sites”; this cannot be stated enough, there are thousands of unregistered archaeological sites throughout the Gulf Islands and this is why it is so critical to have cultural monitors present when any ground disturbance occurs.
- Section 1.3 - Indigenous Inherent Rights Acknowledgement should include Douglas Treaty Rights as well, as this constitutionally allows certain Nations to hunt and fish as formally. The more that this is addressed and becomes more common language (ie. seen in guiding documents and

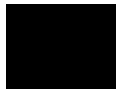
policies), the more that the general public will be educated to the Rights of First Nations. And further to this, throughout the document, whenever harvesting and hunting is addressed, the Douglas Treaties should be referenced (for example in 3.2.2 and 3.2.3). Malahat recognizes that this was brought up in the last round of edits but the importance of public education on Indigenous Rights is paramount. More conversations about these Rights will only help in the reconciliation process; and, it is complicated to have overlapping territories of 34 Indigenous Governing Bodies in the Islands Trust Area, but that is the area that has historically been taken.

- Under Directive Policies – Recreation 3.4.31, it should be added the importance of placement of trail systems is critical for not further disturbing culturally significant areas for local First Nations.

Malahat Nation appreciate the time and effort that Island Trust Council has put into guiding this policy. If any other consultation needs to be had in finalizing this policy, please do not hesitate to reach out.

Thank you for your time and consideration.

Sincerely,



Matthew Perkins
Referrals Coordinator
Malahat Nation

From: Islands2050
Sent: Tuesday, December 2, 2025 7:47 AM
To: Nadine Mourao
Cc: Jason Youmans
Subject: FW: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

For your attention.

Robert Barlow
 Legislative Services Clerk
 Islands Trust | T 250-405-5167

From: Izzy Duggan <Izzy.Duggan@komoks.ca>
Sent: Monday, December 1, 2025 8:55 AM
To: Islands2050 <Islands2050@islandstrust.bc.ca>; Referrals <referrals@komoks.ca>; KFN Reception <reception@komoks.ca>
Cc: Jason Youmans <jyoumans@islandstrust.bc.ca>; Reconciliation <Reconciliation@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>; Sonja Zupanec <szupanec@islandstrust.bc.ca>
Subject: Re: Bylaw Referral - Trust Council Bylaw 183 Policy Statement

Hi Jason,

We have reviewed the policy and see that our previous comments have been incorporated perfectly. Also from an environmental stewardship lens, we think it reads well and echoes KFN's values.

We have no further comments.

Thank you

?imot / gilakas'la

Please note that the office is closed over the Christmas Period from the 19th December - 5th January.



Izzy Duggan, Msci.
 Environmental Referral Analyst & Coordinator
[K'ómoks First Nation](http://www.komoks.ca)
 3330 Comox Rd, Courtenay, BC
 Tel: 1.250.339.4545 ext. 147
www.linkedin.com/in/izzy-duggan



March 27, 2025

Jason Youmans
Senior Policy Advisor
Islands Trust
250-405-5177
jyoumans@islandstrust.bc.ca

Delivered Via Email

RE: Islands Trust Policy Statement

The purpose of this letter is to provide Snuneymuxw First Nation's ("SFN") response to the Islands Trust Policy Statement renewal. The Policy Statement has not been updated since 1995, and SFN recognizes the importance of this review in ensuring that the framework reflects current priorities, responsibilities, and relationships, as the document outlines the principles and policies guiding the work of the Islands Trust.

SFN maintains a long-standing interest in policy and planning work undertaken within our territory. Since time immemorial, Snuneymuxw First Nation has held inherent rights and jurisdiction that are intimately connected to our spirituality, ways of life, and relationships with the land and waterways. These rights and title have never been surrendered or otherwise lost, and they continue to guide our governance, legal orders, and Nation-to-Nation protocols.

On December 23, 1854 at Xwsolexwel (Nanaimo harbour), the Snuneymuxw People and the Crown entered into the Snuneymuxw Sarlequun Treaty of 1854, a trade and commerce treaty that, among other things, preserves and protects Snuneymuxw lands, waters, and resources, sacred villages and cultivated fields, harvesting and gathering, and the right to hunt and carry-on fisheries as formerly. The Council of Snuneymuxw has the authority to preserve and protect the Aboriginal and Treaty rights and title of Snuneymuxw, which are recognized and affirmed by Section 35 of the *Constitution Act, 1982*. Any potential impact to Snuneymuxw's Section 35 rights requires our Nation's free, prior, and informed consent.

In 2022, SFN participated in early engagement with the Islands Trust during the initial consultation phase of this update process. Our current review builds on those earlier discussions, as well as broader conversations with Islands Trust regarding relationship-building and reflects

SFN's continued commitment to maintaining constructive working relationships with agencies operating within Snuneymuxw territory, such as through protocol agreements with the Crown, the Province, and local and regional governments.

The 2019 Letter of Understanding with Canada, the 2020 Reconciliation Implementation Framework Agreement with British Columbia, and the 2021 Memorandum of Understanding with Canada and British Columbia are examples of the efforts of the Nation, Canada and British Columbia to implement the solemn Treaty promises and uphold the honour of the Crown.

SFN approaches policy and planning processes occurring within our territory with careful consideration to ensure alignment with our values, priorities, and legal authorities, as well as the long-term protection of lands, waters, cultural heritage sites, and ecosystems.

In reviewing the draft Policy Statement, SFN supports the inclusion of the following principles and directive policy directions, which generally align with our values and priorities:

- **Prioritizing Environmental and Indigenous Cultural Heritage Protection**, which aligns with SFN's long-standing commitment to safeguarding sensitive ecosystems, cultural heritage sites, and places of significance throughout our territory. SFN emphasizes that cultural heritage extends beyond registered archaeological sites to include intangible values, oral histories, place names, and ongoing cultural practices that are inseparable from the land and waters. Effective protection must therefore recognize the broader cultural landscape and incorporates Snuneymuxw knowledge and stewardship practices into planning and decision-making processes.
- **Supporting sustainable, inclusive, and resilient communities**, a goal consistent with Snuneymuxw values related to healthy lands, waters, and future generations.
- **Accounting for cumulative impacts**, an area of significant importance to SFN as we continue to assess and manage the combined effects of past, present, and future activities on our territory.
- **Working toward collaborative governance with Indigenous governing bodies**, a principle that reflects SFN's expectations regarding respectful and coordinated Co-Decision-making with SFN and is essential for meaningful reconciliation.
- **Incorporating reconciliation principles**, including references to **UNDRIP**, the **Truth and Reconciliation Commission (TRC)**, and the **Missing and Murdered Indigenous Women and Girls (MMIWG) Calls for Justice**. SFN supports the integration of these frameworks where they contribute to responsible land and water stewardship and uphold the rights and well-being of Indigenous peoples.

- **Advancing reconciliation**, a broad but important goal that requires ongoing dialogue, relationship-building, and the implementation of tangible actions across planning and policy processes. The Policy Goal outlines avenues for action such as, Land Back, engagement on land use management decisions, information sharing, and protocols for the sharing of information.

SFN values its working relationship with Islands Trust and recognizes the importance of policy frameworks that support the protection of lands, waters, cultural and archaeological heritage sites, and ecosystems. Safeguarding these places within Snuneymuxw territory is a shared responsibility, and SFN remains committed to constructive engagement and co-decision making throughout this work.

Thank you for supporting Snuneymuxw participation in this important process.

Hay ch q'a,



Hilda Paige
Director of Rights and Title

Cc:

Hannah Paulson, Referral Analyst

BYLAW REFERRAL FORM RESPONSE SUMMARY

5.9

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Outlined Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reason Outlined Below

Approval Recommended for Reasons Outlined Below:

The WSÁNEĆ Leadership Council Board, on behalf of of WJOLEŁP (Tsartlip First Nation) and WSIKEM (Tseycum First Nation), has reviewed the draft Islands Trust Policy Statement and formally recommends that it be approved and adopted.

WSÁNEĆ teachings are to look after Mother Earth. This includes all of the animals, the trees, the salmon, and TELETÁĆES (relatives of the deep, meaning islands). This responsibility was given to WSÁNEĆ, the emerging people, by XÁLS, the Creator. For tens of thousands of years WSÁNEĆ took good care of the islands.

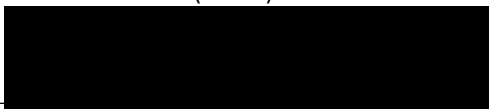
The object of the Islands Trust is to "preserve and protect the Trust Area and its unique amenities and environment". This mandate was given to the Islands Trust by the provincial government through the Islands Trust Act.

WSÁNEĆ and the Islands Trust are aligned in their responsibilities to look after the islands.

The draft Islands Trust Policy Statement supports these responsibilities and outlines a variety of principles and policies that meaningfully advance stewardship of the islands and reconciliation with First Nations in the spirit of ÁTOI (respect) ĆÁINEIIEI (co-operation) and HIWFSTFI

Islands Trust Area (Islands 2050)

(Island)



(Signature)

TC 183

(Bylaw Number)

Chief Curtis Oisen, Chairman, WSÁNEĆ Leaders

(Printed Name and Title)

04/28/2026

(Date)

WSÁNEĆ Leadership Council, on behalf of WJOLE

(First Nation)

Approval Recommended for Reasons Outlined Below:

The W̱SÁNEĆ Leadership Council Board, on behalf of W̱JOLÉLP (Tsartlip First Nation) and W̱SIKEM (Tseycum First Nation), has reviewed the draft Islands Trust Policy Statement and formally recommends that it be approved and adopted.

W̱SÁNEĆ teachings are to look after Mother Earth. This includes all of the animals, the trees, the salmon, and ̱ELE̱ÁĆES (relatives of the deep, meaning islands). This responsibility was given to W̱SÁNEĆ, the emerging people, by XÁLS, the Creator. For tens of thousands of years W̱SÁNEĆ took good care of the islands.

The object of the Islands Trust is to "preserve and protect the Trust Area and its unique amenities and environment". This mandate was given to the Islands Trust by the provincial government through the Islands Trust Act.

W̱SÁNEĆ and the Islands Trust are aligned in their responsibilities to look after the islands.

The draft Islands Trust Policy Statement supports these responsibilities and outlines a variety of principles and policies that meaningfully advance stewardship of the islands and reconciliation with First Nations in the spirit of ÁTOL (respect), ̱ÁINEUEL (co-operation), and HIWESTEL (partnership). The W̱SÁNEĆ Leadership Council calls on the Islands Trust Council to wholeheartedly support the draft Islands Trust Policy Statement and take tangible actions to implement it in the years to come.

HÍSW̱KE SIÁM

May 1, 2026

Policy Statement Bylaw No. 183 Referral Agency Status Update

	Response Received
	In Communication

Federal Agencies	Regional Agencies
Environment and Climate Change Canada Fisheries & Oceans, Canada (Fish Protection and Aquaculture - Pacific Region) Transport Canada Parks Canada	Capital Regional District Comox Valley Regional District Cowichan Valley Regional District Metro Vancouver Regional District Nanaimo Regional District qathet Regional District Sunshine Coast Regional District
School District Boards	Improvement District Boards
School District No. 45 (West Vancouver – Gambier) School District No. 46 (Gambier) School District No. 64 (Gulf Islands: Galiano, Mayne, North Pender, South Pender, Salt Spring, Saturna) School District No. 68 (Gabriola/Ballenas Winchelsea) School District No. 69 (Lasqueti/Ballenas Winchelsea) School District No. 71 (Denman/Hornby) School District No. 79 (Thetis)	Gabriola Fire Protection District Graham Lake Improvement District Schmidt Improvement District Galiano Estates Improvement District Gossip Island Improvement District Montague Improvement District Spanish Hills Improvement District Wise Island Improvement District Bennett Bay Waterworks District Campbell-Bennett Bay Improvement District Lighthouse Point Waterworks District Mayne Island Improvement District Village Point Improvement District Georgina Improvement District Razor Point Improvement District Trincomali Improvement District Harbour View Improvement District Mount Belcher Improvement District North Salt Spring Waterworks District

	<p>Piers Island Improvement District Salt Spring Island Fire Protection District Scott Point Waterworks District Saturna Shores Improvement District Thetis Island Improvement District Vaucroft Improvement District</p>
<p>Adjacent Local Trust Committees and Municipalities Ballenas-Winchelsea Islands Local Trust Committee Bowen Island Municipality Denman Island Local Trust Committee Gabriola Island Local Trust Committee Galiano Island Local Trust Committee Gambier Island Local Trust Committee Hornby Island Local Trust Committee Lasqueti Island Local Trust Committee Mayne Island Local Trust Committee North Pender Island Local Trust Committee Salt Spring Island Local Trust Committee Saturna Island Local Trust Committee South Pender Island Local Trust Committee Thetis Island Local Trust Committee Islands Trust Conservancy Board</p>	<p>Provincial Agencies Agricultural Land Commission BC Ferries Ministry of Agriculture and Food Ministry of Energy and Climate Solutions Ministry of Energy and Climate Solutions (Climate Action Secretariat) Ministry of Mining and Critical Minerals Ministry of Environment and Parks Ministry of Environment and Parks (BC Parks and Conservation Officer Service Division) Ministry of Forests (Archaeology Branch) Ministry of Water, Land and Resource Stewardship (South Coast Office, Crown Lands, Water Licensing (Watershed Stewardship & Security Branch, Ecosystems, Archaeology) Ministry of Health Ministry of Indigenous Relations and Reconciliation (West Coast Office; South Coast Office) Ministry of Housing and Municipal Affairs (Governance and Structure Branch/ Land Use Planning and Regional Impacts Branch/Housing Policy Branch) Ministry of Transportation and Transit</p>

May 1, 2026

Policy Statement Bylaw No. 183 Referral Indigenous Governing Body Status Update

Response Received	In Communication																																																										
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*Referrals were sent to Da'naxda'xw First Nation, Tlowitsis Nation and Mamalilikulla First Nation per the consultation list provided via the Province but the Province has subsequently confirmed that engagement is not required with these Indigenous Governing Bodies that do not have territory in the Trust Area.



Islands Trust

Islands Trust Policy Statement

Acknowledgement

Islands Trust Council respectfully acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and that their relationship to these lands and waters continues to this day. Islands Trust Council acknowledges that residential schools, forced removal, and colonial laws and restrictions on Indigenous governance and cultural practices have displaced and dispossessed Coast Salish peoples and disrupted their relationships with the islands and waters of the Salish Sea. Islands Trust Council acknowledges that a healthy environment is essential for Indigenous Peoples to be able to exercise their inherent and treaty rights. Islands Trust Council is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

The Islands Trust Area is located within Coast Salish Territory, in the treaty lands and territories of:

BOKÉĆEN (Pauquachin) First Nation

Da'naxda'xw/Awaetlala First Nation

K'ómoks (Comox) First Nation

Lhaq'temish (Lummi) Nation

MÁLEXEŁ (Malahat) First Nation

Mamalilikulla First Nation

Qualicum First Nation

Quw'utsun Nation (comprised of **Cowichan Tribes**, **Xeláltxw** (Halalt) First Nation, **Lyackson** First Nation, **Spune'luxutth'** (Penelakut Tribe) and **Stz'uminus** (Chemainus) First Nation)

scəwáθən (Tsawwassen) First Nation

səlilwətał (Tsleil-Waututh) First Nation

SEMYOME (Semiahmoo) First Nation

shíshálh (Sechelt) Nation

Skwxwú7mesh (Squamish) First Nation

Snaw-naw-as (Nanoose) First Nation

Snuneymuxw (Nanaimo) First Nation

Songhees First Nation

STÁUTW (Tsawout) First Nation

᠎aʔəmen (Tla'amin) First Nation

Tlowitsis Nation

Ts'uubaa-asatx (Lake Cowichan) First Nation

Wei Wai Kum (Campbell River) First Nation

We Wai Kai (Cape Mudge) First Nation

WJOŁEŁP (Tsartlip) First Nation

WŚIKEM (Tseycum) First Nation

Xwémalhkwa (Homalco) First Nation

Xwsepsum (Esquimalt) First Nation

xʷməθkʷəy̓əm (Musqueam) First Nation

Contents

4 Part 1: The *Islands Trust Act*

- 4 1.1 – The Islands Trust Object
- 5 1.2 – Map of the Islands Trust Area
- 6 1.3 – Indigenous Inherent Rights Acknowledgment
- 6 1.4 – Purpose and Structure of the Policy Statement

8 Part 2: Guiding Principles

- 8 2.1 – General Guiding Principles
- 9 2.2 – Reconciliation Principles
- 9 2.3 – Cooperation Principles

11 Part 3: Goals and Policies

- 11 Goal 1: Advance Reconciliation
- 12 Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species
- 14 Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems
- 15 Goal 4: Foster Sustainable, Inclusive, and Resilient Communities
- 19 Goal 5: Foster Sustainable Stewardship of Lands and Waters

23 Part 4: Implementation

- 23 4.1 – Policy Statement Implementation
- 26 4.2 – Policy Statement Amendments

28 Glossary of Terms

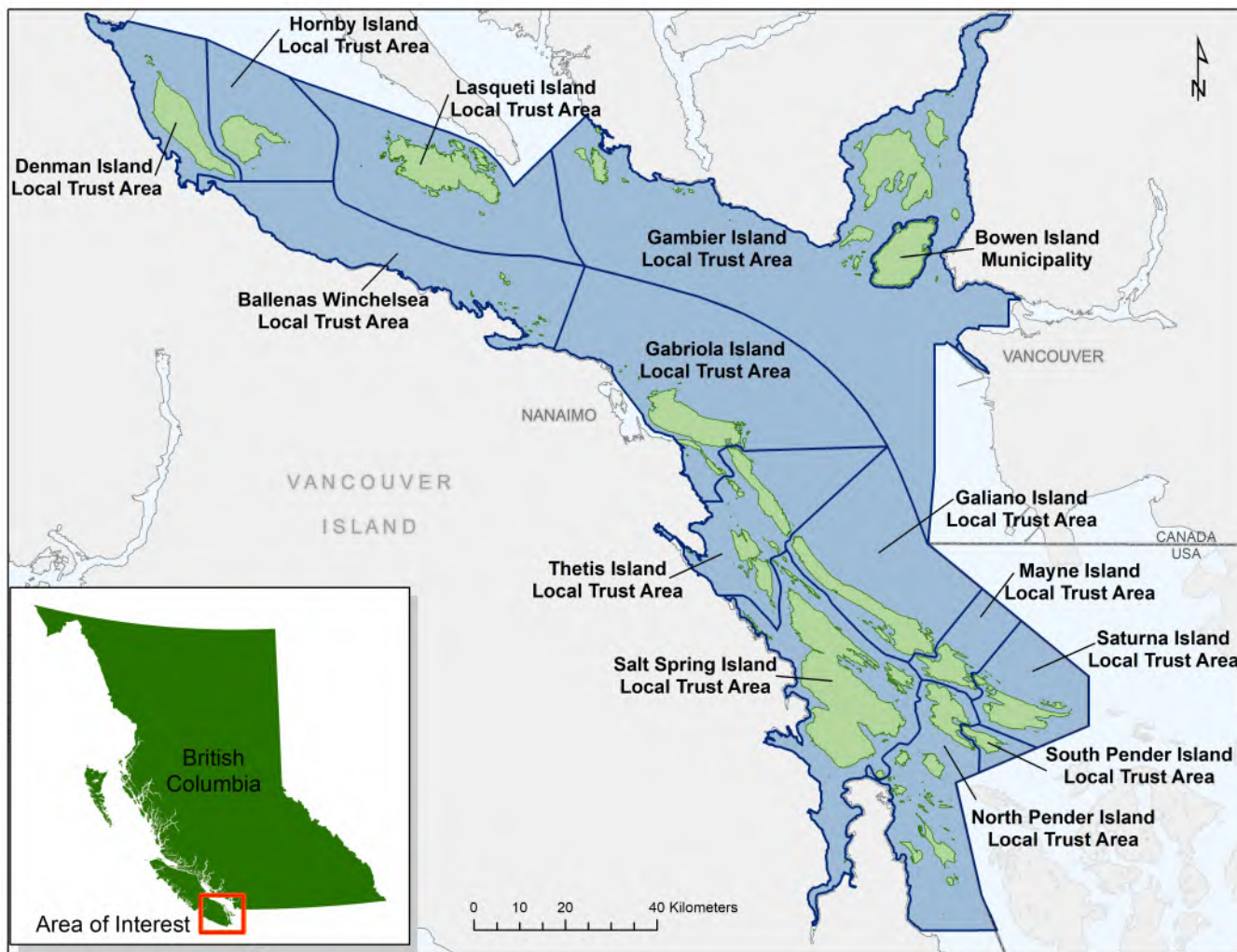
Part 1: The *Islands Trust Act*

In 1974, the Government of British Columbia established the *Islands Trust Act* to preserve and protect the Islands Trust Area and its unique amenities and environment against unrestrained growth and development. Islands Trust is a federated body responsible for the Trust Area, comprised of 13 major islands and more than 450 smaller islands and the surrounding waters in the Strait of Georgia and Howe Sound. Islands Trust regulates local land use, works with other levels of government, and, through the Islands Trust Conservancy, protects places of natural or cultural significance. This unique governmental mandate is defined in Section 3 of the *Islands Trust Act* and is commonly referred to as the “Islands Trust Object.”

1.1 – The Islands Trust Object

“**The object of the trust** is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.” (Section 3, *Islands Trust Act*)

1.2 – Map of the Islands Trust Area



1.3 – Indigenous Inherent Rights Acknowledgment

Islands Trust Council respectfully acknowledges Indigenous inherent rights as protected under section 35 of the *Constitution Act, 1982*. Islands Trust Council respectfully acknowledges Indigenous rights to self-governance and the expressed interest of Indigenous Governing Bodies in working toward co-governance of the Islands Trust Area. Islands Trust Council is committed to advancing reconciliation with Indigenous Governing Bodies through ongoing discussion and recognition of these rights.

Given the *Declaration on the Rights of Indigenous Peoples Act* and the evolving legislative landscape in British Columbia, the Policy Statement serves as a starting point for improved cooperation with Indigenous Governing Bodies. Islands Trust Council commits to an ongoing effort to co-develop planning and land use management processes with Indigenous Governing Bodies within the Islands Trust Area and acknowledges that this document does not serve as an endpoint. Islands Trust Council will be informed by the United Nations Declaration on the Rights of Indigenous Peoples as a framework for its approach to reconciliation.

1.4 – Purpose and Structure of the Policy Statement

Section 15 of the *Islands Trust Act* states that Trust Council must adopt, by bylaw, a Trust Policy Statement that applies to the Islands Trust Area as a whole. The *Islands Trust Act* specifies that the Policy Statement must be a general statement of the policies of Trust Council to carry out the Islands Trust Object, that it may establish different policies for different parts of the Islands Trust Area, and that it must be approved by the provincial Minister responsible for Islands Trust prior to adoption.

Islands Trust Council is responsible for establishing and amending the Policy Statement, which in turn guides the development of more specific official community plans and regulatory bylaws by local trust committees and island municipalities across the region. The *Act* stipulates that official community plans and bylaws required to be submitted to Executive Committee or Trust Council under the *Act* must not be approved if they are contrary to or at variance with the Policy Statement. This ensures that the Islands Trust Object is at the core of all planning and land use management decision-making in the Islands Trust Area.

The Policy Statement represents Trust Council’s vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous Governing Bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

Three Types of Policies in the Policy Statement:

Guiding Principles

(Part 2 of the Policy Statement) establish general commitments of Trust Council that centre the Islands Trust Object in all daily decision-making across the Islands Trust Area by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities.

Directive Policies

(Part 3 of the Policy Statement) are integral to carrying out the Islands Trust Object. They are policies with which official community plans and regulatory bylaws of a local trust committee or island municipality should be consistent to avoid rejection or objection when presented by the local trust committee or island municipality for consideration or approval by Executive Committee or Trust Council. They are also policies that should be directly addressed, where possible, in all official community plans and bylaws of a local trust committee or island municipality.

Advisory Policies

(also in Part 3 of the Policy Statement) are policies expressing select objectives of Trust Council, that local trust committees and island municipalities are advised to consider in the development of official community plans, bylaws, and in discretionary land use decisions. Advisory policies are not intended to constitute a basis for Executive Committee or Trust Council review of local trust committee or island municipality bylaws, or for potential rejection of such bylaws.

Part 2: Guiding Principles

2.1 – General Guiding Principles

In its efforts to carry out the Islands Trust Object, Islands Trust Council commits to the following set of shared principles to guide daily planning and decision making by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities:

Trust Council's Guiding Principles	
2.1.1	<p>Acknowledge and Respect Indigenous Rights</p> <p>To grow understanding of the history and legacy of colonialism in the Islands Trust Area, to acknowledge and respect the rights of Indigenous Peoples, and to work together with Indigenous Governing Bodies and Indigenous Knowledge Holders to preserve and protect culturally significant areas, sites, and species.</p>
2.1.2	<p>Prioritize Environmental and Indigenous Cultural Heritage Protection</p> <p>To place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making.</p>
2.1.3	<p>Limit the Rate and Scale of Development</p> <p>To define and maintain appropriate limits for the rate and scale of development in order to preserve and protect the Trust Area and its unique amenities and environment.</p>
2.1.4	<p>Foster Sustainable, Inclusive, and Resilient Communities</p> <p>To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.</p>
2.1.5	<p>Take Guidance from the Precautionary Principle</p> <p>To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there is uncertainty over the potential for serious or irreversible damage from development.</p>
2.1.6	<p>Account for Cumulative Effects</p> <p>To strive to account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies, culturally sensitive areas and cultural heritage sites, and species and their habitats.</p>
2.1.7	<p>Foster Informed and Balanced Decision Making</p> <p>To be informed by a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge, and science.</p>

2.2 – Reconciliation Principles

Islands Trust Council has declared its commitment to reconciliation with Indigenous Peoples of the Islands Trust Area, with the understanding that this commitment is a long-term relationship-building process and is a commitment to be informed by these reconciliation principles to the extent that they engage the object of the trust.

Trust Council's Reconciliation Principles	
2.2.1	<p>Guidance from <u>Truth and Reconciliation Commission</u> Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC).</p>
2.2.2	<p>Guidance from <u>United Nations Declaration on the Rights of Indigenous Peoples</u> Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).</p>
2.2.3	<p>Guidance from <u>Missing and Murdered Indigenous Women and Girls Calls for Justice</u> Be informed by the Principles for Change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls.</p>
2.2.4	<p>Guidance from <u>Indigenous Governing Bodies</u> Be informed by guidance from Indigenous Governing Bodies and Indigenous Knowledge Holders.</p>

2.3 – Cooperation Principles

While Trust Council must provide the necessary leadership to carry out the Islands Trust Object, its mandate requires cooperation with partners who each have unique roles to play in preserving and protecting the region. Trust Council commits to be guided by the following principles in its cooperation efforts to advance the Islands Trust Object:

Trust Council's Cooperation Principles	
2.3.1	<p>Collaborate with the Islands Trust Conservancy Board</p> <p>To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.</p>
2.3.2	<p>Collaborate with Island Municipalities</p> <p>To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object.</p>
2.3.3	<p>Work Towards Collaborative Governance with Indigenous Governing Bodies</p> <p>Develop strong relationships with Indigenous Governing Bodies and work toward building foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i>.</p>
2.3.4	<p>Work Towards Strategic Inter-Agency Coordination</p> <p>To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.</p>
2.3.5	<p>Work Towards Accessible and Inclusive Public Communications and Engagement</p> <p>To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of residents, communities, local organizations, and British Columbians.</p>
2.3.6	<p>Provide Public Education Opportunities</p> <p>To provide education opportunities to residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Knowledge Holders and Indigenous Governing Bodies.</p>

Part 3: Goals and Policies

Goal 1: Advance Reconciliation

Islands Trust Council is committed to reconciliation and to long-term relationship building with Indigenous Governing Bodies and Indigenous Peoples across the region. The policies in this section aim to acknowledge the history, legacy and continuing relationships of Indigenous Peoples to the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision making.

Directive Policies – Reconciliation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.1.1 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies and provide a record of the engagement at time of bylaw submission.

Advisory Policies – Reconciliation

Local trust committees and island municipalities should...

3.1.2 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions.

3.1.3 Land Back

Through engagement with Indigenous Governing Bodies, support opportunities to direct land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential.

3.1.4 Information Sharing

Support and develop methods for regular and timely sharing of information with Indigenous Governing Bodies.

3.1.5 Respect Indigenous Protocols for Information and Data Provided

Respect Indigenous Governing Bodies' and Indigenous Knowledge Holders' protocols about how their data and information should be collected, protected, used and shared.

Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

Islands Trust Council recognizes Indigenous cultural heritage as a unique amenity in the Islands Trust Area that must be preserved, protected, and where possible, restored. The Islands Trust Area is home to many culturally significant areas, sites and species, including places that are the resting places of ancestors, which are of importance to present and future generations of Indigenous Peoples. This section lays out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous Governing Bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

Directive Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.2.1	<p>Indigenous Cultural Heritage Sites</p> <p>Minimize potential adverse impacts to Indigenous cultural heritage sites including, but not limited to, identified village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, pictographs, and registered, unregistered, or newly-discovered archaeological sites.</p>
3.2.2	<p>Indigenous Marine Harvesting Areas</p> <p>Minimize potential adverse impacts to marine harvesting areas used by Indigenous Peoples, including, but not limited to, fish weirs and clam gardens.</p>
3.2.3	<p>Indigenous Harvesting and Hunting Areas</p> <p>Minimize potential adverse impacts to land-based harvesting and hunting areas used by Indigenous Peoples.</p>

Advisory Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities should...

3.2.4	<p>Indigenous Cultural Heritage Sites</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and registered, unregistered, or newly discovered archaeological sites.</p>
3.2.5	<p>Indigenous Harvesting Areas</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous harvesting areas on land and marine foreshores including, but not limited to, fish weirs, clam gardens, camas meadows, and other areas used for Indigenous hunting, fishing, trapping, and gathering of plants and medicines.</p>
3.2.6	<p>Indigenous Harvesting and Hunting Area Access</p> <p>Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.</p>
3.2.7	<p>Other Culturally Significant Areas for Indigenous Peoples</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of areas of importance for Indigenous cultural and spiritual practices.</p>
3.2.8	<p>Culturally Significant Species and Medicinal Plants</p> <p>Through engagement with Indigenous Governing Bodies, identify, prioritize protection, and support restoration of culturally significant species and medicinal plants and ochre.</p>
3.2.9	<p>Cultural Monitors</p> <p>Through engagement with Indigenous Governing Bodies, support opportunities for cultural monitors to be present for ground-disturbing activities.</p>

Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

Islands Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region. The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.

Directive Policies – Ecosystem Integrity

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.3.1	Protected Area Networks Identify, establish, and sustain a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.
3.3.2	Sensitive Ecosystems Identify and prioritize the preservation, protection, and restoration of sensitive ecosystems in the Islands Trust Area, classified as the following ecosystem types: cliff; freshwater; herbaceous; old and mature forest; riparian; wetland; and woodland.
3.3.3	Forest Ecosystems Identify forest ecosystems and prioritize the preservation, protection, and restoration of unfragmented forests, with a particular focus on the maintenance and restoration of their ecological integrity.
3.3.4	Coastal Oak and Prairie Ecosystems Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on the maintenance, restoration and management of their ecological integrity.
3.3.5	Watershed Ecosystems Identify and prioritize the preservation, protection, and restoration of watershed ecosystems, freshwater sources, and groundwater recharge areas.
3.3.6	Marine Shorelines and Nearshore Areas Identify and prioritize the preservation, protection, and restoration of eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands.
3.3.7	Critical Habitat for Species at Risk Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk.
3.3.8	Islets and Small Islands Identify and prioritize the preservation, protection, and restoration of islets and small islands.
3.3.9	Light Pollution Minimize light pollution through the application of dark sky principles.

Advisory Policies – Ecosystem Integrity

Local trust committees and island municipalities should...

3.3.10	<p>Indigenous Ecosystem Management Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.</p>
3.3.11	<p>Indigenous Protected and Conserved Areas Support Indigenous Governing Bodies in the establishment of Indigenous Protected and Conserved Areas.</p>

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

Islands Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn have a role in preserving and protecting this region. The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, rural, and resilient island communities.

Directive Policies – Managing Growth and Development

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.1	Sustainable Development Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.
3.4.2	Growth Management Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl, minimize fragmentation of forest lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.
3.4.3	Impacts of Development Consider the aesthetic, environmental, and social impacts of development.
3.4.4	Community Facilities and Services Ensure that each community's, and local Indigenous communities', current and projected long-term needs for educational, institutional, community, health, cultural, recreational facilities and services, and outdoor recreation are considered and planned for.
3.4.5	Climate Change Mitigation and Adaptation Implement planning and land use management strategies, and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.
3.4.6	Hazardous Areas Identify areas at elevated risk of natural and climate change-related hazards and restrict development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.
3.4.7	Economic Activities Support sustainable economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, community well-being, and that consider transportation and infrastructure capacity.
3.4.8	Community Heritage Sites Identify, preserve, protect, and support the restoration of community heritage sites.

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

3.4.9	<p>Existing Development Potential Identify land where current zoning or other land use regulations allow development that could be inconsistent with the object of the trust, and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.</p>
3.4.10	<p>Economic Development Opportunities for Indigenous Communities Through engagement with Indigenous Governing Bodies, support economic development opportunities for Indigenous communities.</p>

Directive Policies – Housing

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.11	<p>Suitable Locations for Additional Housing Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.</p>
3.4.12	<p>Housing Diversity Support a range of housing types and tenures to help meet the identified housing needs of the island community and local Indigenous communities.</p>
3.4.13	<p>Clustered Small Dwelling Units Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.</p>
3.4.14	<p>Floor Area and Lot Coverage Limits Set floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.</p>
3.4.15	<p>Affordable and Special Needs Housing Prioritize the processing of rezoning applications from non-profit housing providers and public agencies, and the processing of housing agreement bylaws for affordable and special needs housing.</p>
3.4.16	<p>Short-Term Rentals Identify and assess the impacts of short-term rental of dwellings on the availability of safe, secure and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.</p>

Advisory Policies – Housing

Local trust committees and island municipalities should...

3.4.17	<p>Housing for Indigenous People Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.</p>
3.4.18	<p>Multi-Unit Residential Implement land use regulations for affordable and special needs housing and other multi-unit residential development that permit a range of potential site configurations, and control form and character through development permit areas.</p>
3.4.19	<p>Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.</p>

Directive Policies – Transportation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.20	<p>Public and Active Transportation Networks Identify and establish appropriately-situated, safe, comfortable, and equitable transportation networks that reduce dependency on private automobile use, encourage zero emission modes of transportation, and support increased use of trail systems, public transportation, and active transportation.</p>
3.4.21	<p>Rural Roadways Identify and protect rural roadways, including scenic and/or heritage roads.</p>

Advisory Policies – Transportation

Local trust committees and island municipalities should...

3.4.22	<p>Road Systems Ensure that road location, design, construction, and road systems are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.4.23	<p>Transportation Network Vulnerabilities Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or infrastructure relocation where necessary.</p>

Directive Policies – Waste, Emissions and Pollutants

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.24	<p>Pollutants to Air, Land and Water Regulate land use and development to reduce detrimental pollutants to air, land and water.</p>
3.4.25	<p>Disposal of Waste Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area.</p>
3.4.26	<p>Wastewater Disposal Systems Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, with a focus on Indigenous Peoples' cultural heritage sites and marine harvesting areas.</p>

Directive Policies – Recreation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.27	<p>Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.</p>
3.4.28	<p>Location and Types of Recreational Facilities Identify appropriate locations for, types of, and access to, facilities for low-impact and active recreational activities, and discourage activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.4.29	<p>Access to Community Marinas, Boat Launches, and Docks Identify and support safe public access and routes to community marinas, boat launches, and docks.</p>
3.4.30	<p>Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.</p>
3.4.31	<p>Trail Systems Identify appropriate locations for, types of, and safe public access to public pedestrian, equestrian and bicycle trail systems to support active recreation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.4.32	<p>Public Shoreline Access Identify new, protect existing, and support the acquisition and protection of, safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment, including Indigenous Peoples' identified cultural heritage sites and marine harvesting areas.</p>
3.4.33	<p>Public Access to Public/Crown Land Identify and support the acquisition and protection of public access and routes to publicly-owned lands.</p>
3.4.34	<p>Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.</p>

Goal 5: Foster Sustainable Stewardship of Lands and Waters

Islands Trust Council recognizes that sustainable use of lands and waters in the Islands Trust Area is important to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them. This section lays out policies for sustainable land and water use that support the long-term health of ecosystems and sustainability of freshwater.

Directive Policies – Freshwater

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.1	Freshwater Sustainability Ensure that neither the density, nor intensity, of land use is increased in watersheds where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable.
3.5.2	Freshwater Demand and Supply Projections Ensure that existing, anticipated, and seasonal water demand and water availability are considered.
3.5.3	Freshwater Self-Sufficiency Ensure that islands are self-sufficient in their supply of freshwater.
3.5.4	Saltwater Intrusion Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within these areas.

Advisory Policies – Freshwater

Local trust committees and island municipalities should...

3.5.5	Freshwater Quality Ensure that freshwater quality is maintained or remediated.
3.5.6	Freshwater Uses Strive to ensure that water quality in lakes, streams and wetlands is maintained, and that freshwater use is not to the detriment of other uses of the waterway such as fish and amphibian habitat uses, Indigenous cultural and spiritual uses, and aesthetic and recreational uses.
3.5.7	Freshwater Storage Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.

Directive Policies – Forest Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.8	<p>Forest Lands for Sustainable Management Maintain large land holdings and parcel sizes to support sustainable forest management practices that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.5.9	<p>Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.</p>
3.5.10	<p>Forest Lands and Wildfire Risk Management Identify planning and land use management strategies that mitigate wildfire risk and that are appropriate to the unique biogeoclimatic zones and settlement patterns of each local planning area.</p>

Directive Policies – Agricultural Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.11	Protection of Agricultural Lands Identify and protect agricultural lands within the Agricultural Land Reserve for current and future use consistent with the <i>Agricultural Land Commission Act</i> and its regulations, while considering down-stream impacts, wildlife habitat, and adjacent properties.
3.5.12	Agriculture and Adjacent Properties Minimize any adverse impacts of land uses from properties adjacent to agricultural lands.
3.5.13	Agriculture and Road Systems Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.
3.5.14	Economic Viability of Farms Consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land or adversely impacting the Trust Area and its unique amenities and environment.

Advisory Policies – Agricultural Lands

Local trust committees and island municipalities should...

3.5.15	Sustainable Agriculture Preserve, protect, and encourage sustainable farming and the sustainability of farming.
3.5.16	Food Security and Food Sovereignty Support initiatives that advance food security and Indigenous food sovereignty.

Directive Policies – Soil and Fill

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.17	Soil Removal and Deposit Foster the preservation, protection, and restoration of soils in the Islands Trust Area.
3.5.18	Soil and Fill from Middens and Foreshore Areas of Cultural Significance Prohibit alteration, removal or excavation of soil or fill from all identified archaeological sites, including middens or foreshore areas identified as culturally significant areas.

Directive Policies – Marine Shorelands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.19	<p>Aquaculture Tenures</p> <p>Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas identified as culturally significant by Indigenous Governing Bodies, that provide critical habitat for species at risk, are of recreational significance or established or designated upland land uses, anchorages or moorages.</p>
3.5.20	<p>Setbacks from the Sea</p> <p>Incorporate current and anticipated impacts of sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments.</p>
3.5.21	<p>Soft Shoreline Protections</p> <p>Prioritize and foster soft shoreline approaches, such as those identified by the “Green Shores” program, to set requirements for shoreline preservation, and to mitigate erosion of shoreline and foreshore cultural heritage sites.</p>
3.5.22	<p>Vessel Moorage</p> <p>Prohibit the moorage of vessels in sensitive marine areas, including, but not limited to, eelgrass meadows, kelp forests, forage fish spawning areas, estuaries and mud flats.</p>
3.5.23	<p>Marinas</p> <p>Identify requirements for the location, size, and nature of marinas that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.5.24	<p>Sharing of Coastal Facilities</p> <p>Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.</p>
3.5.25	<p>Marine Docks</p> <p>Consider the cumulative effects of docks, and limit or prohibit new docks in areas identified as culturally significant by Indigenous Governing Bodies, in areas that provide critical habitat for species at risk, and in areas of recreational significance.</p>
3.5.26	<p>Marine Structures</p> <p>Limit or prohibit the construction or installation of breakwaters, groynes, rock weirs and jetties in marine areas that are not zoned for group wharfage, marine commercial or industrial use, or ferry terminals.</p>

Part 4: Implementation

4.1 – Policy Statement Implementation

Organizational Policy Alignment

Section 15 of the *Islands Trust Act* requires Islands Trust Council to adopt, by bylaw, a trust policy statement that applies to the Islands Trust Area. The Policy Statement must be a general statement of the policies of Islands Trust Council to carry out the object of the Trust.

Section 4(1) of the *Islands Trust Act* confirms that the Trust Council, Executive Committee, local trust committees and Islands Trust Conservancy are continued for the purpose of carrying out the object of the Trust.

Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities are expected to take general policy direction from the Policy Statement to ensure that decisions and activities of the organization are for the purpose of carrying out the Islands Trust Object. The Policy Statement should form the basis of Islands Trust Council’s strategic planning process. To ensure consistency between the Policy Statement and the activities of Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities, staff should reference the Policy Statement and its relevant sections in meetings, staff reports, work programs, inter-governmental agreements (including protocols, letters of understanding and memoranda of understanding) and responses to referrals from other agencies. All inter-governmental coordination agreements, external communications, and advocacy should be consistent with the principles and policies set out in the Policy Statement.

Statutory Bylaw Approval Process

The main mechanism for implementing the Policy Statement in local planning and land use management decisions is the bylaw referral process under the *Islands Trust Act* and any referral process under the letters patent of an island municipality.

Executive Committee Approval: Under Section 15(4) of the *Islands Trust Act*, bylaws submitted to the Islands Trust Executive Committee must not be approved by the Executive Committee, or Trust Council, if they are contrary to or at variance with the Islands Trust Policy Statement.

Local Trust Committees: Under Section 27 (1) of the *Islands Trust Act*, a local trust committee must submit its bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns a bylaw with requested changes or refuses to approve a bylaw, the local trust committee may refer the bylaw to Islands Trust Council for approval. A bylaw has no effect until it is approved by Islands Trust Executive Committee or Islands Trust Council. A bylaw adopting or amending an official community plan has no effect until it is approved by the Minister responsible for Islands Trust.

Island Municipalities: Under Section 38 (1) of the *Islands Trust Act*, the council of a municipality, all or part of which is in the Islands Trust Area, must submit official community plan bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns an official community plan bylaw with requested changes or refuses to approve an official community plan bylaw, the municipality may refer it to Islands Trust Council for approval. If Islands Trust Council returns or refuses to approve a bylaw, the municipality may submit it to the Minister for approval. These bylaws have no effect until they are approved by Islands Trust Executive Committee, Islands Trust Council, or the Minister responsible for Islands Trust. Although not required under the *Islands Trust Act*, the letters patent for Bowen Island also require referral of bylaws other than official community plan bylaws.

Implementing Reconciliation

The main mechanism by which Islands Trust Council's commitment to Reconciliation will be implemented through the Policy Statement is the requirement for local trust committees and island municipalities to engage Indigenous Governing Bodies on official community plan and land use bylaw amendments set out in Directive Policy 3.1.1.

Additionally, the Policy Statement advises local trust committees and island municipalities to engage with Indigenous Governing Bodies on discretionary planning and land use management decisions, and on topics that need engagement with Indigenous Governing Bodies in order to be effectively addressed.

Policy Statement Implementation Plan

Prior to, or following the adoption of, a new Policy Statement, or amendments to it, Islands Trust Council should develop a plan to implement the Policy Statement. Execution of the Implementation Plan may inform the content of, or revisions to, the following documents:

- The Islands Trust Council Strategic Plan
- The Islands Trust Council Annual Budget
- The Policy Statement Implementation Policy
- Local trust committee and island municipality workplans
- Other documents as applicable

The Policy Statement Implementation Plan may guide the development of:

- A timeline to bring official community plans and land use bylaws into alignment with the Policy Statement
- A revised assessment tool that Islands Trust Executive Committee and Islands Trust Council can use to assess whether local trust committee and island municipality bylaws are contrary to or at variance with the Policy Statement
- Targets and indicators with which Islands Trust Council can monitor and evaluate implementation of the Policy Statement
- Annual monitoring and reporting activities
- Changes to existing Islands Trust Council policies, or new policies, to implement the Policy Statement
- Changes to existing Islands Trust Council agreements, or new agreements, with other levels of government, agencies, and Indigenous Governing Bodies, to implement the Policy Statement
- Communications regarding Policy Statement implementation
- Other implementation actions as applicable

4.2 – Policy Statement Amendments

Policy Statement Amendment Projects

At the beginning of each term, in conjunction with its strategic planning process, Islands Trust Council can identify any Policy Statement amendment tasks to be undertaken that term. Newly elected Islands Trust Councils will likely wish to engage with Indigenous Governing Bodies, and may wish to engage with other key partners and interested and affected parties across the Islands Trust Area to define priorities for Policy Statement amendments that term. Any topics that cannot be addressed in a particular term could be noted on a “Policy Statement Amendment Topic Review Inventory” for consideration by Islands Trust Council at a later date. Once an amendment project is initiated, Islands Trust Council could assign the Executive Committee or a council committee the task of leading and coordinating the Policy Statement review and amendment project, with the support of other committees as appropriate. As part of its annual budget cycle, Islands Trust Council should consider allocating resources required for a Policy Statement amendment project, including for any related communications and engagement.

Communications, Engagement, and Referrals

As soon as practicable after the initiation of a Policy Statement amendment process, Islands Trust Council should adopt a communications and engagement plan appropriate to the scope and scale of the amendment project.

Proposed Policy Statement amendments must be referred to regional district boards in the Islands Trust Area and should be referred to Indigenous Governing Bodies.

While there are no statutory requirements for public engagement or public hearings related to the Policy Statement, in cases where major amendments are being considered, Trust Council should inform and consult members of the public and relevant partner agencies. Engagement and referral partners could include, but would not be limited to: local trust committees and island municipalities; the Islands Trust Conservancy Board; residents and non-resident property owners in the Islands Trust Area; other residents of British Columbia; municipal councils, improvement district boards operating within the Islands Trust Area; relevant provincial government agencies; and other persons and organizations that would be interested and affected by the proposed Policy Statement amendments.

Legislative Process

Adoption of a Policy Statement amendment bylaw occurs only after Trust Council has undertaken four readings of the proposed Policy Statement bylaw and received approval by the Minister responsible for Islands Trust. Policy Statement amendment bylaws become effective upon date of adoption and are not retroactive.

Glossary of Terms

Active Recreation

Active recreation means recreation that is of a formal nature, often performed with specific people or teams, requires specialized equipment or prescribed places, sites or fields, but excludes recreation that primarily involves the use of a power-driven conveyance.

Archaeological Sites

Archaeological sites consist of the physical remains of past human activity.

All archaeological sites in British Columbia are protected under the [Heritage Conservation Act](#). This applies whether sites are located on public or private land, and whether the site is known or unknown. Protected archaeological sites may not be altered or changed in any manner without a permit. There are over 60,000 archaeological sites recorded in BC's Provincial Heritage Register including the remains of village and other habitation sites, as well as resource procurement activities such as fishing weirs and culturally modified trees. These sites may date anywhere from recent times to 14,000+ years ago, and studies continue to uncover new information. (Source: BC Archaeology Branch)

Biodiversity

Biodiversity (biological diversity) is the variety of living things, including diversity within species (genetic diversity), diversity between species, and diversity of ecosystems. When biodiversity characteristics are assessed for any location or region, three attributes are considered:

- composition (describes the parts of each biodiversity component in that area – e.g. habitat types, species present, genetic diversity within species);
- structure (refers to the physical characteristics supporting that composition – e.g. size of habitats, forest canopy structure, etc.);
- function (means the ecological and evolutionary processes affecting life within that structure – e.g. pollination, natural disturbances, predator-prey relationships). (Source: Biodiversity BC)

Colonialism

Colonizers are groups of people or countries that come to a new place or country and steal the land and resources from Indigenous peoples, and develop a set of laws and public processes that are designed to violate the human rights of the Indigenous peoples, violently suppress the governance, legal, social, and cultural structures of Indigenous peoples, and force Indigenous peoples to conform to the structures of the colonial state. Historical and ongoing colonialism, including the dispossession of lands, has a deep and devastating impact on Indigenous people and communities. (Source: BC Addressing Racism Working Glossary; BC Office of the Human Rights Commissioner)

Community Heritage Site

A community heritage site is real property that is considered to be heritage property. (Source: Local Government Act)

Conservation	Actions, legislation, or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or areas of heritage value or character.
Critical Habitat	Under the federal <i>Species at Risk Act</i> , critical habitat is the habitat that is necessary for the survival or recovery of listed extirpated, endangered, or threatened species, and that is identified as critical habitat in a recovery strategy or action plan. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. (Source: <i>Species at Risk Act</i>)
Land Use Density and Intensity	<p>Density is regulated through zoning. Density may be defined by the number of units per given area of land. Density may also be measured by dividing the built area including all floor area, by the total area of the lot, e.g., floor area ratio (FAR).</p> <p>Intensity of use refers to the impacts of different types of land uses, e.g., certain types of commercial or industrial uses could be more intense with more impacts than residential or vice versa.</p> <p>Of note, density and intensity of use can combine to increase cumulative impacts of the land use.</p>
Ecosystem	An ecosystem is a collection of communities of both living and non-living things that are connected. The biotic elements in an ecosystem include living things such as plants and animals. The abiotic elements found in an ecosystem include non-living things like land forms or climate. Healthy ecosystems provide important “services,” like clean air and water, healthy forests and farms, and habitat for plants and animals. (Source: Government of BC)
Ecosystem Integrity	Ecosystems have integrity when their native components, such as native species, biological communities, natural landscapes and ecological functions, are intact and are likely to persist. (Source: Government of Canada)
Equity / Equitable	Equity refers to achieving parity in policy, process and outcomes for historically and/or currently underrepresented and/or marginalized people and groups while accounting for diversity. It considers power, access, opportunities, treatment, impacts and outcomes. (Source: Equity & Inclusion Glossary, UBC)

First Nations	First Nations is not a legal term but came into common use in the 1970s to replace Indian, which some people found offensive. Many communities have also replaced “band” with “First Nation” in their names. Symbolically, the term elevates First Nations to the status of “first among equals” alongside the English and French founding nations of Canada. It also reflects the sovereign nature of many communities, and the ongoing quest for self-determination and self-government. First Nations people may live on or off reserve, they may or may not have legal status under the <i>Indian Act</i> , and they may or may not be registered members of a community or nation. “First Nations” should be used exclusively as a general term as community members are more likely to define themselves as members of specific nations or communities within those nations. (Source: Assembly of First Nations)
Groundwater Recharge Areas	Groundwater recharge areas are terrain that inherently provide geographical and ecological conditions for the infiltration of water from the land surface to the subsurface through soils, sediments, and fractured bedrock to replenish groundwater sources. Groundwater recharge areas can be <i>diffuse</i> where widespread precipitation on the landscape infiltrates into groundwater sources or <i>localized</i> where discrete surface water sources such as streams, lakes, septic fields, and/or irrigation fields infiltrate into groundwater sources. Groundwater recharge areas that have a significant groundwater recharging effect for drinking water sources or groundwater dependent ecosystems in the Islands Trust Area are defined as <i>Critical Aquifer Recharge Areas</i> .
Groundwater Region	A groundwater region is a defined geographic area characterized by shared groundwater recharge, flow patterns, usage, and hydrogeological features, and that has clusters of wells that draw from common recharge zones. Analogous to surface-water watersheds – which are delineated based on drainage to a common outlet – groundwater regions are mapped to support the sustainable assessment, protection, and management of subsurface freshwater resources. Unlike surface watersheds, groundwater regions may span multiple watershed boundaries due to the complex movement of groundwater. These regions serve as practical planning units to guide evidence-based decisions regarding land use, water allocation, and ecosystem protection.
Heritage Site	Heritage site means, whether designated or not, land, including land covered by water, that has heritage value to British Columbia, a community or an aboriginal people. (Source: BC Heritage Conservation Act)
Housing Diversity	Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time, and at all stages of life.
Inclusive / Inclusion	Inclusion is an active, intentional, and continuous process to address inequities in power and privilege, and build a respectful and diverse community that ensures welcoming spaces and opportunities to flourish for all. (Source: Equity & Inclusion Glossary, UBC)

Indigenous Cultural Heritage

Indigenous Peoples understand and describe cultural heritage according to their distinct perspectives, traditions, and languages. For Indigenous Peoples, cultural heritage refers to ideas, experiences, objects, artistic expressions, practices, knowledge, and places that are valued because they are culturally meaningful, connected to shared memory, or linked to collective identity. Indigenous cultural heritage cannot be separated from either Indigenous identity or Indigenous life. Indigenous cultural heritage can be inherited from ancestors or it can be created by people today as a legacy for future generations. Indigenous Peoples have a right to identify their own cultural heritage, interpret its meaning, and safeguard its value. (Source: Indigenous Heritage Circle)

Indigenous Governing Body

Indigenous Governing Body means an entity that is authorized to act on behalf of Indigenous peoples that hold rights recognized and affirmed by section 35 of the *Constitution Act, 1982*.

Indigenous Knowledge / Knowledge Holders

There is no single definition of Indigenous Knowledge. For the purposes of this document, "Indigenous Knowledge" refers to a set of complex knowledge systems based on the worldviews of Indigenous peoples. Indigenous Knowledge reflects the unique cultures, languages, values, histories, governance and legal systems of Indigenous Peoples. It is place-based, cumulative and dynamic. Indigenous Knowledge systems involve living well with, and being in relationship with, the natural world. Indigenous Knowledge systems build upon the experiences of earlier generations, inform the practice of current generations, and evolve in the context of contemporary society. Different First Nations, Inuit and Métis communities each have distinct ways of describing their knowledge. Knowledge Holders are the only people who can truly define Indigenous Knowledge for their communities. It is important to note that some Indigenous communities are struggling to maintain their Indigenous Knowledge due to ongoing impacts of colonialism. (Source: Impact Assessment Agency of Canada)

Indigenous Peoples

Indigenous Peoples has the same meaning as aboriginal peoples in section 35 of the *Constitution Act, 1982*. The Assembly of First Nations also states: There is no official definition of Indigenous Peoples. In part, Indigenous communities, peoples and nations can be described as those which, having a historical continuity with pre-invasion and pre-colonial societies that developed on their territories, consider themselves distinct from other sectors of the societies now prevailing on those territories. Other terms include Aboriginal Peoples, Native Peoples, Original Peoples, or First Peoples. (Source: Assembly of First Nations)

Indigenous Rights

The term 'Indigenous Rights' is to be interpreted in accordance with the Province of British Columbia's Distinctions-Based Approach Primer, December 2023.

Middens

Midden, or 'shell midden' archaeological sites are indicative of past First Nations settlement activity. Formed by the accumulation of stratified cultural deposits over thousands of years, shell midden sites represent some of the most complex archaeological sites in the world. (Source: McLay et al (2008) *A'lhut tu tet Sul'hweentst Respecting the Ancestors*)

Note: A midden may be an archaeological indicator of village and burial sites, and may contain ancestral remains.

Natural Heritage Sites

Natural heritage sites are natural areas that:

- Furnish outstanding examples of Earth's record of life or its geologic processes;
- Provide excellent examples of ongoing ecological and biological evolutionary processes;
- Contain natural phenomena that are rare, unique, superlative, or of outstanding beauty; or
- Furnish habitats for rare or endangered animals or plants or are sites of exceptional biodiversity.

Nature-based solutions

Nature-based solutions are actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously benefiting people and nature.

Nature-based Solutions address societal challenges through the protection, sustainable management and restoration of both natural and modified ecosystems, benefiting both biodiversity and human well-being. Nature-based Solutions are underpinned by benefits that flow from healthy ecosystems. They target major challenges like climate change, disaster risk reduction, food and water security, biodiversity loss and human health, and are critical to sustainable economic development. (Source: International Union for Conservation of Nature (IUCN))

Precautionary Principle

Principle 15 of the Rio Declaration, known as the precautionary principle, states: "In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation."

Four central components of the precautionary principle include: taking preventive action in the face of uncertainty; shifting the burden of proof to the proponents of an activity; exploring a wide range of alternatives to possibly harmful actions; and increasing public participation in decision making. (Source: *The Precautionary Principle in Environmental Science*, Kriebel et al., 2001)

Preservation

To maintain in a given condition. Preservation often requires maintaining the processes that generate the desired condition.

- Protection** To maintain over the long term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.
- Reconciliation** Reconciliation is about establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country. In order for that to happen, there has to be awareness of the past, an acknowledgement of the harm that has been inflicted, atonement for the causes, and action to change behavior. (Source: Truth & Reconciliation Commission)
- Restrict** To confine, bound or limit, not necessarily prohibit.
- Sensitive Ecosystems** Sensitive ecosystems are classified as 'sensitive' because of their rarity and vulnerability to disturbances such as human impacts and climate change. The BC Sensitive Ecosystems Inventory identifies sensitive ecosystem types, which have been adapted by the Islands Trust Conservancy to identify sensitive ecosystems commonly found in the Islands Trust Area, including:
- **Cliff:** Steep slopes, often with exposed bedrock. Very little soil accumulation, and only exceptionally hardy trees and plants. Cliffs are important vegetation refugia because they are often inaccessible to deer browsing or livestock grazing and can be important nesting habitat for birds.
 - **Freshwater:** all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation.
 - **Herbaceous:** Shallow soils characteristic of herbaceous ecosystems support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants), wildflowers, mosses and lichens. Few trees and shrubs survive on these sites due to the fast-drying and often shallow nature of the exposed soils.
 - **Old and Mature Forest:** Dry to moist forests dominated by conifer or deciduous tree species with a canopy cover of over 30%. Old forests have a stand age of over 250 years.; Mature forests have a stand age of 80–250 years.
 - **Riparian:** Located adjacent to lakes, streams and rivers and characterized by plant communities and soils dependent on increased moisture. Influenced by erosion, sedimentation, flooding and seepage.
 - **Wetland:** Feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. A wetland can be bog, fen, marsh, swamp, shallow water, wet meadow or a mixture of these types.
 - **Woodland:** Dry and open forests dominated by a mix of broadleaf and coniferous tree species with canopy coverage of 10–30%. Generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. (Source: BC Sensitive Ecosystems Inventory, as adapted in Islands Trust Conservancy Regional Conservation Plan 2018–2027)

- Species At Risk** An extirpated, endangered, threatened species, or a species of special concern. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. Species of special concern means a wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats. (Source: Federal *Species at Risk Act*)
- Stewardship** Voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities in the Islands Trust Area. For Indigenous Peoples, stewardship may be mandatory under Indigenous law.
- Sustainable** Capable of being maintained indefinitely; capable of meeting the environmental, economic, and social needs of current generations without compromising the ability of future generations to meet their needs.
- Treaties / Treaty Nations** Treaties are constitutionally protected, government-to-government agreements that identify, define and implement a range of rights and obligations, creating long-term, mutually binding commitments. Treaties negotiated through the BC treaty negotiations process are tripartite agreements between the governments of Canada, British Columbia, and a First Nation. The goal of treaties is reconciliation. Treaties signed with First Nations in Canada between 1701 and 1923 are commonly referred to as historic treaties. In BC, there are Douglas treaties, signed with First Nations on Vancouver Island, and Treaty 8 covering a portion of northeastern BC. Treaties signed today are called modern treaties, and cover where there are no historic treaties, and can also deal with matters not addressed in historic treaties. (Source: BC Treaty Commission)
- Watershed** A watershed is a topographically-defined area where all precipitation – rainfall and snowmelt – flows downslope via surface or subsurface pathways to a common receiving water body such as a stream, wetland, lake, or the ocean. Due to the islands' high shoreline-to-area ratio, many watersheds in the Islands Trust Area are non-basin watersheds the ephemeral flows and no defined channels or permanent receiving water bodies.